

County Road 1300 South 40  
County Road 1300 South  
Clinton, IN 47842

**\$250,000**  
39.760± Acres  
Vermillion County





**County Road 1300 South 40**  
**Clinton, IN / Vermillion County**

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**SUMMARY**

**Address**

County Road 1300 South

**City, State Zip**

Clinton, IN 47842

**County**

Vermillion County

**Type**

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

**Latitude / Longitude**

39.694851 / -87.489625

**Taxes (Annually)**

948

**Acreage**

39.760

**Price**

\$250,000

**Property Website**

<https://indianalandandlifestyle.com/property/county-road-1300-south-40-vermillion-indiana/40927/>



### **PROPERTY DESCRIPTION**

Welcome to Vermillion County, Indiana, where this exceptional 39.76-acre property awaits your exploration! Nestled just west of the charming town of Clinton, this land offers a diverse range of features that are sure to capture your imagination.

As you enter the property, you'll be greeted by 30 acres of open pasture, presenting an opportunity for lucrative tillable production. The land is perfect for cultivating crops and realizing your agricultural ambitions. Additionally, the property boasts two small creeks that gracefully traverse its expanse. One runs from the north to the southwest, while the other meanders from the east to the southwest. These picturesque waterways converge at the center of the estate, forming a delightful small pond. Not only does this serene pond provide a constant water source for local wildlife, but it can also be utilized to nourish your livestock, should you desire to raise them on this pristine land.

You'll be pleased to discover that the property is fully fenced, offering secure boundaries for your cattle or horses. The gently rolling terrain offers an array of captivating vistas, making it an ideal setting for constructing your dream home. Imagine waking up each morning to breathtaking views that showcase the natural beauty of the area.

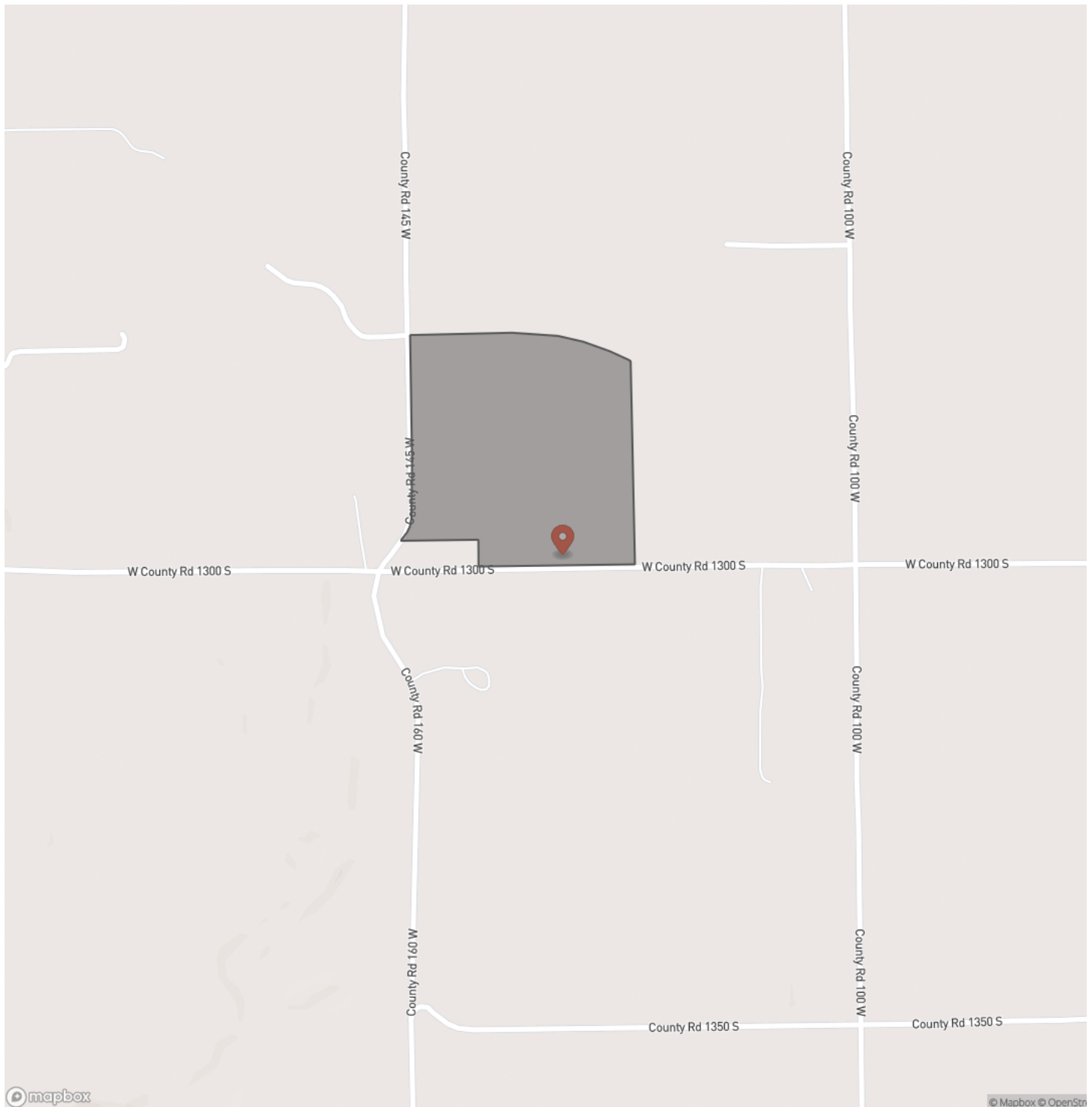
When it comes to essential amenities, you won't be disappointed. Both city water and power are readily available, ensuring that your modern needs are met without compromise. Access to the property is convenient, with County Road 1300 forming the majority of the southern border, featuring a well-paved surface. The western border is defined by County Road 145 W, providing easy access while maintaining a charming rural ambiance with its gravel surface.

