

**Land For Sale In Clay County, IN 44 Acres  
+/-  
North County Road 700 East  
Poland, IN 47868**

**\$199,999**  
44 +/- acres  
Clay County



## Land For Sale In Clay County, IN 44 Acres +/- Poland, IN / Clay County

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### **SUMMARY**

**Address**

North County Road 700 East

**City, State Zip**

Poland, IN 47868

**County**

Clay County

**Type**

Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

39.4336 / -86.979

**Taxes (Annually)**

1000

**Acreage**

44

**Price**

\$199,999

**Property Website**

<https://indianalandandlifestyle.com/property/land-for-sale-in-clay-county-in-44-acres-clay-indiana/19141/>



## Land For Sale In Clay County, IN 44 Acres +/- Poland, IN / Clay County

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### **PROPERTY DESCRIPTION**

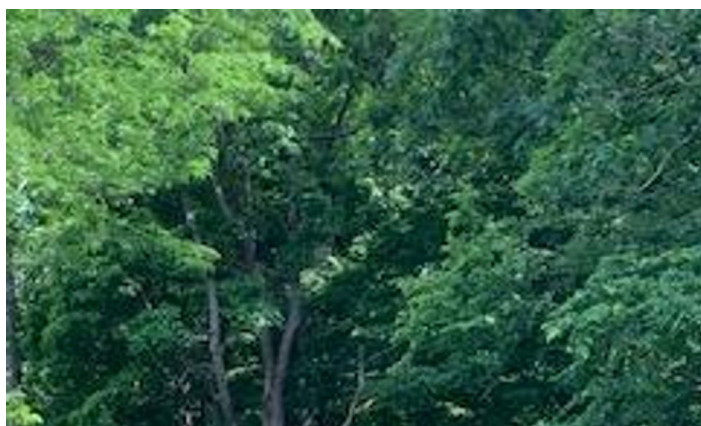
A mixed use residential, recreational 44 acre property for sale in Clay County, IN near Poland, IN 47868. This tract offers several different possibilities for the new owners with multiple building sites, as well as recreational usage. There is a building site available along County Road 700 E and another located in the heart of the property on an elevated ridge. This site is all wooded with a trail leading to it. With some additional site work this could be a completely secluded location. The site is already cleared and ready to build on. Electric and fiber internet service is available at the front of the property on the blacktop road. If you have cattle or horses, the former pasture ground could be converted back with a little work. It was grazed just several years ago. The internet trail system is ideal for riding ATV's or for the equestrian enthusiasts. The property is also currently full of whitetail deer for you interested hunters, with some very thick acres that are sure to be hold those mature bucks. There is literally deer trails and sign throughout the entire place easily visible even this time of year. I jumped deer on both of the days that we were on site. The resident turkeys also call this place home. For more information please contact Mossy Oak Properties Indiana Land and Lifestyle land specialist Todd Harrison 812-229-1189 or Caleb Emrick 812-605-3163 for more information.

- \* Building sites
- \* Multiple recreational uses
- \* 25 minutes from Greencastle, IN
- \* 30 minutes from Terre Haute, IN
- \* 45 minutes from the westside of Indianapolis



