

Geneva Hills Home and Farm For Sale
13481 S GENEVA HILLS RD
Clinton, IN 47842

\$525,000
114 +/- acres
Vermillion County



Geneva Hills Home and Farm For Sale

Clinton, IN / Vermillion County

SUMMARY

Address

13481 S GENEVA HILLS RD

City, State Zip

Clinton, IN 47842

County

Vermillion County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

39.6875 / -87.4342

Dwelling Square Feet

1432

Bedrooms / Bathrooms

3 / 1

Acreage

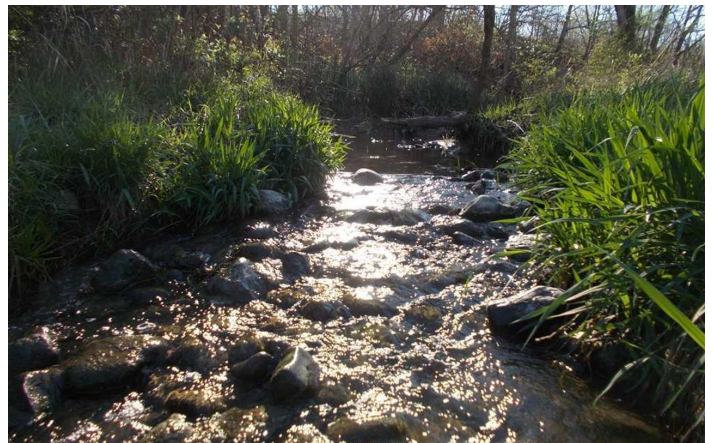
114

Price

\$525,000

Property Website

<https://indianalandandlifestyle.com/property/geneva-hills-home-and-farm-for-sale-vermillion-indiana/12704/>



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PROPERTY DESCRIPTION

The Geneva Hills home and farm is a 114 acre property located in Vermillion County just west of Clinton, IN 47842. This 1432 Sq. Ft. house built in 1949 has that old world construction from years' past. Hardwood floors throughout and original wood trim give this home that classic feel. A large living room with plenty of windows is located on the north side of the home. A formal dining room with fireplace is located between the living room and the kitchen. The 3 bedrooms and 1 bathroom are all accessed via the central hallway. A small attached garage and full basement round out the features of this country home. This property is close to town with paved roads and only a mile to State Road 63 and one mile to South Vermillion Middle and High School. For the avid golfer, Geneva Hills golf course is just across the street. The 114 acres that accompany the home is made up of almost 70 acres of tillable, 17 acres of open rolling pasture, and the remaining 27 acres in wooded draws. These wooded draws provide good cover for most of the local wildlife. The thicker areas offer great nesting habitat for turkeys and protective cover for rabbits and other small game, while the more open areas have plenty of whitetail deer sign. Trails worn from years of use can be found exiting and entering the pasture and tillable. A small creek cuts across the west side of the property and provides a second water source along with a small pond on the east side of the property. To schedule a property visit contact Jeff Michalic at [Email listed above] or give him a call at 812-230-4503.



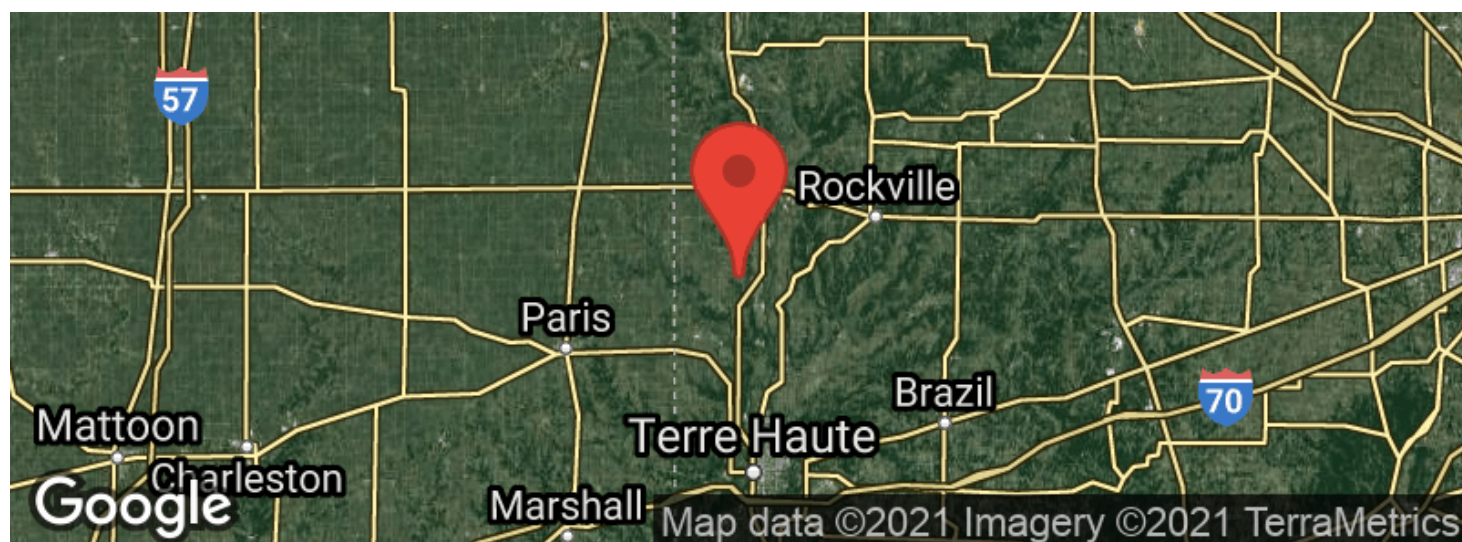
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Locator Maps



Aerial Maps



Geneva Hills Home and Farm For Sale
Clinton, IN / Vermillion County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



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<https://indianalandandlifestyle.com/>

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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 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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