

Land For Sale in Clay County, IN 127 Acres +/-
North State Road 59
Brazil, IN 47834

\$1,149,999
127± Acres
Clay County



Land For Sale in Clay County, IN 127 Acres +/- Brazil, IN / Clay County

SUMMARY

Address

North State Road 59

City, State Zip

Brazil, IN 47834

County

Clay County

Type

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

Latitude / Longitude

39.561465 / -87.124375

Taxes (Annually)

1392

Dwelling Square Feet

0

Acreage

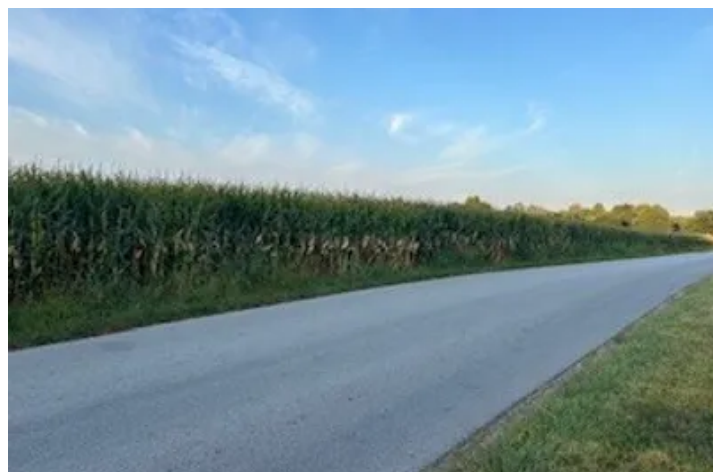
127

Price

\$1,149,999

Property Website

<https://indianalandandlifestyle.com/property/land-for-sale-in-clay-county-in-127-acres-clay-indiana/64517/>



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PROPERTY DESCRIPTION

New Listing! 127-acre Recreational Property in Clay County, IN near Brazil 47834

Discover the perfect blend of agricultural and recreational land with this incredible 127-acre property located on North State Road 59 at the Rio Grande intersection, near Brazil, IN in Clay County. This expansive tract offers a variety of opportunities, from farming and timber harvesting to building your dream home or establishing a wildlife retreat.

Property Features:

- **127 Acres Total:** A versatile mix of 53 tillable acres and 74 wooded acres, perfect for a range of uses, including agriculture, hunting, and recreation.
- **Tillable Income:** The 53 acres of productive tillable land can provide steady income, currently available for farming.
- **Wooded Recreation:** The 74 acres of mature, marketable timber offer potential income and a great habitat for wildlife.
- **Wildlife Abounds:** This property is a hunter's paradise, filled with deer and turkey sign throughout. The three sloughs on the property have historically attracted wood ducks, making it a prime location for waterfowl hunting.
- **Creek and Water Features:** A picturesque creek runs through the property, adding natural beauty and further enhancing the recreational appeal.
- **Double Road Frontage:** With road frontage on two sides, this property offers multiple residential building sites, making it ideal for future development or a private estate.

Location:

- **Prime Location in Clay County:** Located just outside Brazil, IN, this property offers the perfect combination of seclusion and convenience, with easy access to nearby amenities and major roadways.

Contact Us: For more information or to schedule a private viewing, please contact Mossy Oak Properties Agent Todd Harrison at [812-229-1189](tel:812-229-1189) or Caleb Emrick at [812-605-3163](tel:812-605-3163). Don't miss out on this exceptional opportunity to own a versatile piece of Clay County's natural landscape!

