

**Brouilletts Creek 60**  
Garton Road  
Clinton, IN 47842

**\$385,000**  
60.71± Acres  
Vermillion County



**Brouilletts Creek 60**  
**Clinton, IN / Vermillion County**

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**SUMMARY**

**Address**

Garton Road

**City, State Zip**

Clinton, IN 47842

**County**

Vermillion County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land, Lot

**Latitude / Longitude**

39.663786 / -87.505108

**Taxes (Annually)**

\$1,897

**Acreage**

60.71

**Price**

\$385,000

**Property Website**

<https://indianalandandlifestyle.com/property/brouilletts-creek-60/vermillion/indiana/88741/>



## Brouilletts Creek 60 Clinton, IN / Vermillion County

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### PROPERTY DESCRIPTION

#### **For Sale: The Brouilletts Creek 60 - A Hunter's Paradise in Western Vermillion County**

Discover the ultimate outdoor retreat with The Brouilletts Creek 60, a prime piece of real estate located in the picturesque western Vermillion County. This property spans a total of 60.7 acres, offering a diverse landscape that caters to both farming and outdoor enthusiasts alike.

#### **Property Features:**

- **Tillable Land:** 37.36 acres of fertile ground, divided into four individual fields. This land provides income, making it a valuable asset for farming or leasing.
- **Brouilletts Creek:** Renowned for producing trophy whitetail bucks and excellent smallmouth bass fishing. This creek adds both beauty and recreational value to the property.
- **Pond:** A small, serene pond adds to the scenic beauty of the property.
- **Waterfowl Activity:** In the fall, this area becomes a haven for a large number of ducks and thousands of Snow and Specklebelly Geese, which flock to the surrounding agricultural fields to feed daily.
- **Wooded Acres:** 23.35 acres of mature woods, rich in terrain and wildlife, with abundant deer signs and a well-established turkey population. Most of the wooded area lies west of Gorton Road.
- **Potential Building Site:** The west side of the north section boasts a promising building site, accessible via a former driveway that requires some improvement. Power and city water are readily available, making this an ideal spot for a cabin or home.
- **Split Layout:** The property is nearly evenly divided, with 28.03 acres in the north section and 32.67 acres in the south section, offering a variety of uses and opportunities.

Whether you're an avid hunter, a nature lover, or simply seeking a peaceful retreat, The Brouilletts Creek 60 offers a rare opportunity to own a property that truly has it all. The combination of tillable land, wooded terrain, and water features makes this a versatile and unique piece of real estate.

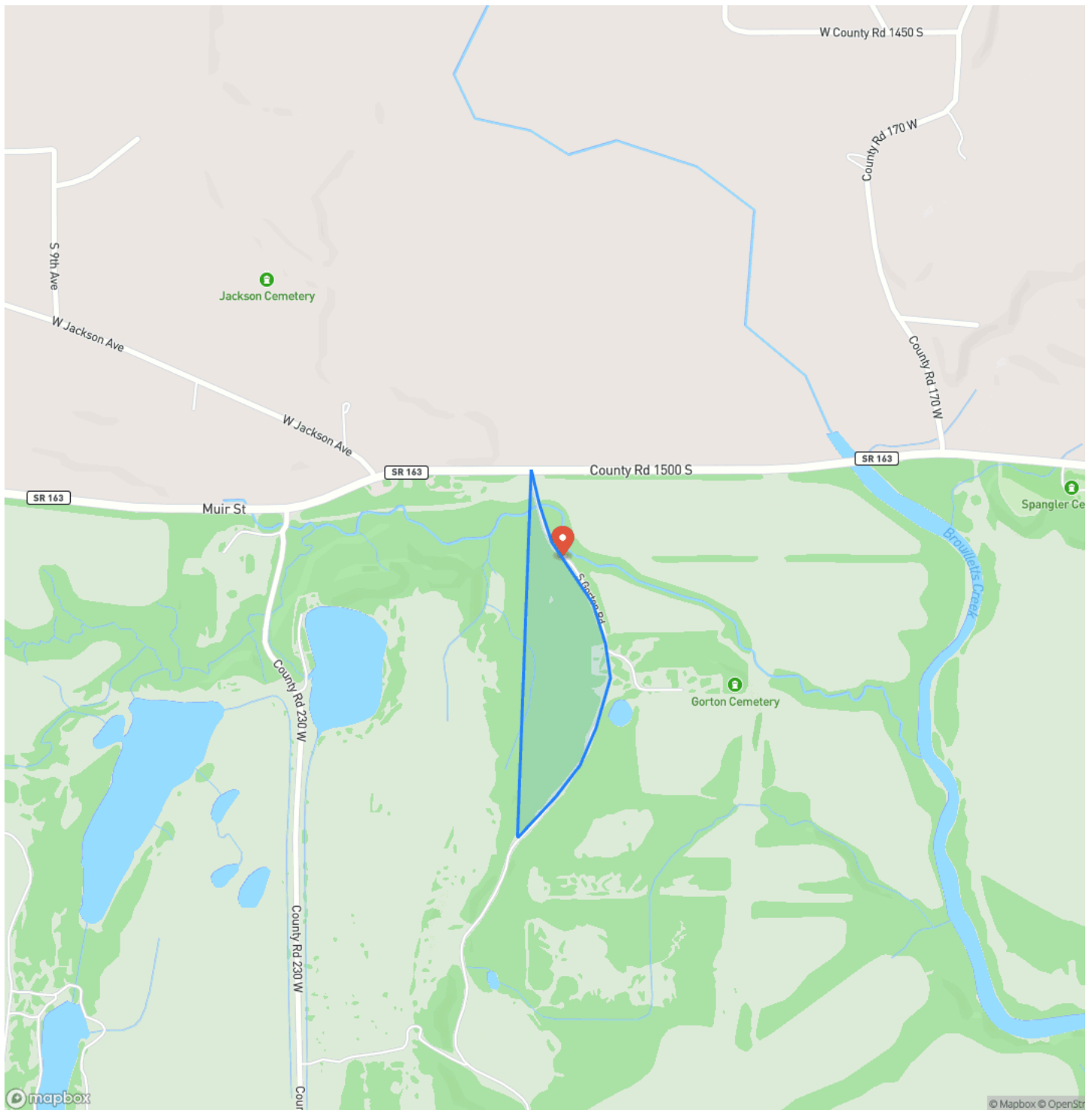
For more information or to schedule a private showing, contact Land Specialist Jeff Michalic at [812-240-9260](tel:812-240-9260) . Don't miss your chance to own this exceptional property!

