

House with 4 +/- Acres Clark County, Indiana Tract 7
Charlestown New Market Road
Marysville, IN 47141

\$149,900
4± Acres
Clark County



House with 4 +/- Acres Clark County, Indiana Tract 7 Marysville, IN / Clark County

SUMMARY

Address

Charlestown New Market Road

City, State Zip

Marysville, IN 47141

County

Clark County

Type

Single Family

Latitude / Longitude

38.5187 / -85.635

Dwelling Square Feet

1295

Acreage

4

Price

\$149,900

Property Website

<https://indianalandandlifestyle.com/property/house-with-4-acres-clark-county-indiana-tract-7-clark-indiana/55861/>



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PROPERTY DESCRIPTION

Charming Marysville Retreat with Income Potential

Nestled in the serene landscapes of Marysville, Indiana, this cozy 1295 sq ft house offers a tranquil retreat on approximately 4 acres of picturesque land. Situated in Clark County, this property presents an exciting opportunity for both investors and homebuyers alike.

Key Features:

- **Size:** With over 4 acres of land, there's ample space for expansion, gardening, or simply enjoying the great outdoors.
- **Income Potential:** Currently rented out, this property presents a lucrative investment opportunity for those looking to generate passive income.
- **Starter Home:** Ideal for first-time homebuyers, this property offers a solid foundation to personalize and make your own.
- **Tract 7:** Part of a larger 211-acre parcel, this property represents a unique chance to own a piece of a larger estate. Additional acreage is also available for those seeking more land.

Property Details:

- **Address:** Marysville, Indiana
- **Square Footage:** 1295 sq ft
- **Condition:** While the house could use some TLC, it boasts great potential for renovation and customization.

Contact Information:

For more details or to schedule a viewing, reach out to our dedicated listing agents:

Brecken Kennedy

- Phone: [260-578-7661](tel:260-578-7661)
- Email: mossyoakbrecken@gmail.com

Dylan Badinghaus

- Phone: [513-508-6490](tel:513-508-6490)
- Email: mossyoakdylan@gmail.com

Don't miss out on this fantastic opportunity to own a slice of Marysville's charm. Contact us today to take the next step towards making this property your own!