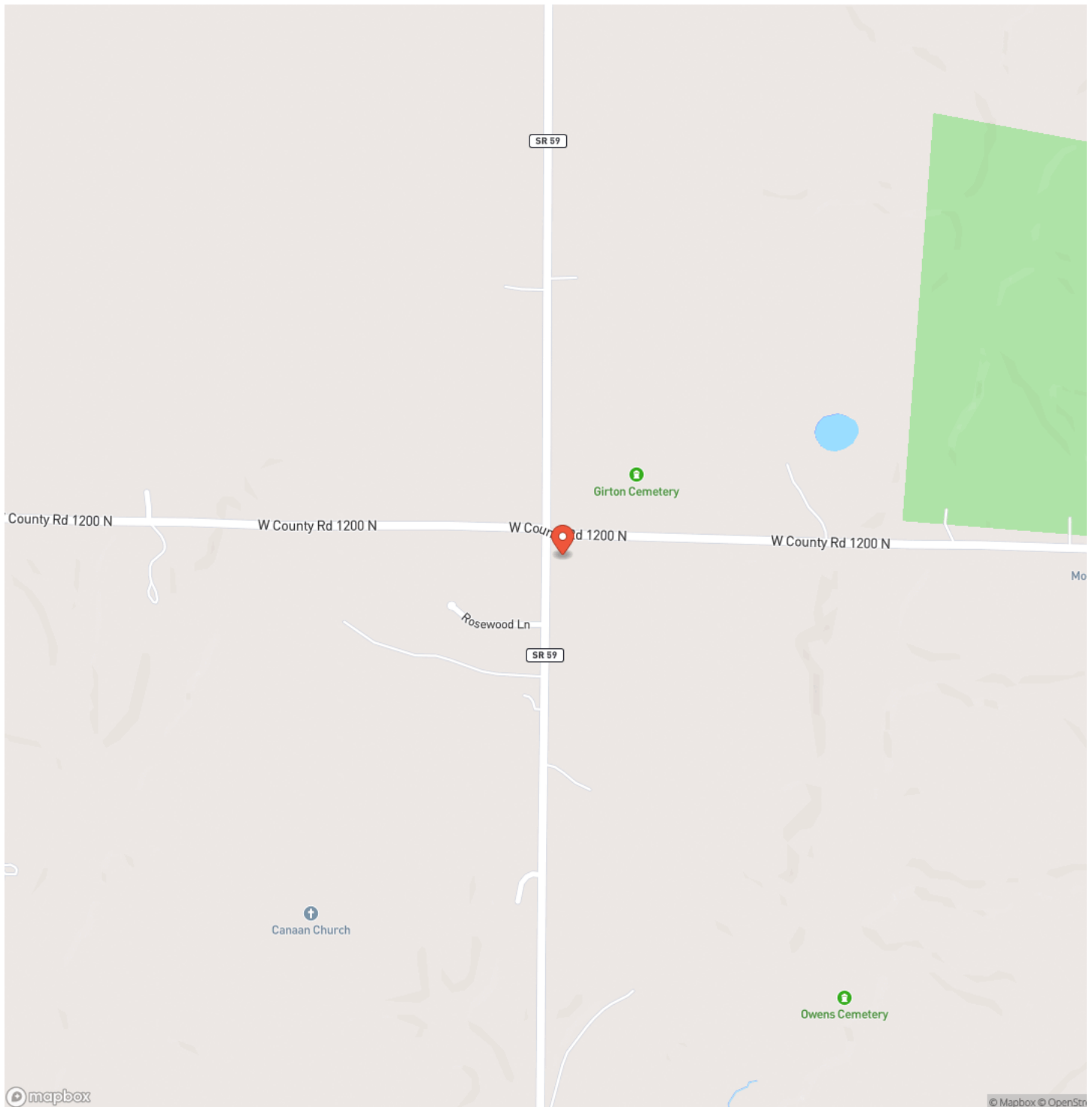
#NewListing #ClayCountyIN #RecreationalProperty #AgriculturalLand #MossyOakProperties #HuntingLand #TimberLand
#WildlifeRetreat #BrazilIN #PrimeLocation #IncomePotential



