

4824 W PR RD 575 N
4824 W PR RD 575 N
Brazil, IN 47834

\$495,000
20± Acres
Clay County



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Brazil, IN / Clay County

SUMMARY

Address

4824 W PR RD 575 N

City, State Zip

Brazil, IN 47834

County

Clay County

Type

Hunting Land, Recreational Land, Lakefront, Timberland, Residential Property, Single Family

Latitude / Longitude

39.512437 / -87.161391

Taxes (Annually)

768

Dwelling Square Feet

2464

Bedrooms / Bathrooms

3 / 2.5

Acreage

20

Price

\$495,000

Property Website

<https://indianalandandlifestyle.com/property/4824-w-pr-rd-575-n-clay-indiana/36992/>



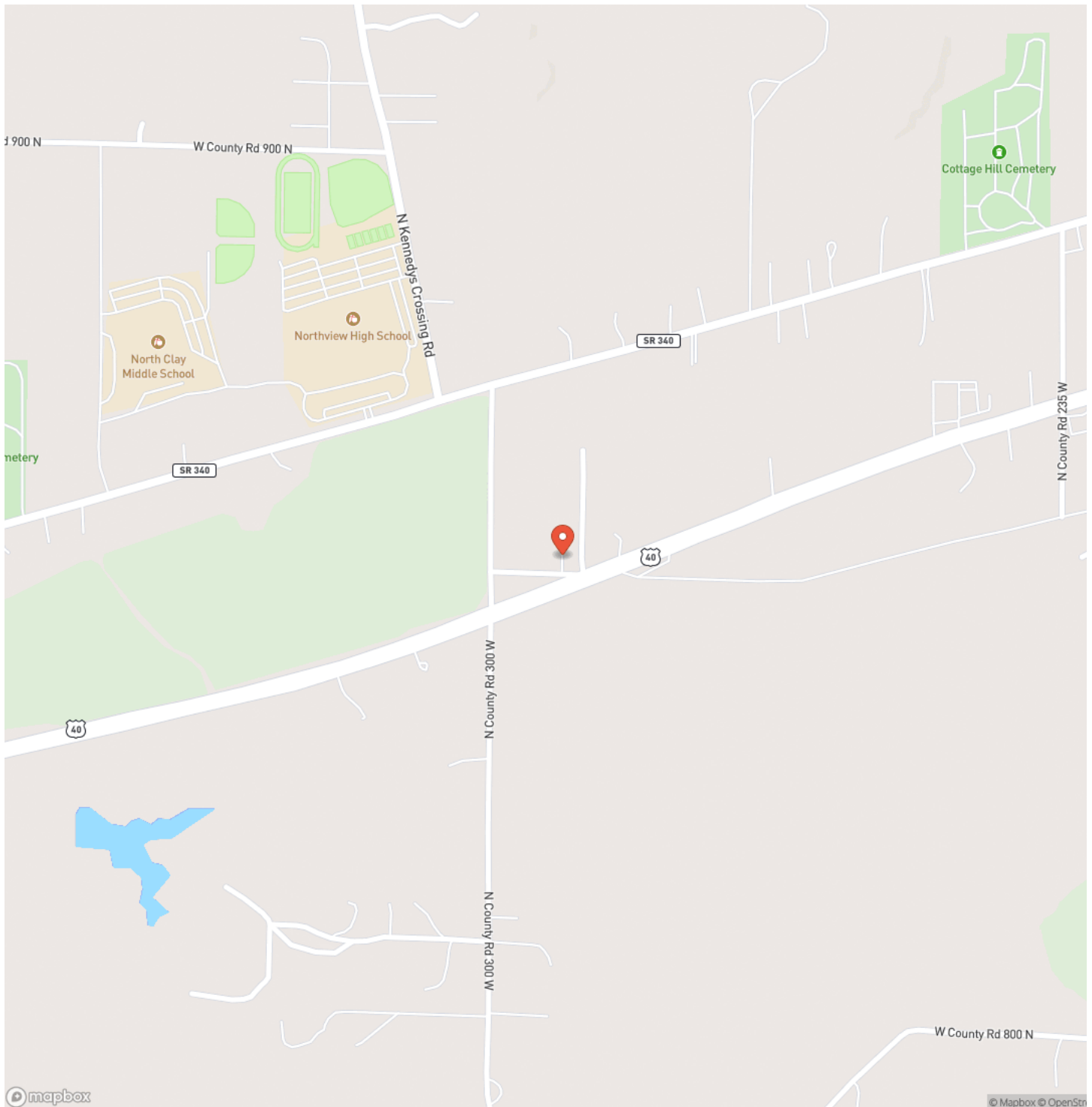
PROPERTY DESCRIPTION

Check out this rural Brazil property. It truly does have it all and then some! The 2464 sq ft home was built in 1997. It has 3 bedrooms, 2.5 baths, and an attached 2 car garage. The unfinished full basement adds an additional 1232 square feet, perfect for storage or future finished space. A large back deck overlooks the 15 acre lake, providing beautiful views. A wooden staircase leads from the house to the lake and floating dock. The lake is home to several species of fish and is a stopping point for waterfowl heading south in the fall. Nesting pairs of geese use this area to