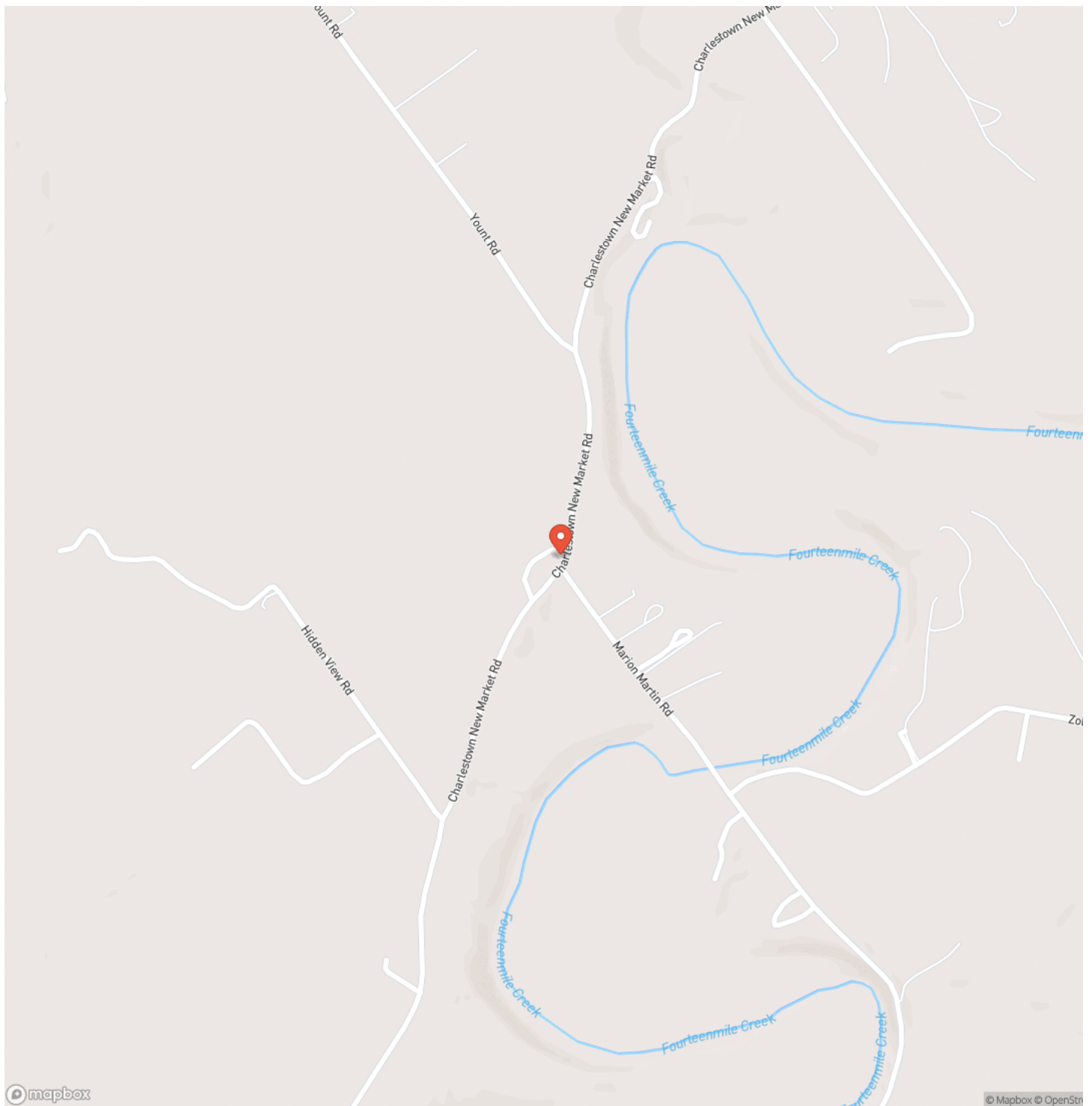
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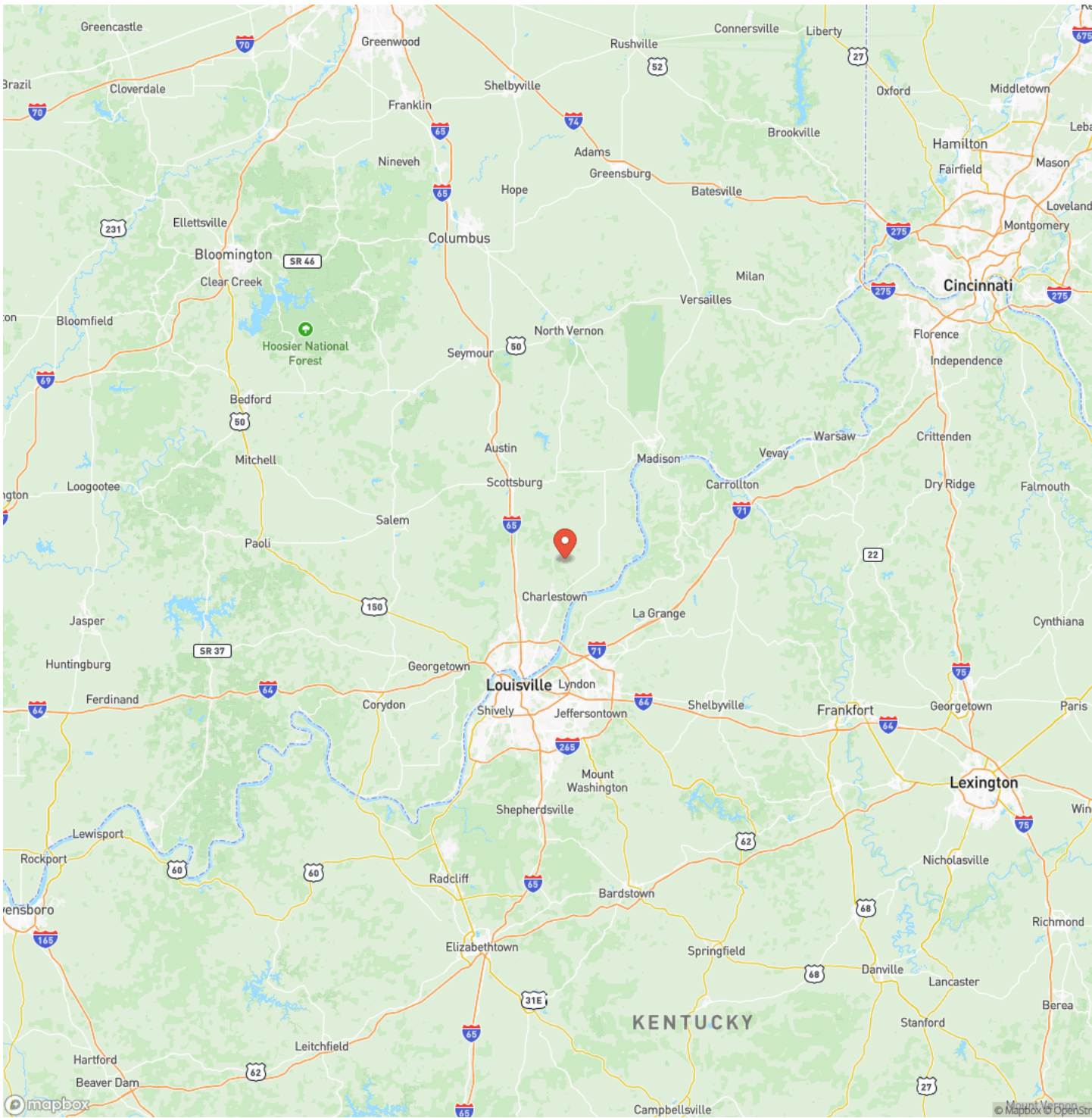


Locator Map



Marysville, IN / Clark County

Locator Map



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

Satellite Map



House with 4 +/- Acres Clark County, Indiana Tract 7 Marysville, IN / Clark County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dylan Badinghaus

Mobile

(513) 508-6490

Office

(765) 505-4155

Email

dbadinghaus@mossyoakproperties.com

Address

921 North US 41

City / State / Zip

Rockville, IN 47842

NOTES

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

MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

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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 any 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 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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