

Hillsdale 132
County Road 360 East
Hillsdale, IN 47854

\$800,000
132± Acres
Vermillion County



Hillsdale 132
Hillsdale, IN / Vermillion County

SUMMARY

Address

County Road 360 East

City, State Zip

Hillsdale, IN 47854

County

Vermillion County

Type

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

Latitude / Longitude

39.799069 / -87.399375

Taxes (Annually)

\$2,270

Acreage

132

Price

\$800,000

Property Website

<https://indianalandandlifestyle.com/property/hillsdale-132-vermillion-indiana/116090/>



PROPERTY DESCRIPTION

Hillsdale 132 | 132.44± Acres | Vermillion County, Indiana

If you've been searching for a sizeable recreational property in western Indiana that combines **quality hunting habitat, productive tillable acreage, established food plots, and utilities**, this 132.44± acre Vermillion County property deserves a closer look.

The property consists of two adjoining parcels that combine to create one contiguous tract. Approximately **39.43 acres are tillable**, with the remaining **93.01± acres wooded**, creating an excellent balance of agricultural income and recreational ground.

Tillable Ground

The agricultural acreage is more than just an income-producing component of the property-it features some quality western Indiana soils. The soil report covering approximately 39.42 acres shows an **overall NCCPI rating of 83.28**. The two predominant soil types are **Xenia silt loam**, covering approximately 17.07 acres with an NCCPI of 87, and **Rush silt loam**, covering approximately 16.74 acres with an NCCPI of 85. Together, these two soils account for nearly 86% of the mapped acreage.

The accompanying productivity report gives the mapped acreage an overall **corn productivity rating of 138.38**. Xenia silt loam carries a corn rating of 144, Rush silt loam 140, and the approximately 2.02 acres of Reesville silt loam are rated at 170. This productive tillable acreage provides the opportunity for annual farm income while also serving as an important food source for the property's wildlife.

Hunting & Recreation

For the serious deer hunter, this property already has several important pieces in place. **Two established food plots are currently being maintained, with two box blinds overlooking the plots-and both blinds are included in the sale.** This gives the next owner established hunting locations from day one.

With approximately 93 acres of woods and nearly 40 acres of open ground, there is plenty of opportunity to further develop the property for whitetails. The timber was commercially harvested in 2021, and the resulting new growth and regeneration can provide the thicker cover, browse, and bedding habitat that whitetails utilize.

The property map also shows an existing network of roads and trails along with intermittent streams running through portions of the wooded acreage, providing additional habitat diversity and access throughout the farm.

Utilities & Improvements

Another major advantage of this property is the availability of utilities. **City water is available at the road, and electric power is already located on the property. A shed is also included in the sale**, providing convenient storage for hunting gear, equipment, ATVs, or property-maintenance supplies.

The combination of existing power and city water availability could also provide options for a future hunting cabin, pole barn, equipment building, or other improvements, subject to local zoning, permitting, and building requirements.

Whether you're looking for a **hunting property, recreational retreat, income-producing farm, or a combination of all three**, Hillsdale 132 offers a hard-to-find mix of productive soils, agricultural income, wooded habitat, established food plots, hunting improvements, utilities, and more than 132 contiguous acres in Vermillion County.

For more information or to schedule a private showing, contact:

