

12722 St Rd 71
12722 St Rd 71
Clinton, IN 47842

\$399,000
14.030± Acres
Vermillion County



12722 St Rd 71
Clinton, IN / Vermillion County

SUMMARY

Address

12722 St Rd 71

City, State Zip

Clinton, IN 47842

County

Vermillion County

Type

Single Family

Latitude / Longitude

39.699212 / -87.520983

Dwelling Square Feet

3468

Bedrooms / Bathrooms

5 / 3

Acreage

14.030

Price

\$399,000

Property Website

<https://indianalandandlifestyle.com/property/12722-st-rd-71-vermillion-indiana/106950/>



PROPERTY DESCRIPTION

Country Living on over 14 Acres - Space, Comfort, and Endless Possibilities.

Welcome to this beautiful 5-bedroom, 3 full-bath home situated on over 14 picturesque acres. Offering the perfect balance of modern amenities and rural charm, this property is ideal for those seeking room to grow, farm, raise animals, or simply enjoy peaceful country living.

Inside, you'll find spacious living areas, a large pantry, new carpet, and an impressive primary suite featuring a vaulted ceiling and generous space to relax. The home is designed for efficiency and longevity with a steel roof and high-efficiency HVAC system.

Step outside and enjoy the covered wraparound porch or take in the views from the second-floor deck overlooking the surrounding acreage. A partial basement provides additional storage and utility space.

The 30 x 40 detached 3-car garage includes both 30-amp and 50-amp RV hookups, making it perfect for RV owners, guests, or additional recreational use. Multiple sheds and shipping container included with the property.

The 14-acre property includes approximately 3 tillable acres and 8 acres of fenced pasture, offering excellent opportunities for livestock, horses, gardening, or supplemental farm income. Established peach, plum, apple, and pear trees add beauty and seasonal harvests to this exceptional property.

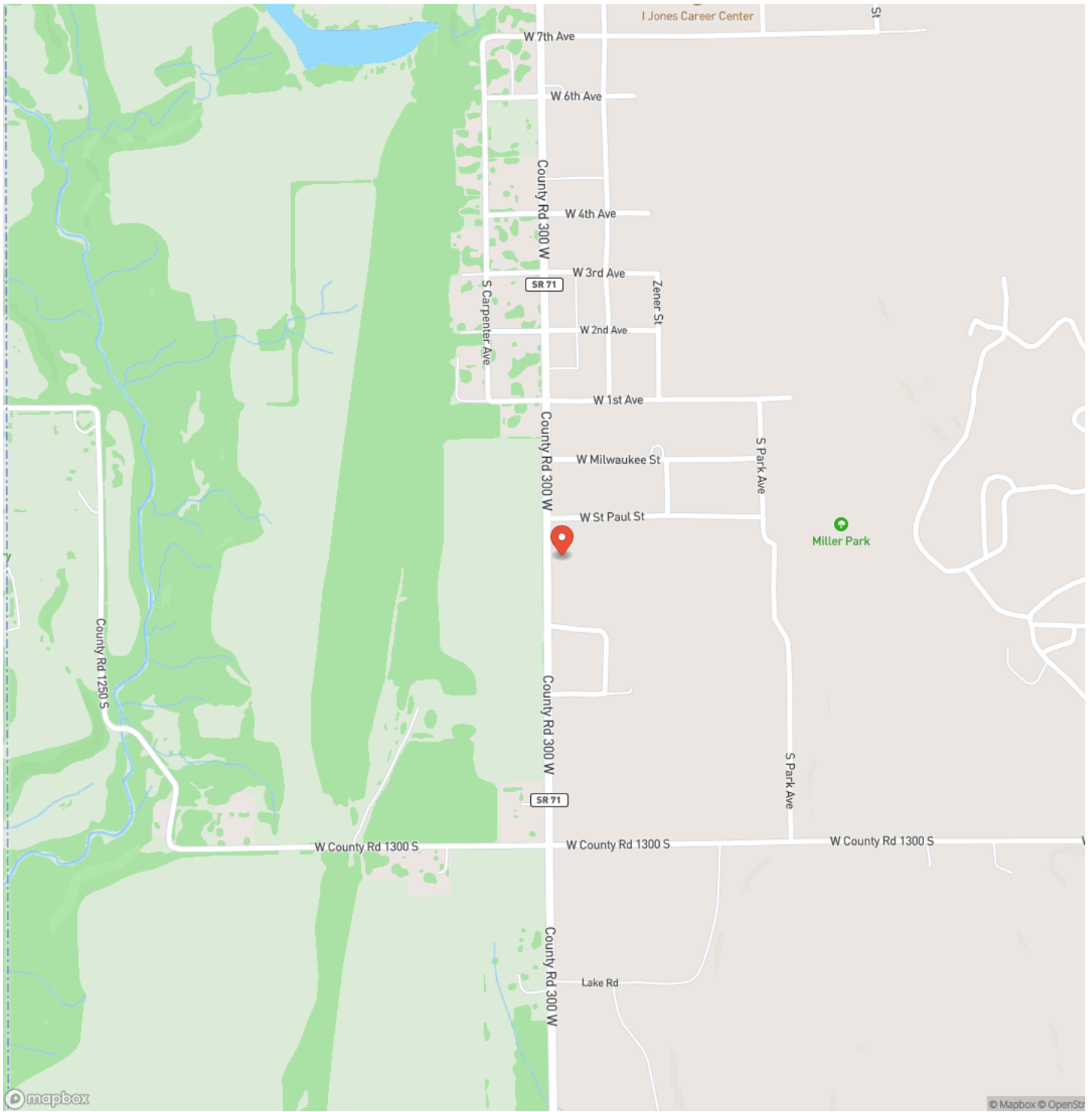
Property Features:

