

**Land For Sale in Clay County, IN 20 Acres  
+/- With 5 Acre Pond  
PR 550 West  
Brazil, IN 47834**

**\$126,750**  
20 +/- acres  
Clay County



## Land For Sale in Clay County, IN 20 Acres +/- With 5 Acre Pond Brazil, IN / Clay County

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### **SUMMARY**

**Address**

PR 550 West

**City, State Zip**

Brazil, IN 47834

**County**

Clay County

**Type**

Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

39.4552 / -87.2117

**Acreage**

20

**Price**

\$126,750

**Property Website**

<https://indianalandandlifestyle.com/property/land-for-sale-in-clay-county-in-20-acres-with-5-acre-pond-clay-indiana/22189/>



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### **PROPERTY DESCRIPTION**

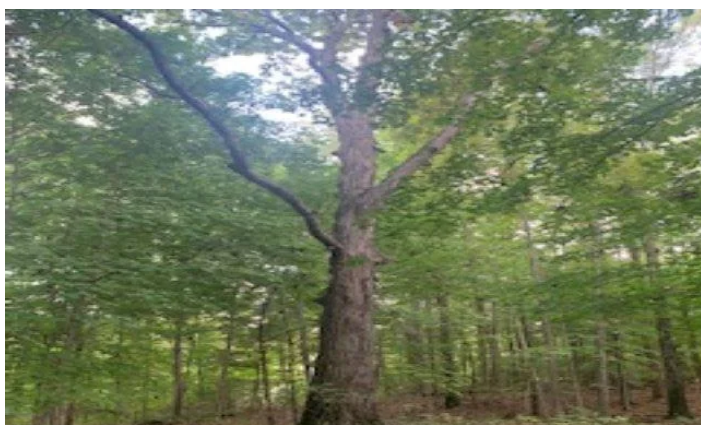
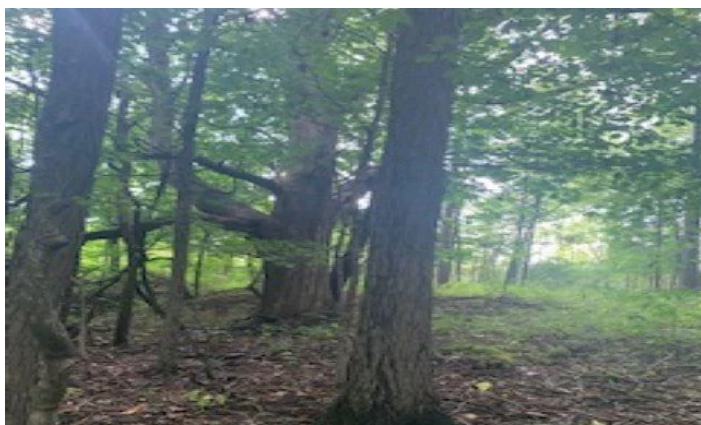
A mixed use recreational, residential 20 acre +/- property located in Clay County, IN near Brazil, IN 47834. The tract has the possibility for many uses, including recreation and a wooded building site looking over the pond. The pond is over 5 acres in size and supports various waterfowl throughout the year. Love to fish? This is the perfect place for that as the pond is full of bluegill and crappie. Deer and turkeys roam the property daily and yellow mushrooms can be found each spring. The property is on a private road, providing a very quiet and secluded location. For more information, please contact Mossy Oak Properties Land Specialist Todd Harrison 812-229-1189 or Caleb Emrick 812-605-3163.





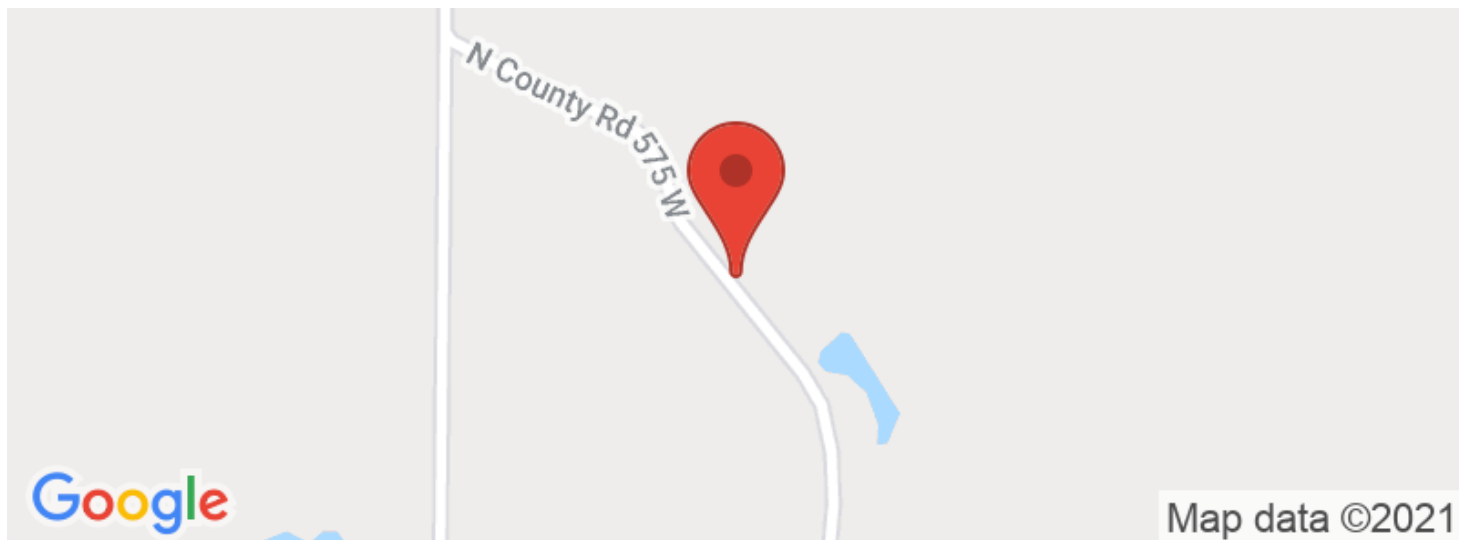
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**Brazil, IN / Clay County**

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## Locator Maps



## Aerial Maps





Land For Sale in Clay County, IN 20 Acres +/- With 5 Acre Pond  
Brazil, IN / Clay County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Todd Harrison

**Mobile**

(812) 229-1189

**Email**

tharrison@mossyoakproperties.com

**Address**

921 North US 41

**City / State / Zip**

Rockville, IN 47842

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**NOTES**

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## 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.





## **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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**Mossy Oak Properties Indiana Land and Lifestyle**

**PO Box 10**

**Clinton, IN 47842**

**(765) 505-4155**

**<https://indianalandandlifestyle.com/>**

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