

**Stunkard Run 54**  
State Road 59 North  
Brazil, IN 47834

**\$285,000**  
54± Acres  
Clay County





**Stunkard Run 54**  
**Brazil, IN / Clay County**

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**SUMMARY**

**Address**

State Road 59 North

**City, State Zip**

Brazil, IN 47834

**County**

Clay County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

**Latitude / Longitude**

39.555483 / -87.124925

**Taxes (Annually)**

367

**Acreage**

54

**Price**

\$285,000

**Property Website**

<https://indianalandandlifestyle.com/property/stunkard-run-54-clay-indiana/37016/>



## **PROPERTY DESCRIPTION**

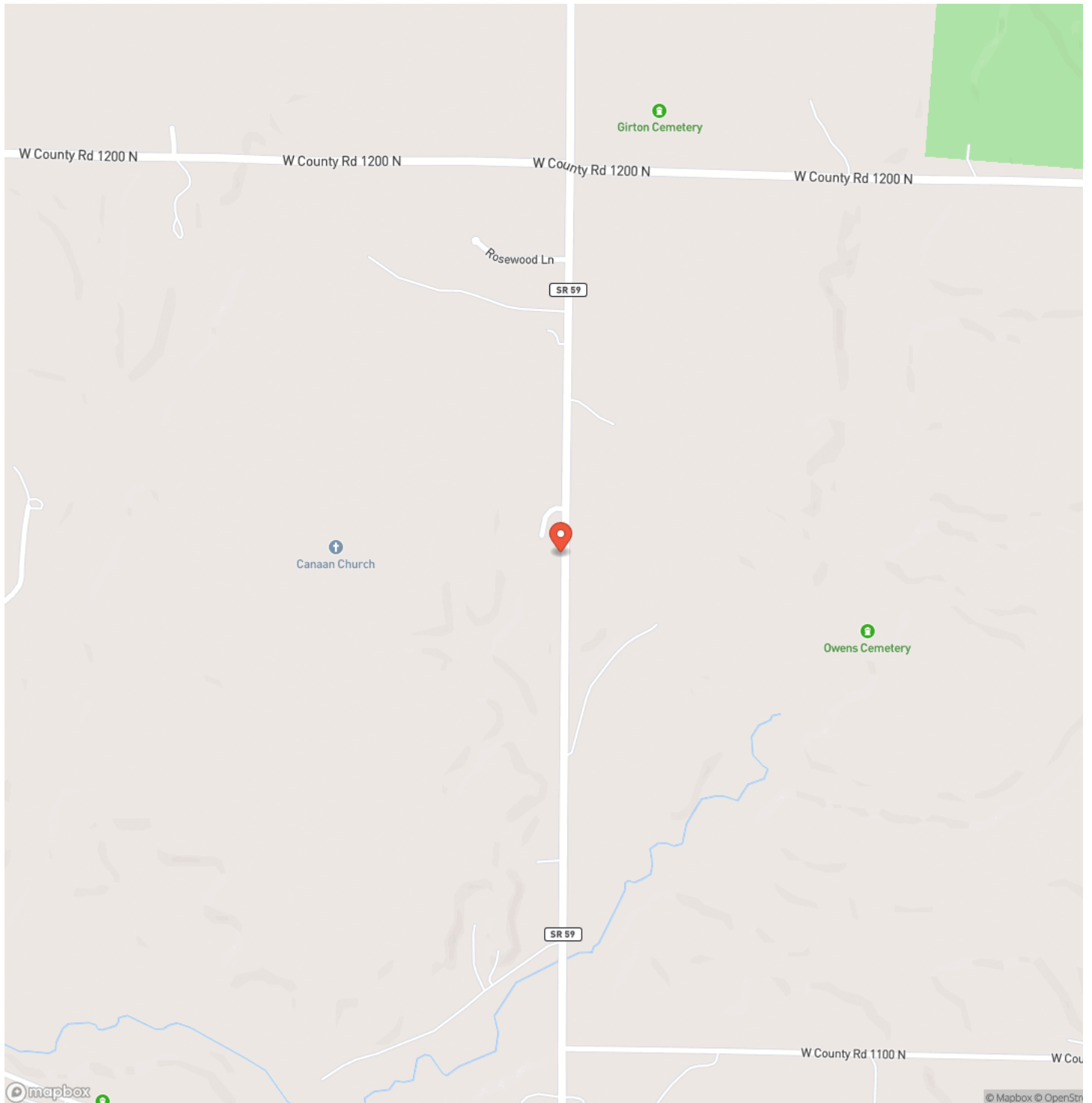
This 54-acre parcel is located off of State Road 59 and just north of Brazil, Indiana. The property has city water and power for that new home or cabin. With just over 11 acres of tillable ground, the cash rent gives you more than enough income to pay the taxes and put some money in your pocket. Multiple building sites are available in one of the two fields or on one of the many wooded flats. The whitetail deer already call this place home, which is evident by the sign they have left behind. The wooded acres are steep with a lot of nice trees for plenty of stand locations. The deer sign is everywhere in the form of rubs, scrapes from last season, and trails that have been worn down from years of use. These trails give you a jump start on where to hang your tree stands. Most of these trails lead to the tillable acres. Some of the neighboring properties are also in crop production, giving the local wildlife plenty of options to feed. Stunkard Creek winds its way across the northwest section of the property, providing year-round water. To schedule a property visit, contact Land Specialist, Jeff Michalic, at the above email address or give him a call at [812-230-4503](tel:812-230-4503).