- 5 bedrooms
- 3 full bathrooms
- Huge primary suite with vaulted ceiling
- New carpet
- Large pantry
- Steel roof
- High-efficiency HVAC system
- Covered wraparound porch
- Second-floor deck Partial basement
- Detached 3-car garage 30-amp and 50-amp RV hookups
- Over 14 total acres. Approximately 3 tillable acres. Approximately 8 fenced pasture acres
- Peach, plum, apple, and pear trees

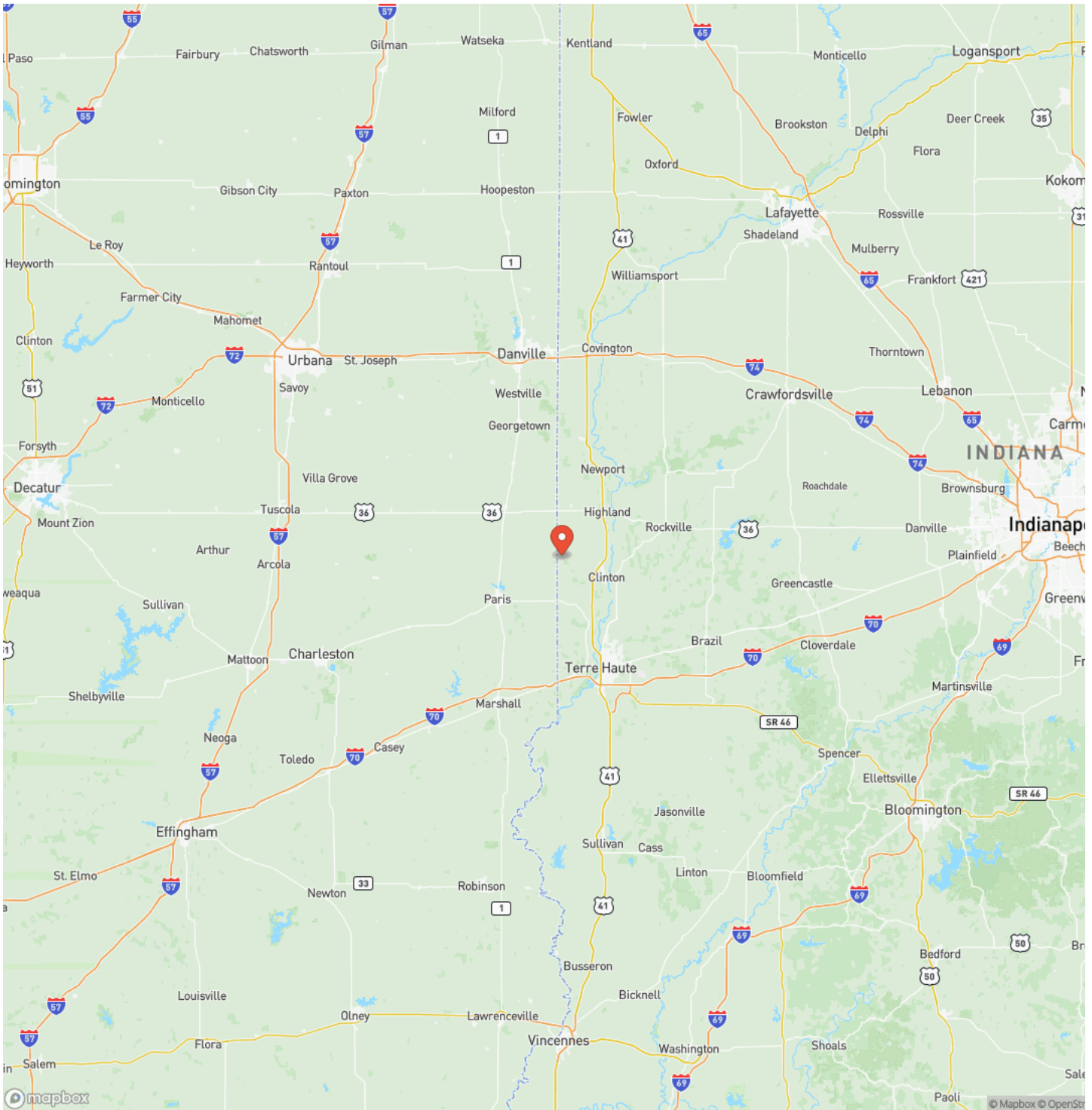
This rare property combines comfortable living, productive acreage, and beautiful outdoor spaces in one outstanding package. Whether you're looking for a hobby farm, horse property, or a private country retreat, this home is ready to welcome you. Contact us today to schedule a private tour. Ty Cottrell [812-236-3117](tel:812-236-3117) or tcottrell@mossyoakproperties.com



Locator Map



Locator Map



Satellite Map



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

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>

