

2024 E. SR. 163 Clinton, IN 47842  
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**\$152,000**  
1.66± Acres  
Vermillion County



**2024 E. SR. 163 Clinton, IN 47842**  
**Clinton, IN / Vermillion County**

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## **SUMMARY**

### **Address**

2024 E. SR. 163

### **City, State Zip**

Clinton, IN 47842

### **County**

Vermillion County

### **Type**

Single Family

### **Latitude / Longitude**

39.655904 / -87.42718

### **Dwelling Square Feet**

1,952

### **Bedrooms / Bathrooms**

3 / 2

### **Acreage**

1.66

### **Price**

\$152,000

### **Property Website**

<https://indianalandandlifestyle.com/property/2024-e-sr-163-clinton-in-47842-vermillion-indiana/115477/>



## **PROPERTY DESCRIPTION**

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### **Commercial / Residential Investment Opportunity in Clinton, Indiana**

2024 E. State Road 163, Clinton, IN

Discover the possibilities at this **3-bedroom, 1.5-bath property featuring approximately 1,952 sq. ft. on 1.66 acres** in a highly visible location.

Zoned for **commercial or residential use**, this property offers flexibility for an investor, business owner, or buyer looking for additional land and outbuildings. The property includes a **26' x 40' garage** plus a **large storage shed**, providing plenty of space for equipment, vehicles, storage, or business use.

### **Property Highlights**

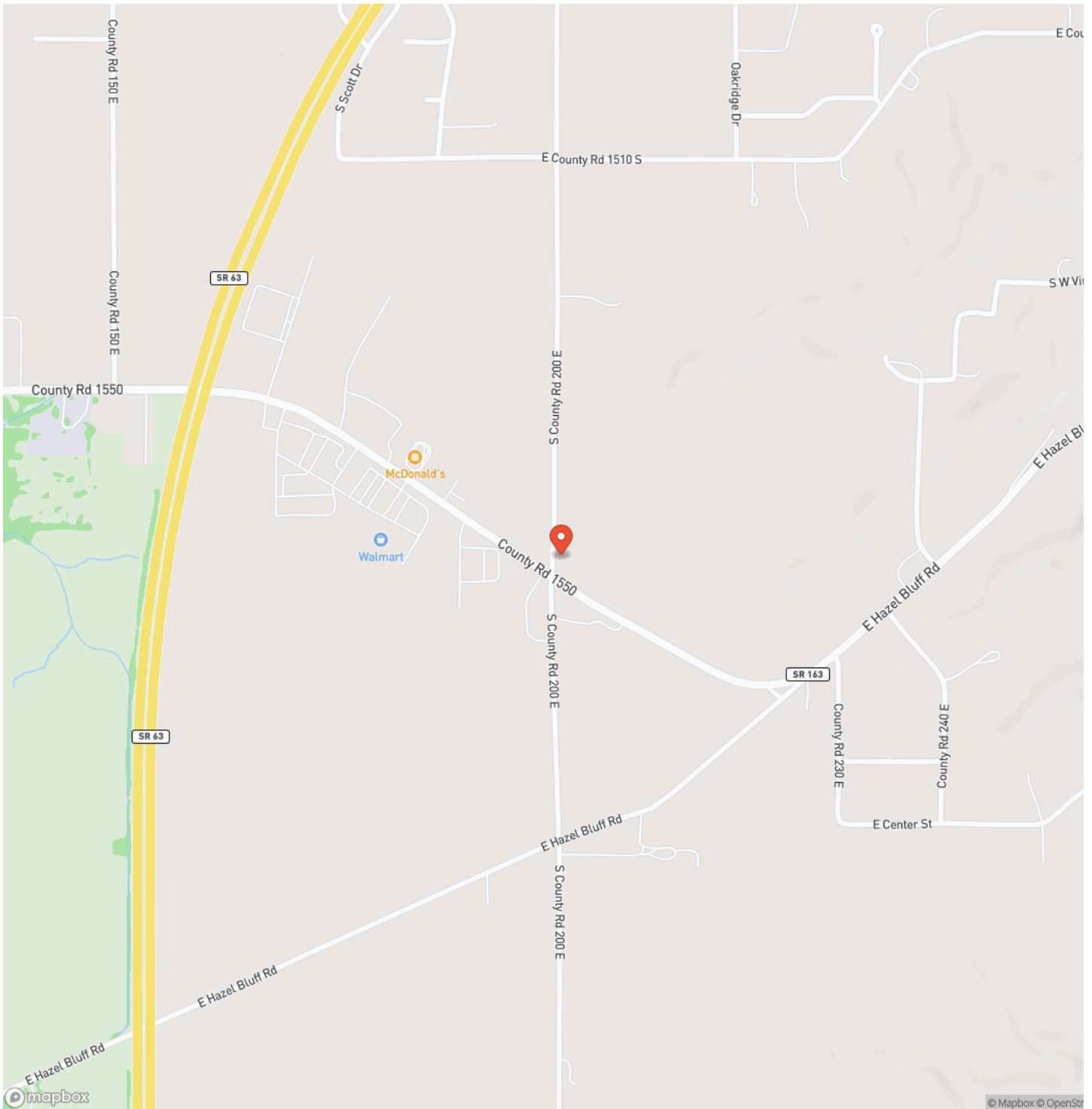
- **3 bedrooms**
- **1.5 bathrooms**
- **1,952 sq. ft.**
- **1.66 acres**
- **Commercial or residential zoning**
- **Highly visible location**
- **26' x 40' detached garage**
- **Large storage shed**
- **Paved driveway**
- **HVAC approximately 5 years old**
- **Water heater approximately 5 years old**
- **Priced below assessed value**
- **Excellent potential for investment, business, or residential use**