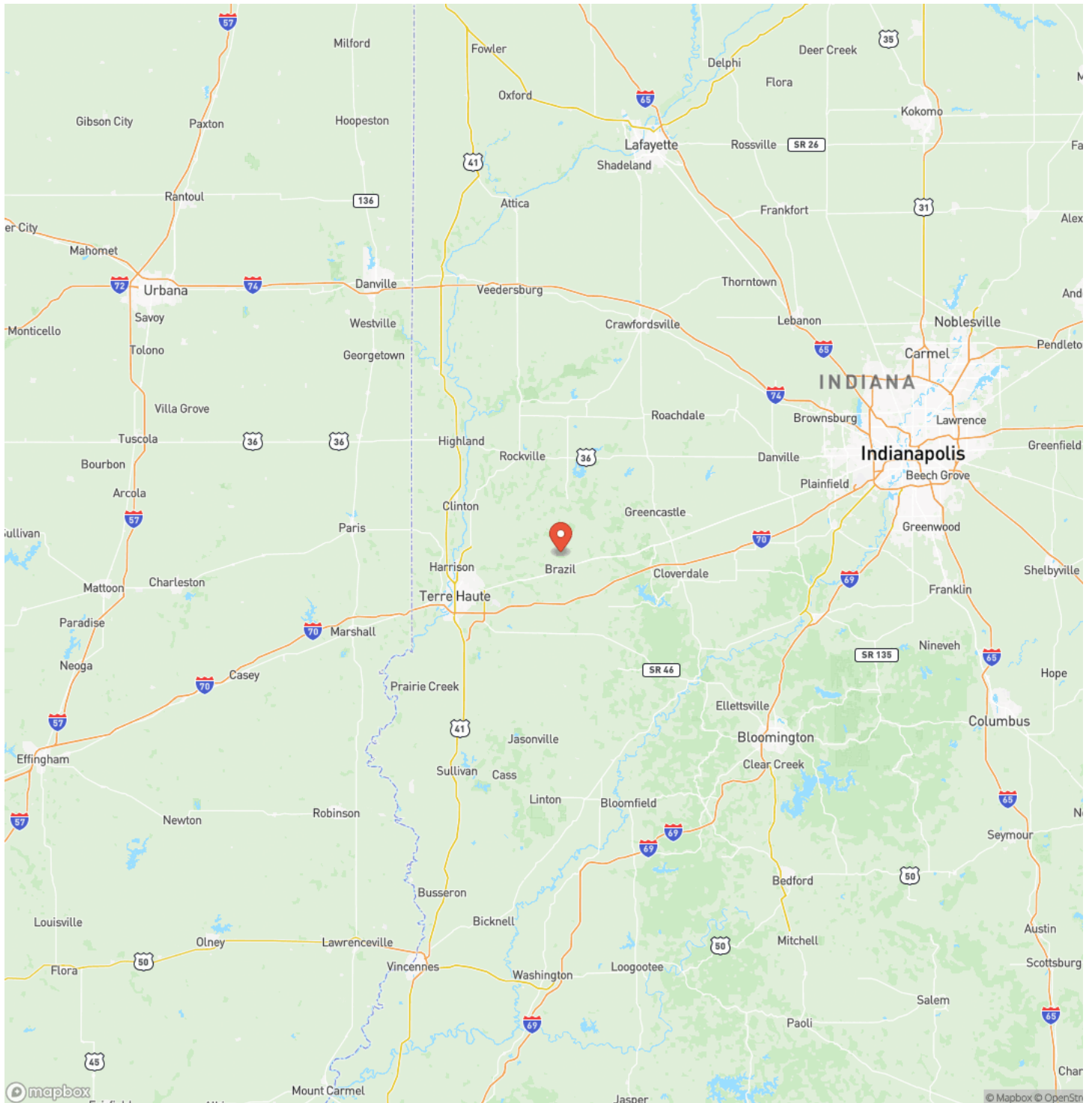


## Locator Map

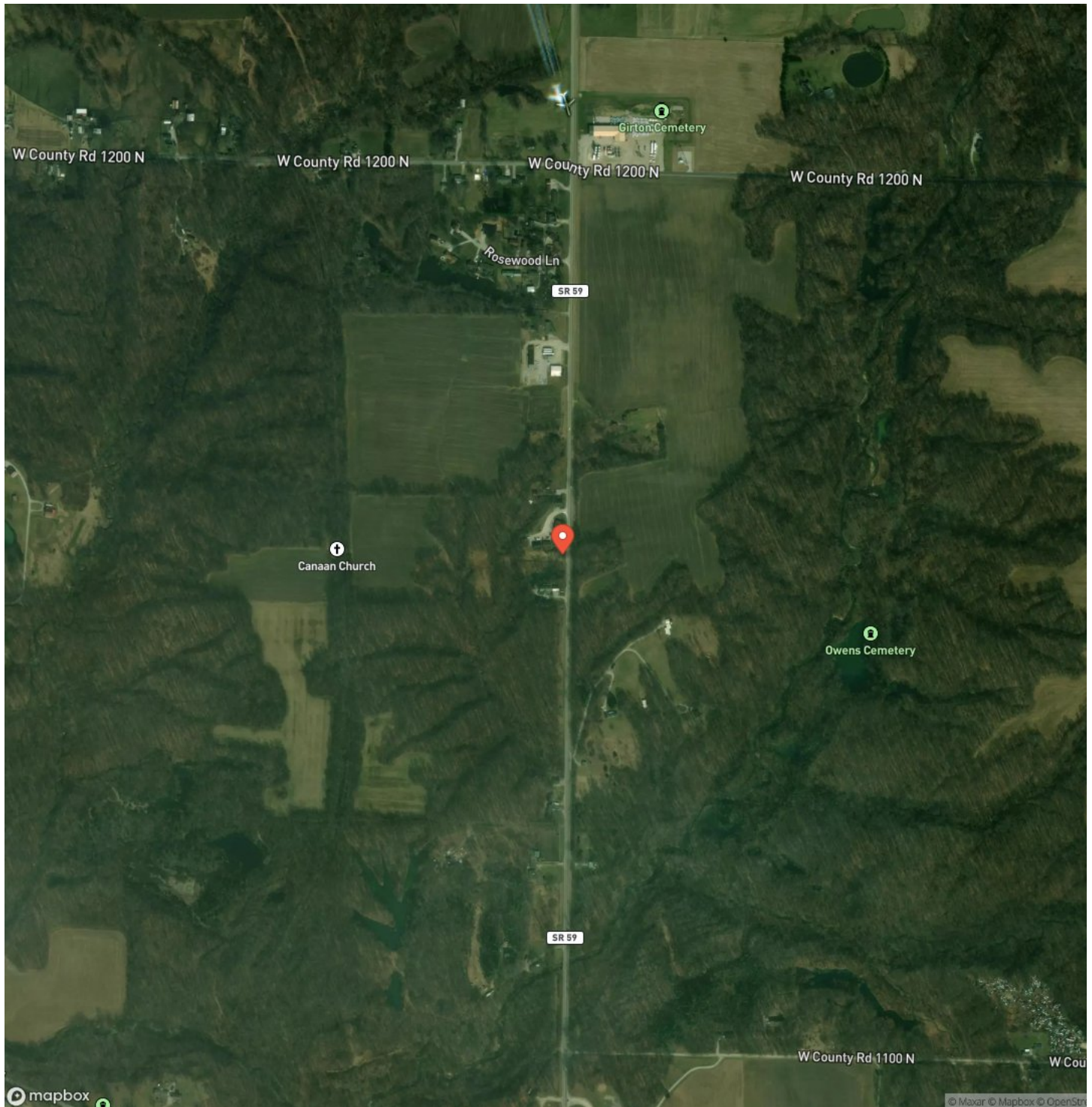




## Locator Map



## Satellite Map



Stunkard Run 54  
Brazil, IN / Clay County

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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Jeff Michalic

### Mobile

(812) 230-4503

### Office

(765) 505-4155

### Email

jeffm@mossyoakproperties.com

### Address

PO Box 10

### City / State / Zip

Clinton, IN 47842

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## NOTES

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



**<https://indianalandandlifestyle.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to a buyer or cooperating broker.

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 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 relationship 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.





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**Mossy Oak Properties Indiana Land and Lifestyle**

PO Box 10

Clinton, IN 47842

(765) 505-4155

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**MORE INFO ONLINE:**

**<https://indianalandandlifestyle.com/>**