

12+/- Acres Clark County
2 Yount Road
Marysville, IN 47141

\$165,000
12± Acres
Clark County



12+/- Acres Clark County
Marysville, IN / Clark County

SUMMARY

Address

2 Yount Road

City, State Zip

Marysville, IN 47141

County

Clark County

Type

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

Latitude / Longitude

38.525079 / -85.638019

Acreage

12

Price

\$165,000

Property Website

<https://indianalandandlifestyle.com/property/12-acres-clark-county-clark-indiana/89090/>



12+/- Acres Clark County Marysville, IN / Clark County

PROPERTY DESCRIPTION

Looking for a versatile property in a peaceful setting? This 12+/- acre tract in Marysville offers a great mix of tillable ground and woods, giving you plenty of options. Whether you're searching for the perfect spot to build your new home, a recreational retreat, a hunting property, or even a small hobby farm, this land checks the boxes. The open field could serve as a homesite in the front or the back, while the wooded portion adds privacy, wildlife, and natural beauty. Subject to survey.

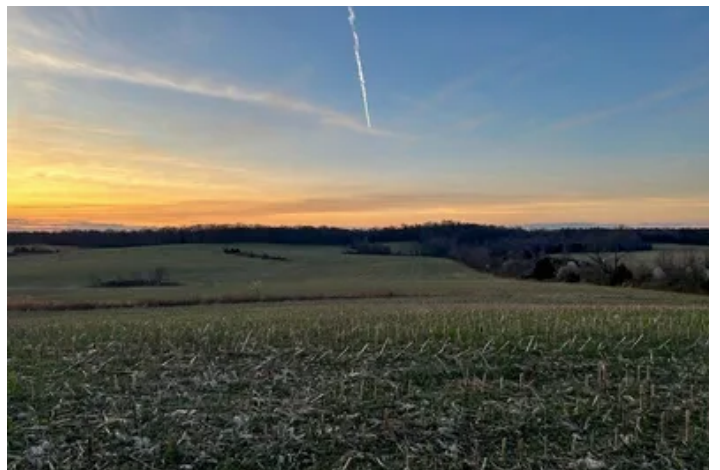
With its blend of open ground and woods, this property is ready to fit your plans—whether that's country living, hunting, or farming.

For a private showing, contact Land Specialists Dylan Badinghaus at [513-508-6490](tel:513-508-6490) or mossyoakdylan@gmail.com or Katelyn Badinghaus at [812-506-2892](tel:812-506-2892) or kbadinghaus@mossyoakproperties.com

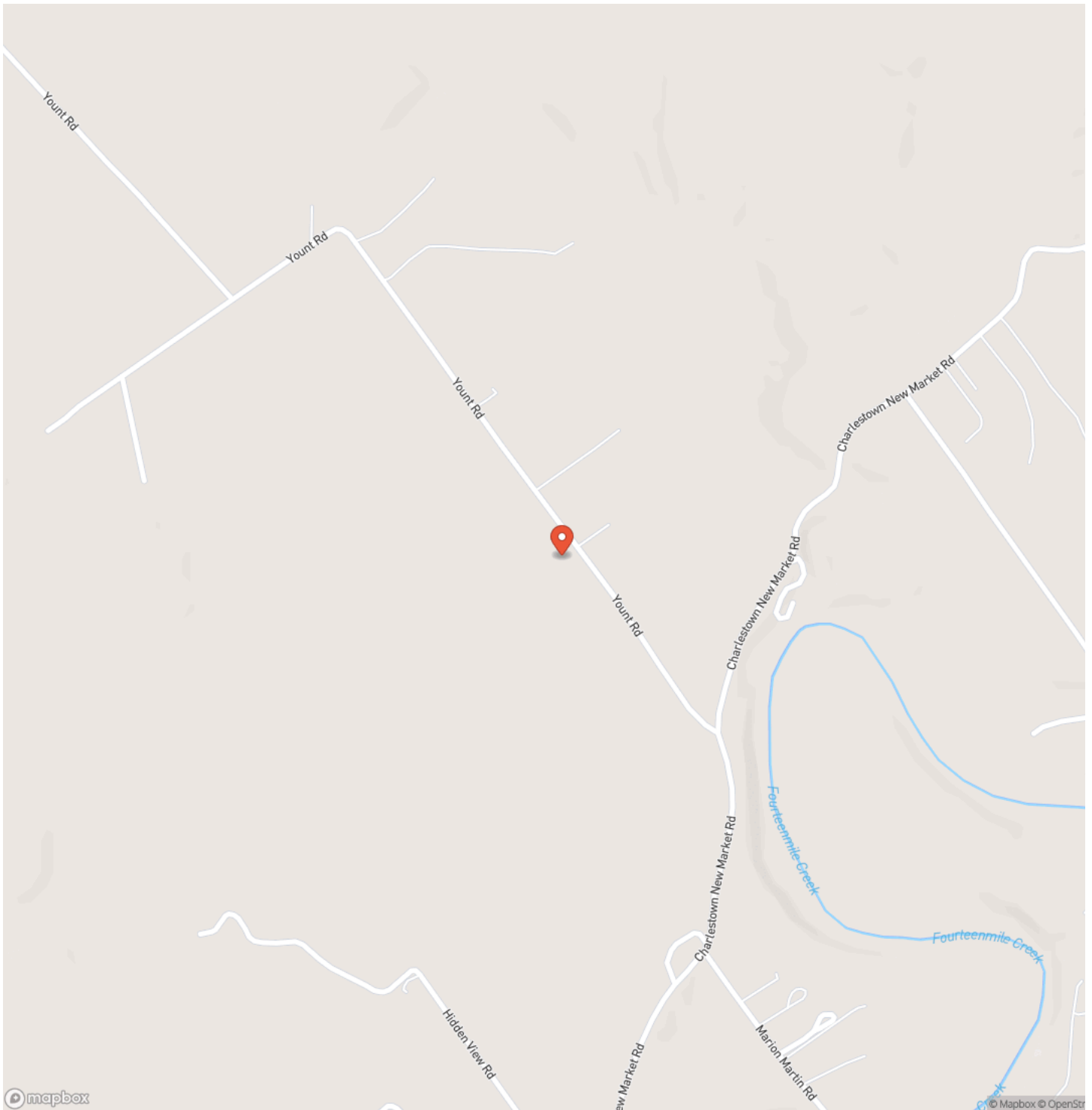
Property Details:

- 11+/- acres with a mix of tillable ground and woods
- Great potential for new home site, recreational use, hunting, or a mini farm
- Open field provides building site options in front or back of property
- Wooded acreage offers privacy and wildlife habitat
- Just 35 minutes to Louisville, KY
- Approx. 1 hour 45 minutes to Indianapolis, IN
- Approx. 2 hours to Cincinnati, OH

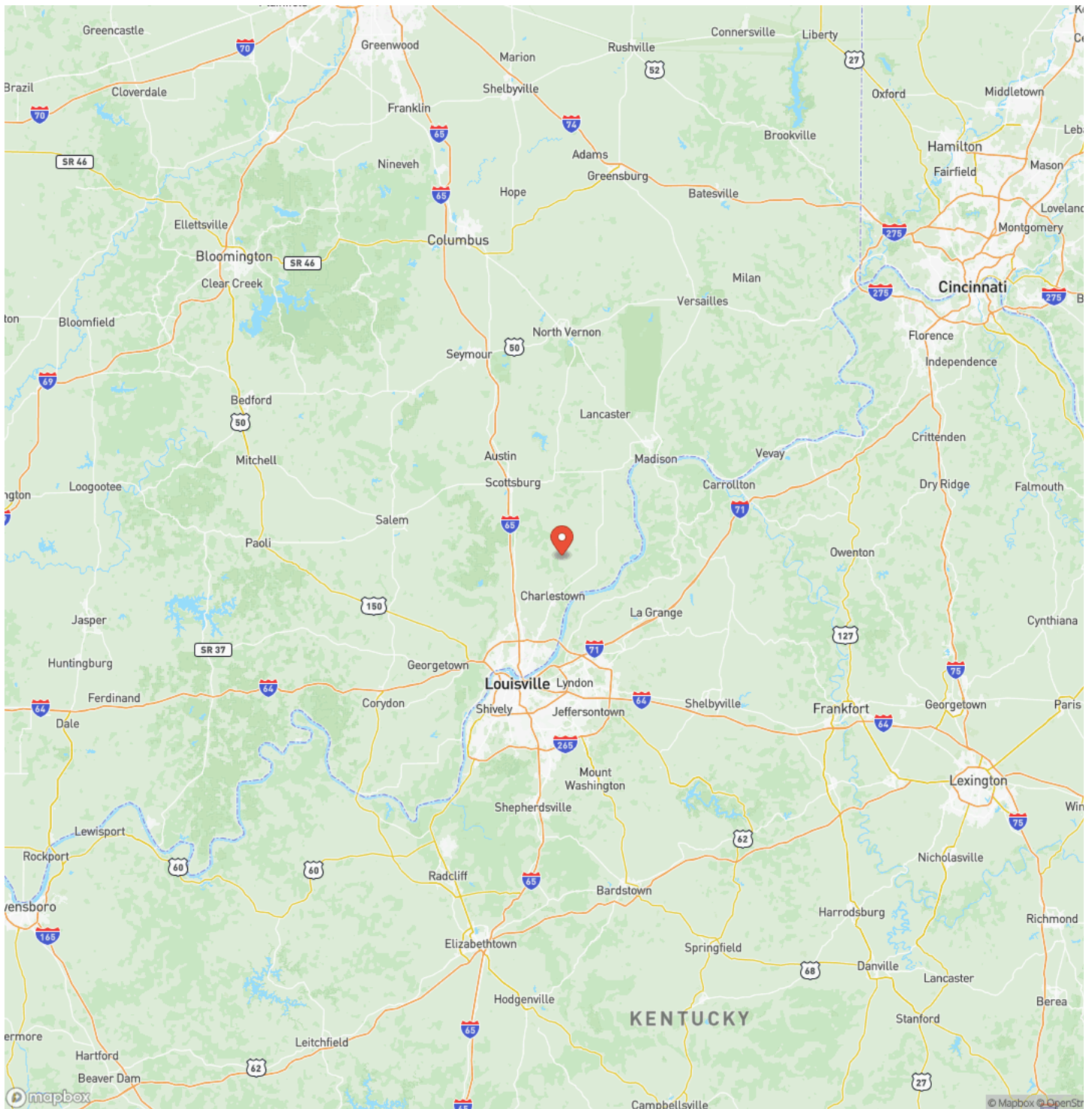
12+/- Acres Clark County
Marysville, IN / Clark County



Locator Map



Locator Map



Satellite Map



12+/- Acres Clark County
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

NOTES



MORE INFO ONLINE:

<https://indianalandandlifestyle.com/>

This image shows a single 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.



<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 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.

Mossy Oak Properties Indiana Land and Lifestyle

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