Jeff "The Ground Guy" Michalic

Certified Land Specialist

Western Indiana & Eastern Illinois Rural Property Expert

Mossy Oak Properties Indiana Land & Lifestyle

Mossy Oak Properties Illinois Land & Lifestyle

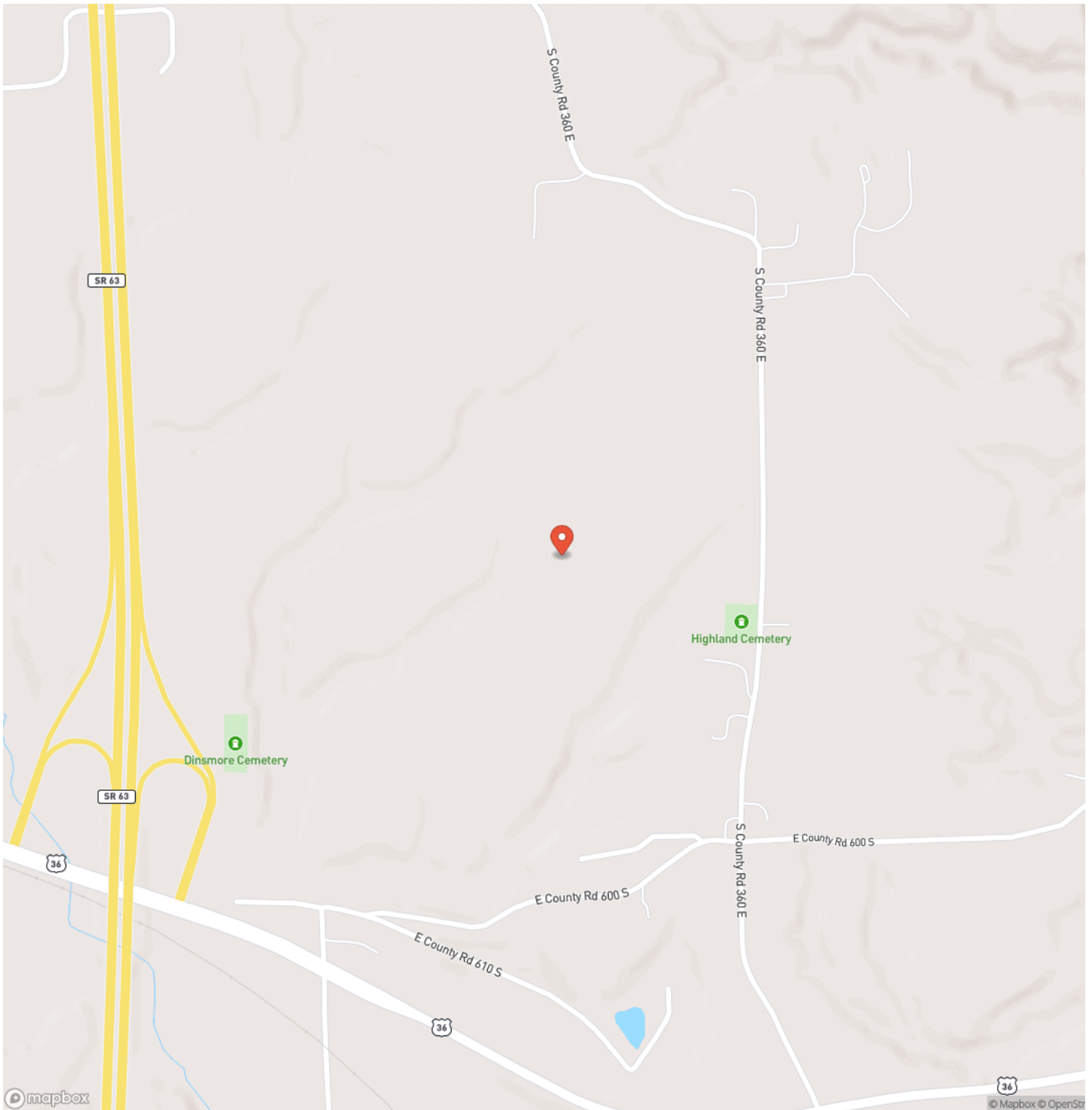
"Roots of Trust. Branches of Possibilities."