raise their young in the spring. The home is being listed with a total of 20 acres; three being the portion of the lake and the remaining 17 acres being mostly wooded. These wooded acres have a lot of nice timber with a good variety of tree species. The wooded terrain is just as diverse with rolling flats, steep ravines, former coalmine spill piles, and wooded draws. Additional acres can be purchased as part of the sale. The lake provides year-round water for the many resident wildlife. A good number of whitetail deer call this place home. Wild turkey can be seen crossing the yard or one of the many roads that criss-cross the property. Just to the west and south of the property is almost 2000 acres of state-owned ground. These acres are mostly open and prairie-like with both quail and pheasant present. This area was a 2015 Indiana conservation project with the NWTF and supports a lot of small game animals like rabbit and squirrel with some great wildlife plantings for doves every year. A new well was recently installed. To schedule a property visit, contact Land Specialist, Jeff Michalic, at [Email listed above] or call him at [812-230-4503](tel:812-230-4503)

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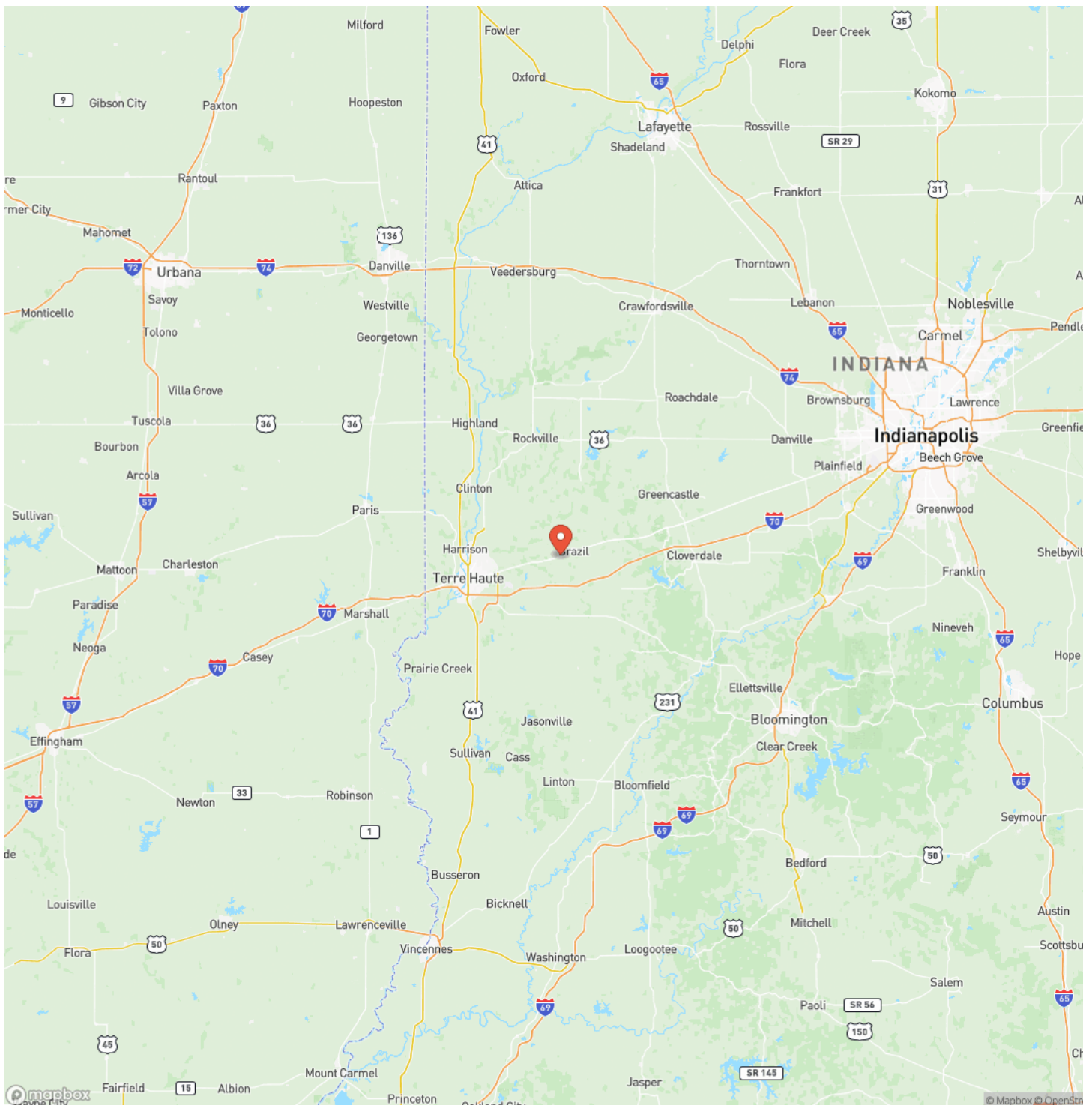