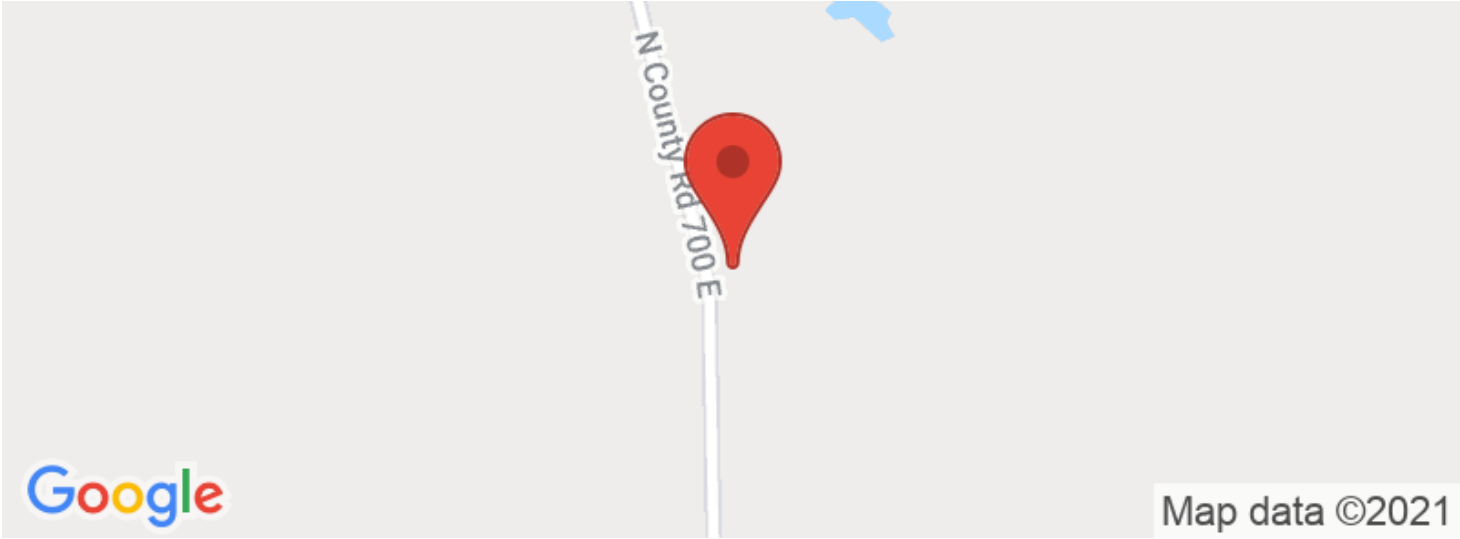
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Poland, IN / Clay County**

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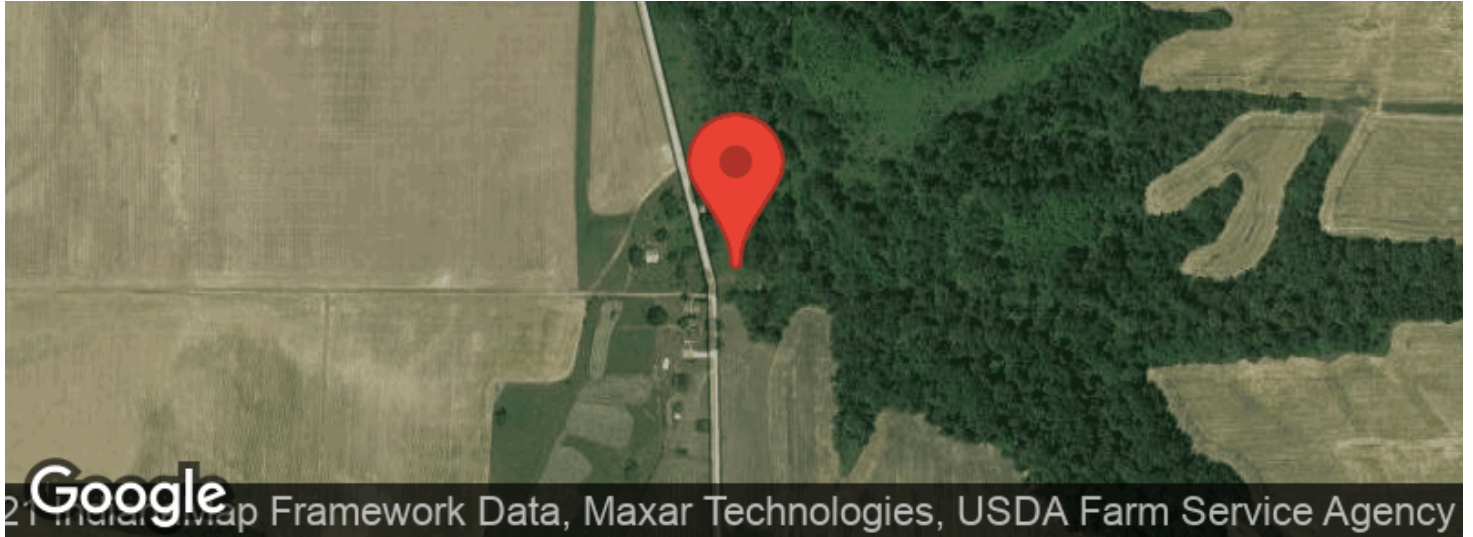




# Locator Maps



## Aerial Maps



Land For Sale In Clay County, IN 44 Acres +/-  
Poland, 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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