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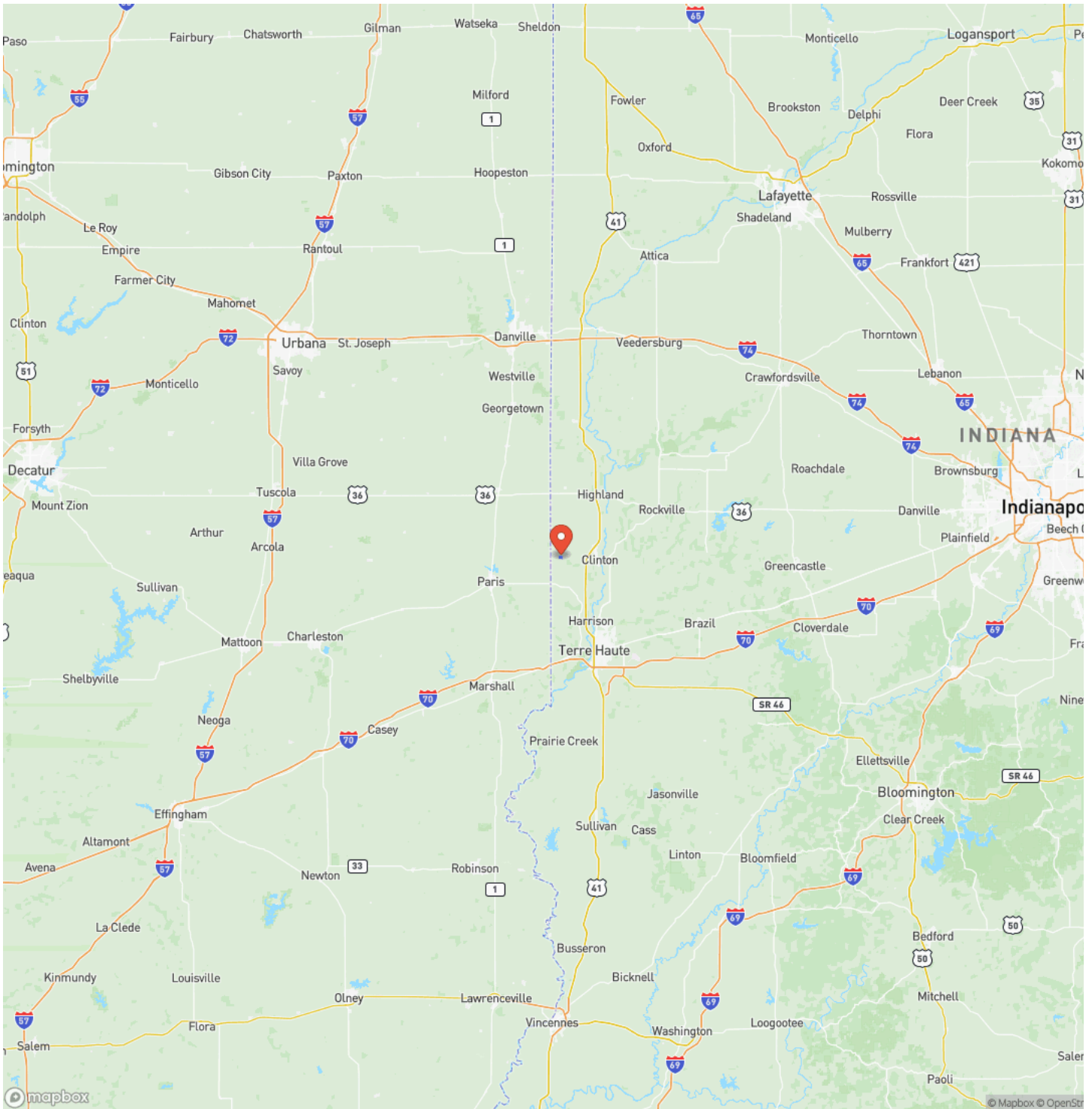
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# Locator Map



# Locator Map



## Satellite Map







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

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