With its combination of acreage, visibility, flexible zoning, and substantial outbuilding space, this property presents a unique opportunity with plenty of potential.

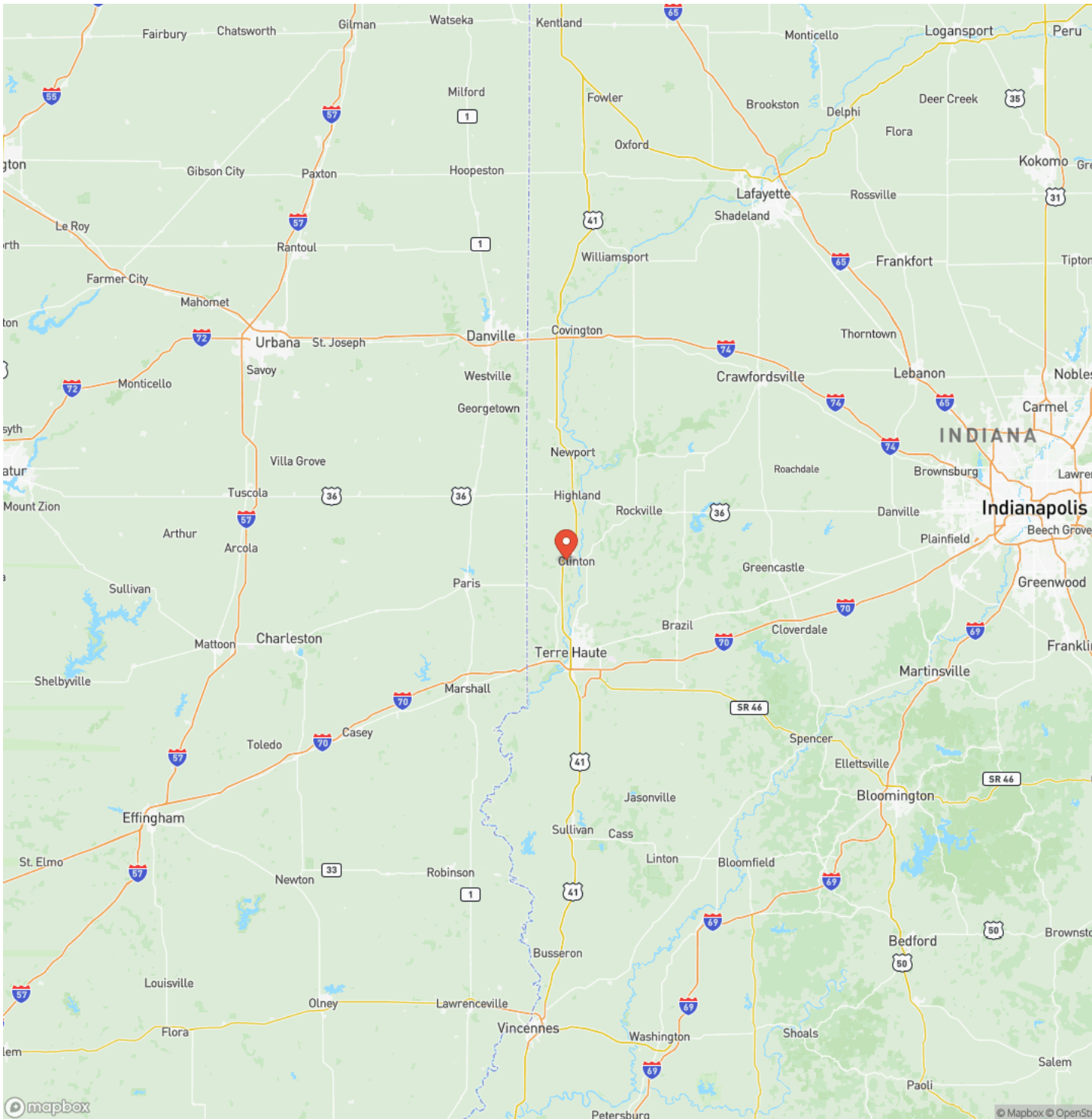
**Schedule your showing today and explore the possibilities! For more information, contact Listing Agent, Ty Cottrell, at [812-236-3117](tel:812-236-3117).**