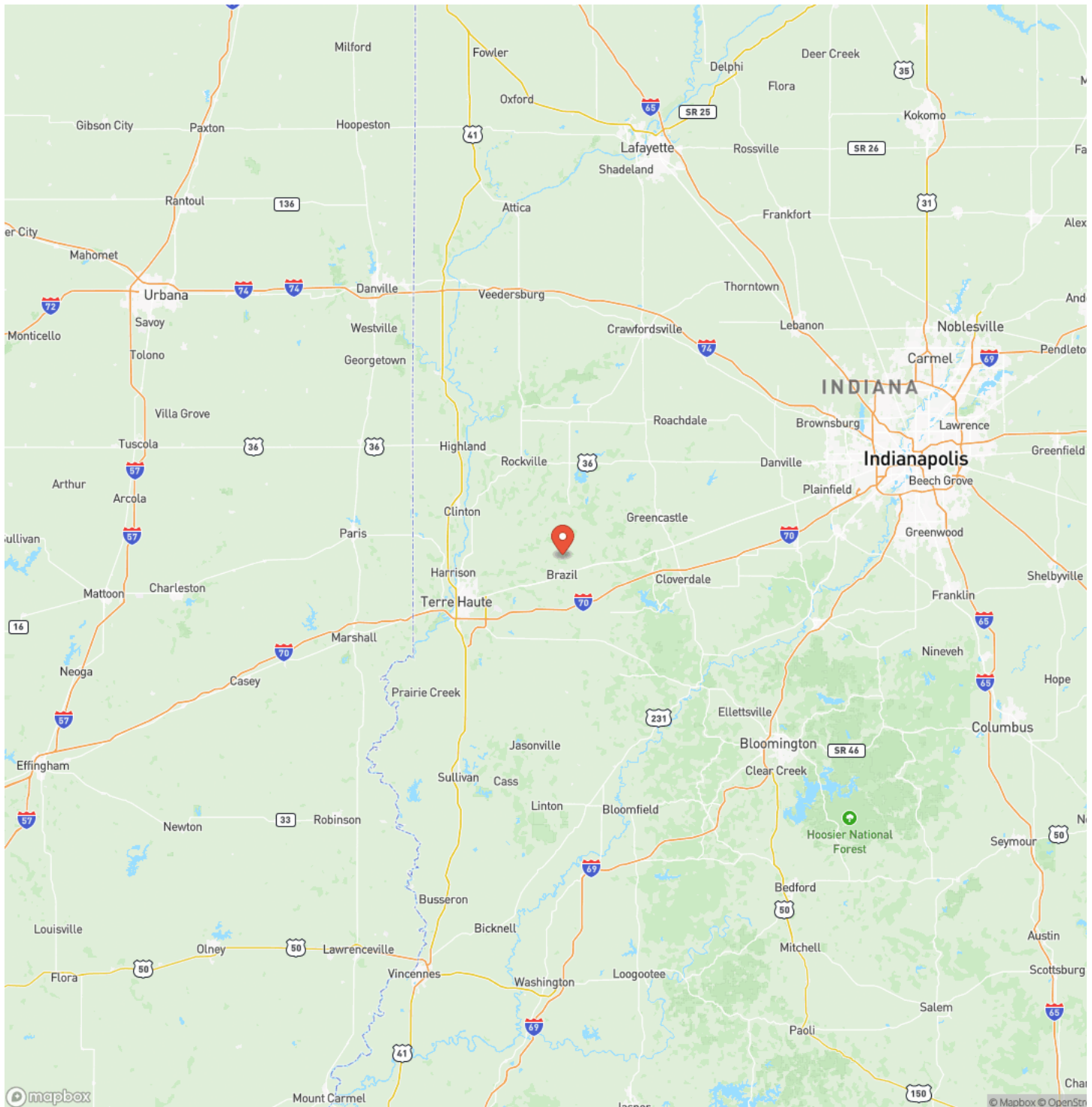
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Brazil, IN / Clay County



Locator Map



Locator Map



Satellite Map



Land For Sale in Clay County, IN 127 Acres +/- Brazil, IN / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Todd Harrison

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Email

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Address

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City / State / Zip

Rockville, IN 47842

NOTES

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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 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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MORE INFO ONLINE:

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