

**38 acres with 3000 square foot home for  
sale in Clay County, IN**  
11119 N ST RD 59 Brazil, IN 47834  
Brazil, IN 47834

**\$439,000**  
38.720 +/- acres  
Clay County



**38 acres with 3000 square foot home for sale in Clay County, IN  
Brazil, IN / Clay County**

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**SUMMARY**

**Address**

11119 N ST RD 59 Brazil, IN 47834

**City, State Zip**

Brazil, IN 47834

**County**

Clay County

**Type**

Recreational Land, Residential Property,  
Timberland

**Latitude / Longitude**

39.5486 / -87.1264

**Dwelling Square Feet**

3000

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

38.720

**Price**

\$439,000

**Property Website**

<https://indianalandandlifestyle.com/property/38-acres-with-3000-square-foot-home-for-sale-in-clay-county-in-clay-indiana/9750/>



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### **PROPERTY DESCRIPTION**

38 acres with an approximate 3000 sq. ft. home for sale in Clay County near Brazil, IN 47834. This mixed use residential, recreational, timberland is located within two miles of Brazil off SR 59 on a scenic and secluded property that has easy access to town while being within the quiet of the country. The home was built in 2011 and has 3 bedrooms and 3 full baths along with an office down in the finished walk out basement. The home has a wrap around porch as well as a fireplace in the great room and features a beautiful kitchen. The property has established trails throughout which could be used for hunting, as well as ATV trails and equestrian trails. Two ponds and a creek are located on the property allowing for fishing and waterfowl hunting. The current owner has harvested several deer and turkeys off the property; it is loaded with wildlife. A small out building is already in place, and an area has been cleared that could be used to build a pole building or provide pasture for horses. Properties this close to amenities along with quiet country seclusion do not become available often, so don't miss out! Please contact Mossy Oak agents Todd Harrison 812-229-1189 or Caleb Emrick 812-605-3163 for a private showing.





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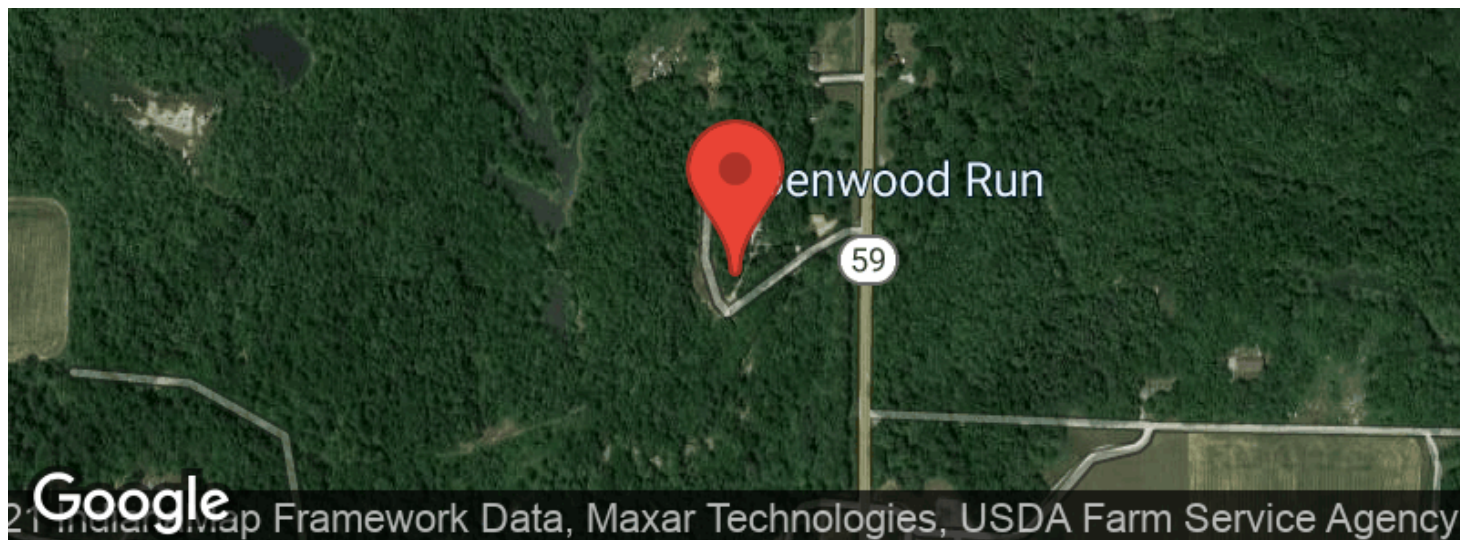
## Locator Maps



38 acres with 3000 square foot home for sale in Clay County, IN  
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## Aerial Maps



38 acres with 3000 square foot home for sale in Clay County, IN  
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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## **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**

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