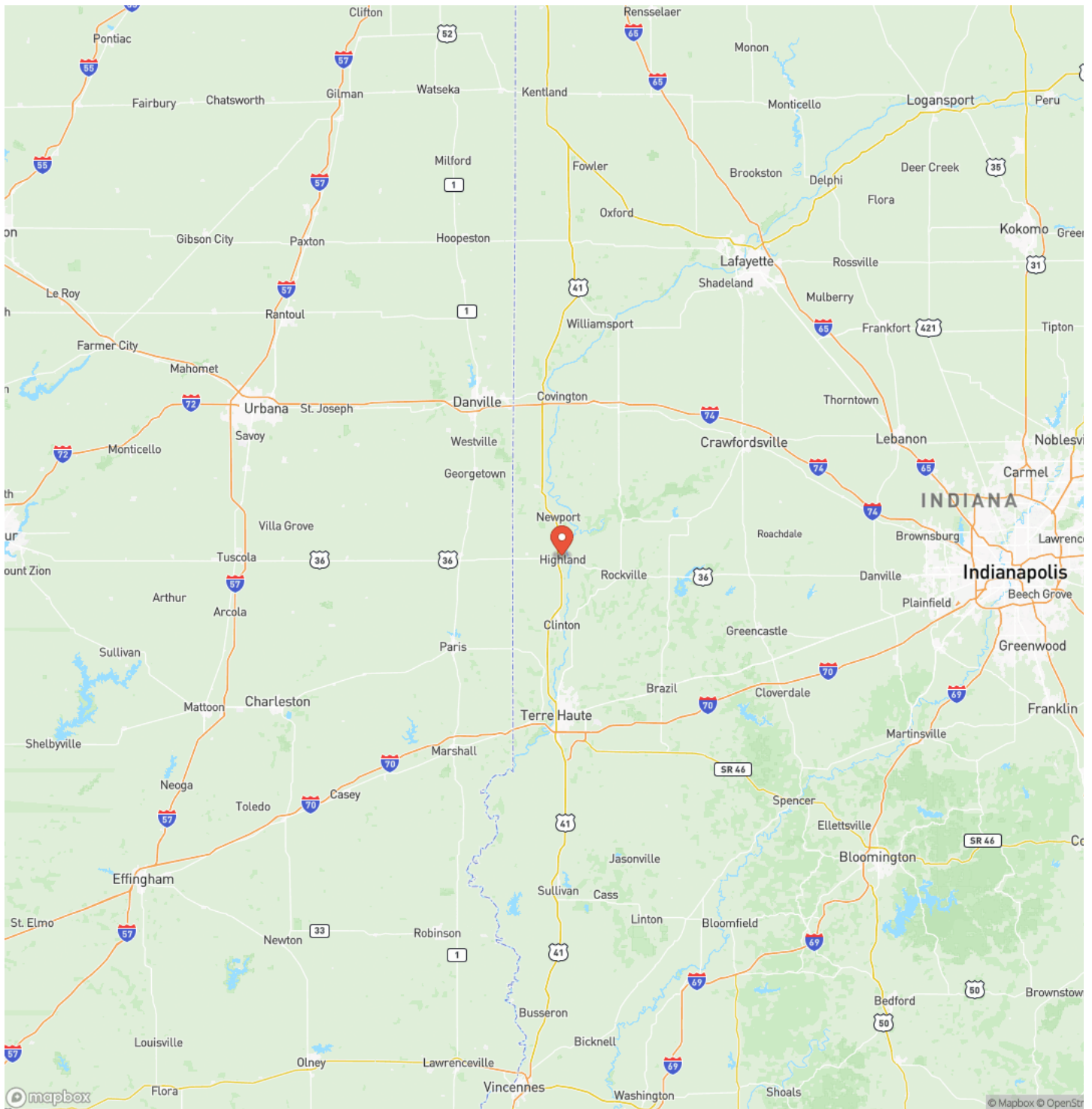
Hillsdale 132
Hillsdale, IN / Vermillion County