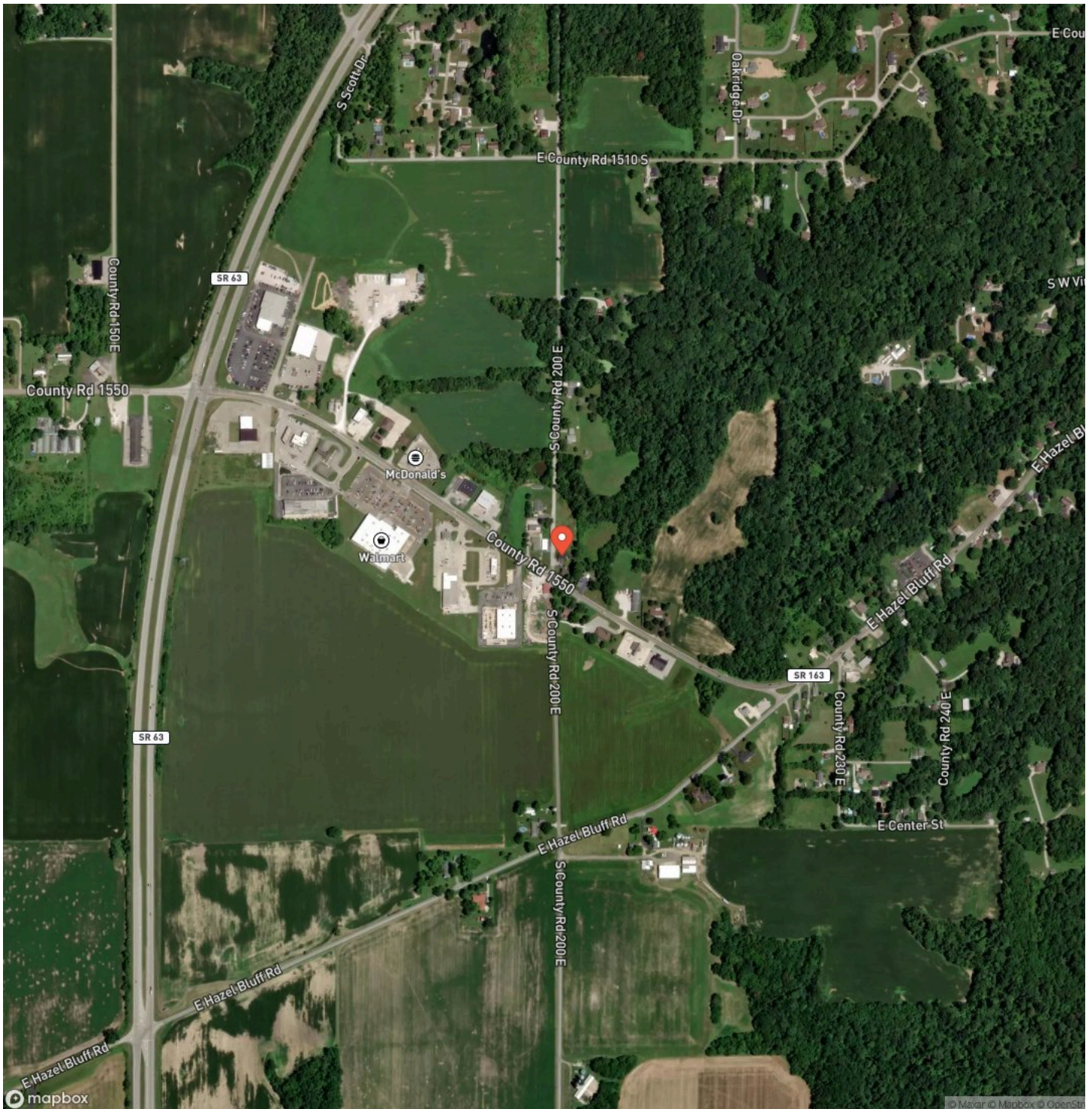
## Locator Map



# Locator Map



## Satellite Map



**2024 E. SR. 163 Clinton, IN 47842**  
**Clinton, IN / Vermillion County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ty Cottrell

## Mobile

(812) 889-0724

## Office

(765) 505-4155

## Email

tcottrell@mossyoakproperties.com

**Address**

## City / State / Zip

Rockville, IN 47842

## NOTES



**MORE INFO ONLINE:**

<https://indianalandandlifestyle.com/>

[illegible]

**<https://indianalandandlifestyle.com/>**

## **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**

2449 E State Road 163

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>

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