76+ ACRES FOR SALE IN VERMILLION COUNTY, IN 8083 N County Road 100 W Perrysville, IN 47974

\$735,000 76.390± Acres Vermillion County









76+ ACRES FOR SALE IN VERMILLION COUNTY, IN Perrysville, IN / Vermillion County

<u>SUMMARY</u>

Address

8083 N County Road 100 W

City, State Zip Perrysville, IN 47974

County Vermillion County

Type Recreational Land

Latitude / Longitude

40.004161 / -87.490003

Acreage

76.390

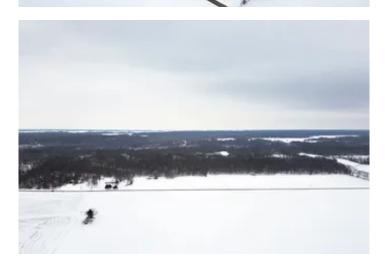
Price \$735,000

Property Website

https://legacylandco.com/property/76-acres-for-sale-in-vermillion-county-in-vermillion-indiana/75398/









PROPERTY DESCRIPTION

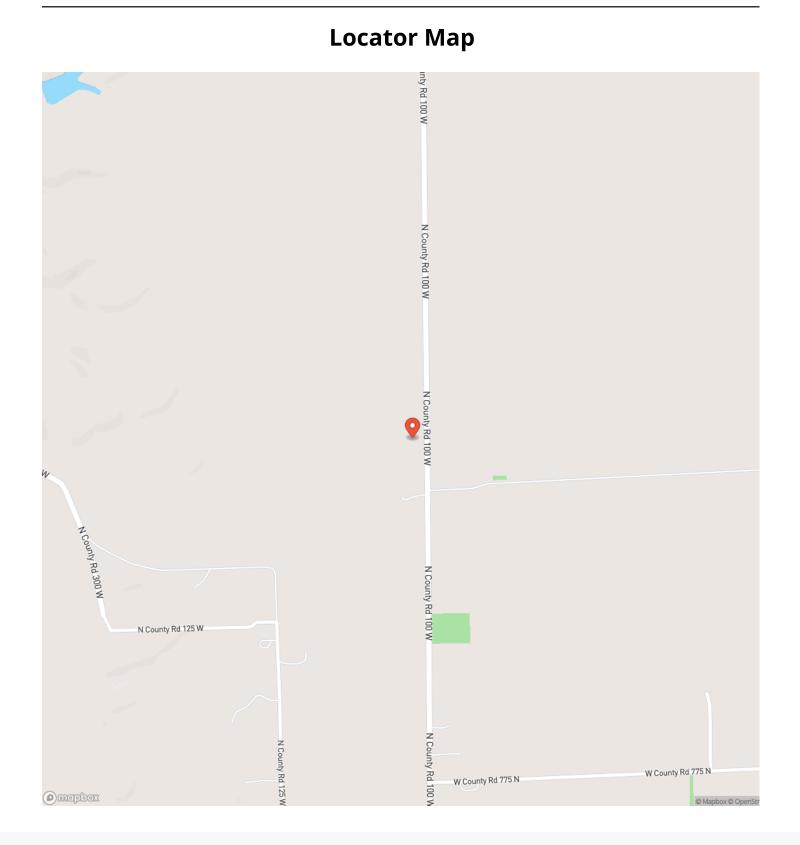
Escape to this stunning 76.39 acre property, featuring 22 acres of tillable land and 54 acres of mature woods, perfect for nature enthusiasts and those seeking a serene lifestyle. Whether you're looking to start a farm, build your dream home, or simply enjoy the tranquility of the outdoors, this property offers endless possibilities. The mature woods not only provide a picturesque backdrop but also present an opportunity for timber harvest, adding to the value of your investment. Owner states property has not been logged. Lots of wildlife for the outdoor enthusiast. There were deer running everywhere when I walked the woods. Definitely loaded with deer! Great hunting access coming in from the east. Nice opportunity to leave standing crops for food plots on the east side of the property. Great mushroom hunts in the spring. Conveniently located just minutes from the Illinois state line and easily accessible via State Road 32 and State Road 63, this property combines rural charm with proximity to urban amenities. Don't miss out on the chance to own this remarkable piece of land that's a dream property.



76+ ACRES FOR SALE IN VERMILLION COUNTY, IN Perrysville, IN / Vermillion County









35 Streator Kankakee 17 Rochester Winamac 57 231 55 Clifton Rensselaer Pontiac Monon 24 Watseka Sheldon Gilman Monticello 24 Forrest Logansport Per aso 65 57 Milford Fowler Deer Creek Delphi 35 55 Flora Oxford 65 SR 25 Kokomo nington Gibson City Hoopeston Paxton (41) Lafayette SR 26 Rossville in<mark>d</mark>olph Shadeland Le Roy Empire Rantoul 136 Attica Frankfort Farmer City 31 Mahomet Clinton Thorntown Ŧ 74, Danville Urbana Veedersburg 51 72 Savoy Westville Lebanon No C Crawfordsville Monticello 74, Tolono Carmel Georgetown Forsyth INDIANA e. Villa Grove Roachdale Decatur Brownsburg La Tuscola 36 36) Highland Mount Zion Indianapol Rockville 36 Danville 57 Beech G Arthur Plainfield Arcola Clinton Greencastle aqua Paris 70 Greenwo Sullivan Harrison Brazil Cloverdale Charleston Mattoon Frai Terre Haute 16 Shelbyville Marshall Ninev 70 Neoga Casev Prairie Creek Ellettsville 231 57 Bloomington Jasonville SR 46 Effingham Clear Creek Sullivan Cass Linton St. Elmo Bloomfield 0 57 33 Robinson Newton **Hoosier National** Forest 69 Imapbox La Clede Bedford © Mapbox © OpenStr







Satellite Map



LISTING REPRESENTATIVE For more information contact:



Representative

Lori Paddock

Mobile (765) 230-6572

Email lpaddock@legacylandco.com

Address

City / State / Zip Covington, IN 47932

<u>NOTES</u>



|--|



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.



Legacy Land Co LLC 903 Liberty St Covington, IN 47932 (765) 585-8207