Don't miss this incredible opportunity to own a slice of paradise in Vermillion County, Indiana. With its versatile landscape, abundant water features, fenced boundaries, and convenient access to utilities, this property is truly a rare find. Whether you aspire to cultivate land, raise livestock, or build your dream home, the possibilities are endless. Seize the chance to make this extraordinary property your own and start living the life you've always envisioned!



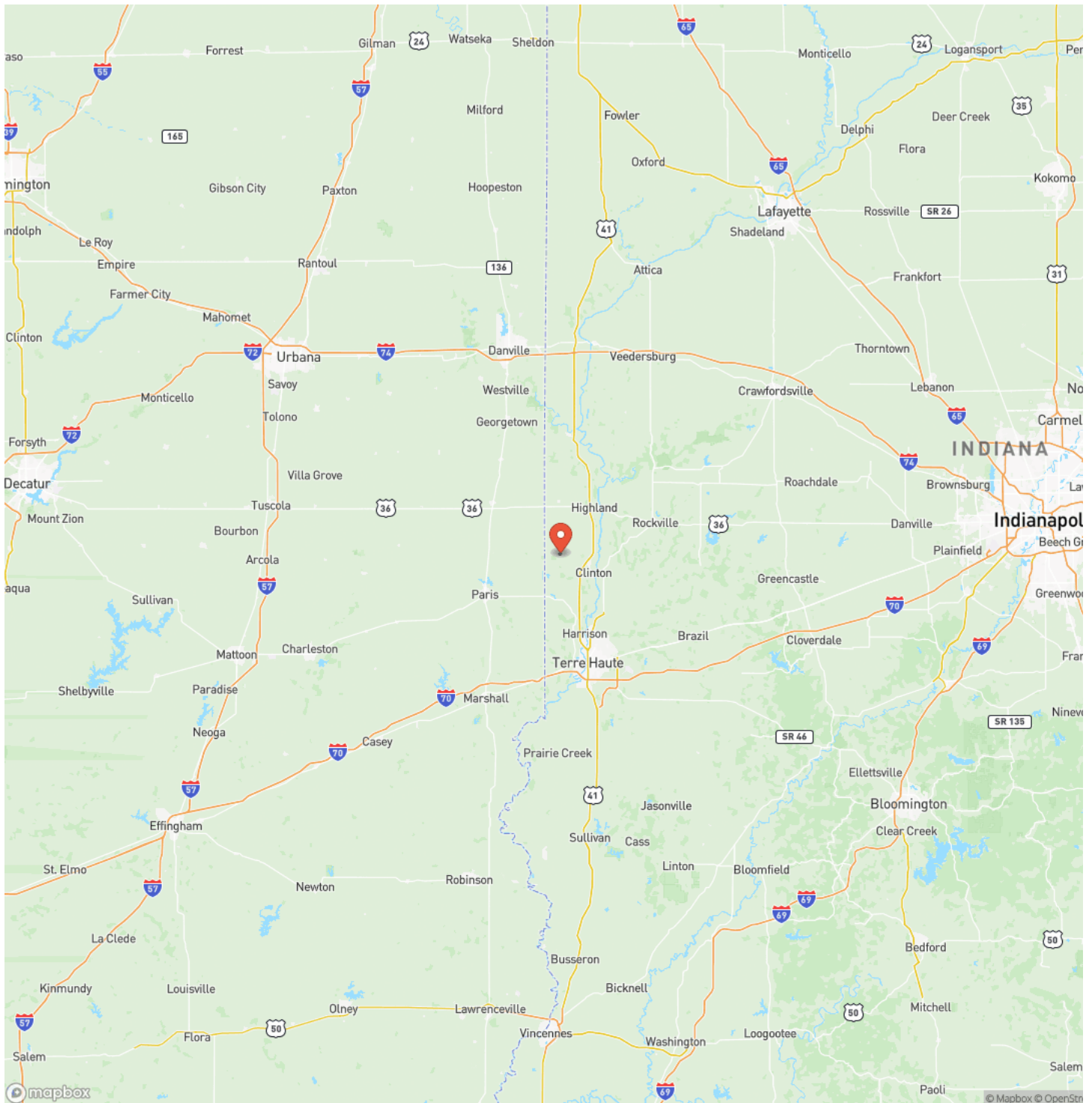


## Locator Map





## Locator Map



## Satellite Map



**County Road 1300 South 40**  
**Clinton, IN / Vermillion County**

## 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

## 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.





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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

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