Locator Map



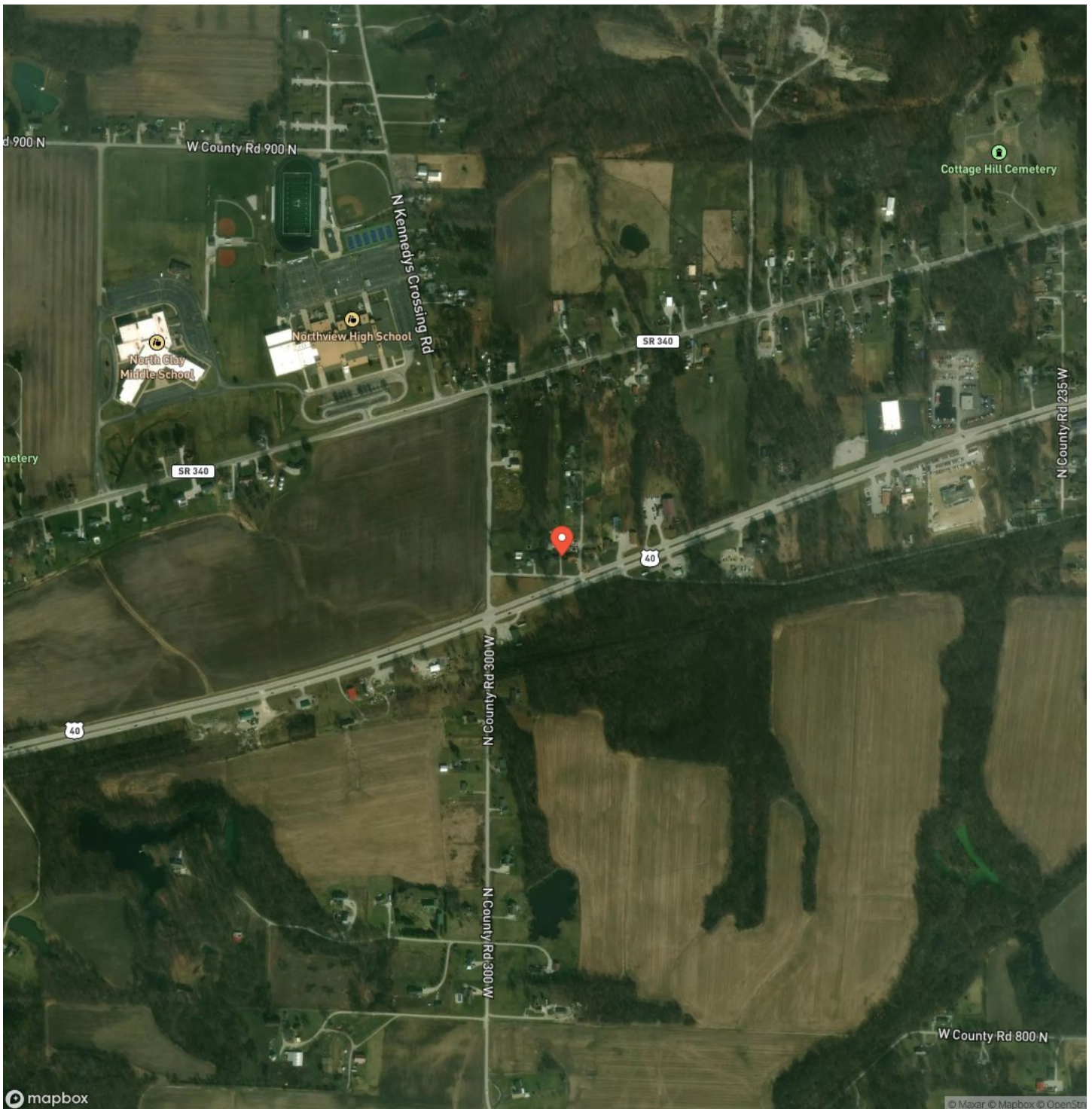
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Locator Map



4824 W PR RD 575 N
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Satellite Map



4824 W PR RD 575 N
Brazil, IN / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Clinton, IN 47842

NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Indiana Land and Lifestyle

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<https://indianalandandlifestyle.com/>



MORE INFO ONLINE:

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