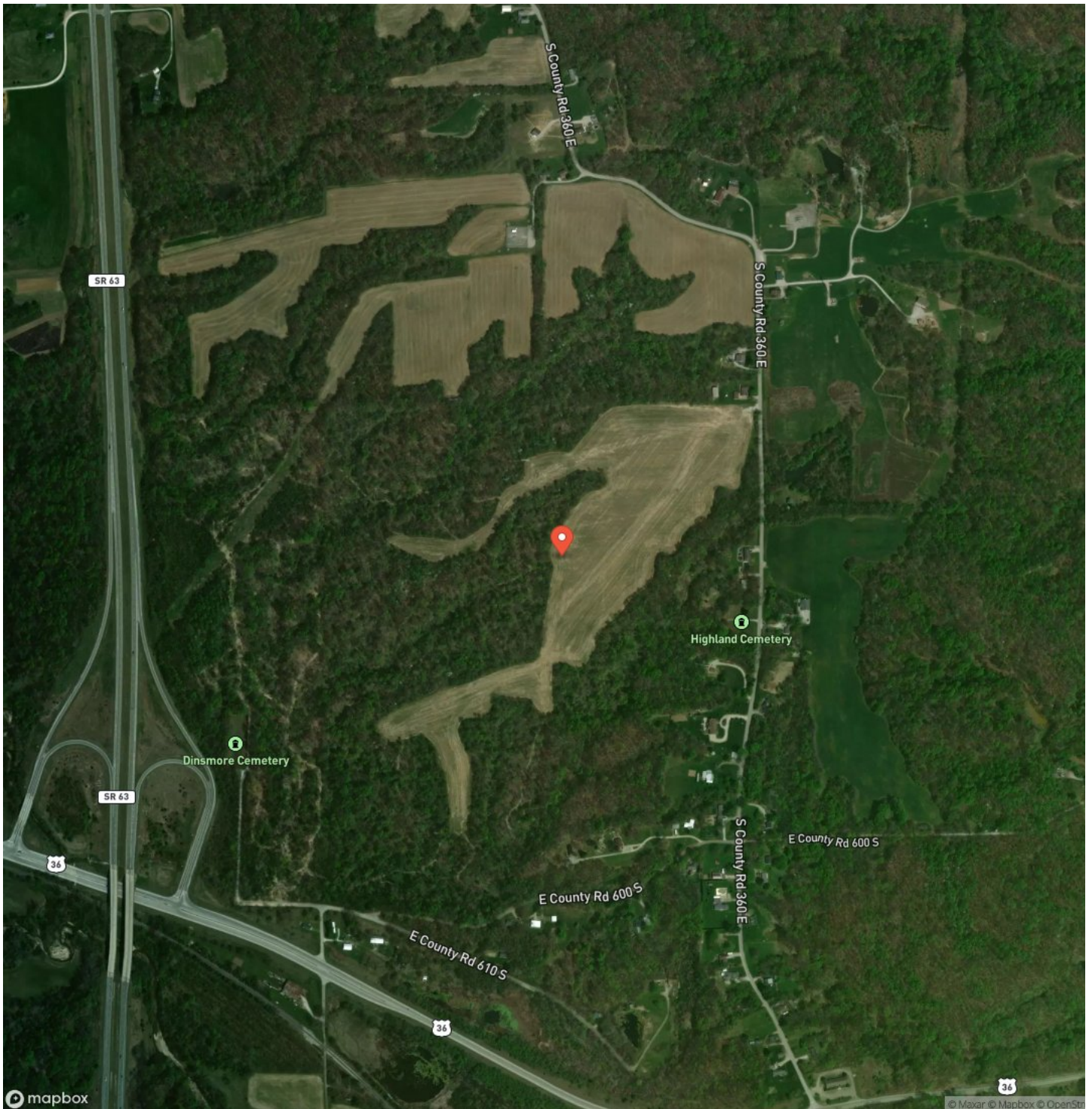
Locator Map



Locator Map



Satellite Map



Hillsdale 132
Hillsdale, IN / Vermillion County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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This image shows a single 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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