

**70+/- Acres In Western Vigo County Indiana**  
**Lower Sandford Road**  
**West Terre Haute, IN 47885**

**\$350,000**  
**70± Acres**  
**Vigo County**





**70+/- Acres In Western Vigo County Indiana**  
**West Terre Haute, IN / Vigo County**

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**SUMMARY**

**Address**

Lower Sandford Road

**City, State Zip**

West Terre Haute, IN 47885

**County**

Vigo County

**Type**

Recreational Land, Hunting Land, Timberland

**Latitude / Longitude**

39.494228 / -87.514556

**Taxes (Annually)**

1269

**Acreage**

70

**Price**

\$350,000

**Property Website**

<https://www.integrityrealtyindiana.com/property/70-acres-in-western-vigo-county-indiana-vigo-indiana/49686/>



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**PROPERTY DESCRIPTION**

Let's talk Big Bucks and Long Beards – 70+/- Acres offered For Sale in Northwestern Vigo County with-in 1 mile from the Illinois line and its record smashing Big Bone Carriers. You will find that Deer are in their own private wonderland and sanctuary on this property with the available Water Sources, Tillable Fields for Food, and Abundant Timber for Bedding and Browsing. Be sure to look at the bucks (pictured) that have already been harvested from this Gem of a Hunting Piece.. Fall is surely going to be a high light every year from now on after you buy this piece, because right after you cash the Tillable Rent check from the farmer every fall it will be time to start Revving up for Deer Hunting season. Spring turkey hunting is also sure to be active with few dull moments as well .. See Picture of Turkey... Don't Wait too long on this one. These opportunities don't come available every week where Genetics, Habitat, Big Acreage, and the word Forsale all line up. You may want to act promptly prior to the last one of the Equation (For sale) being removed again for another generation.

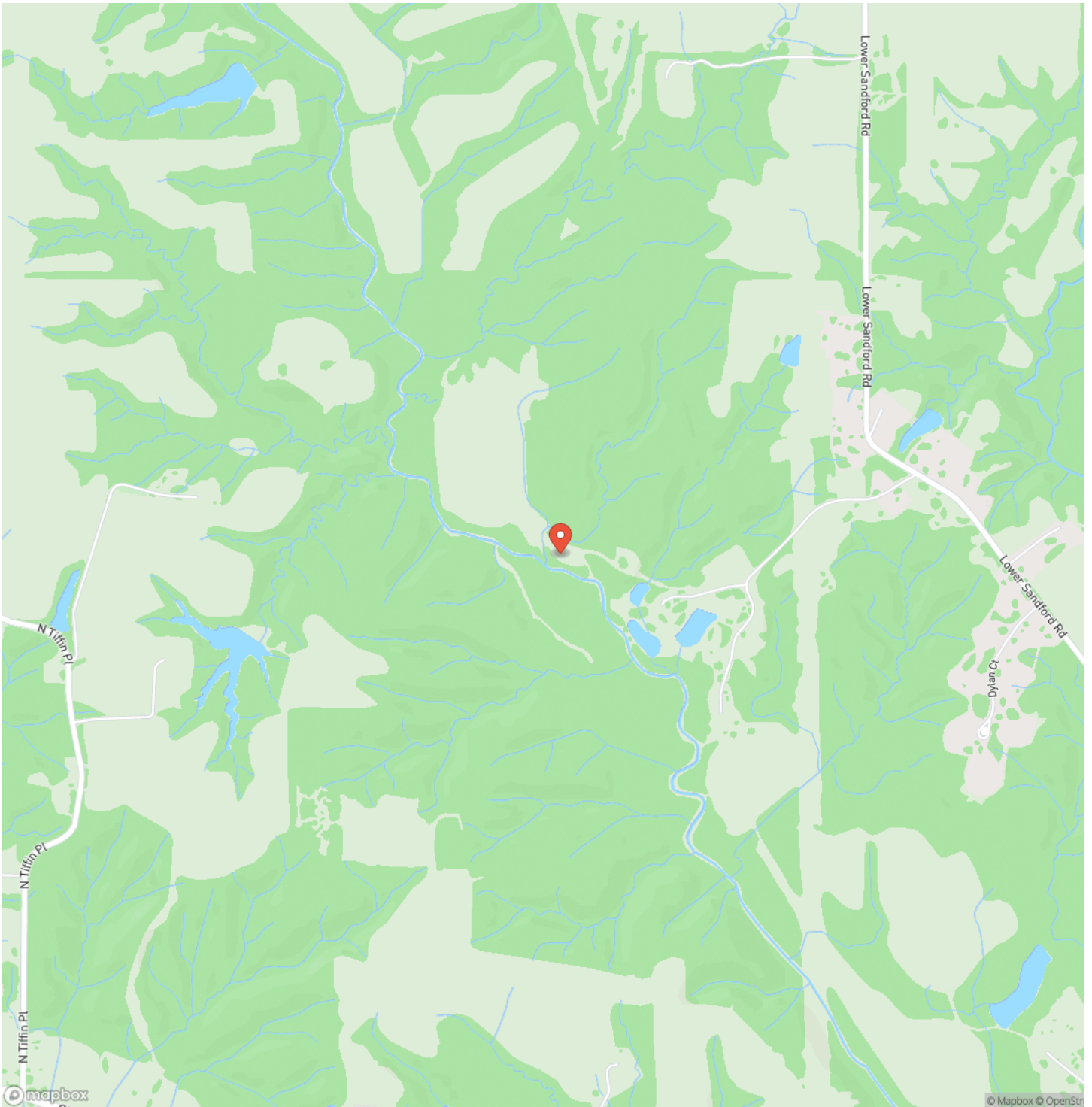
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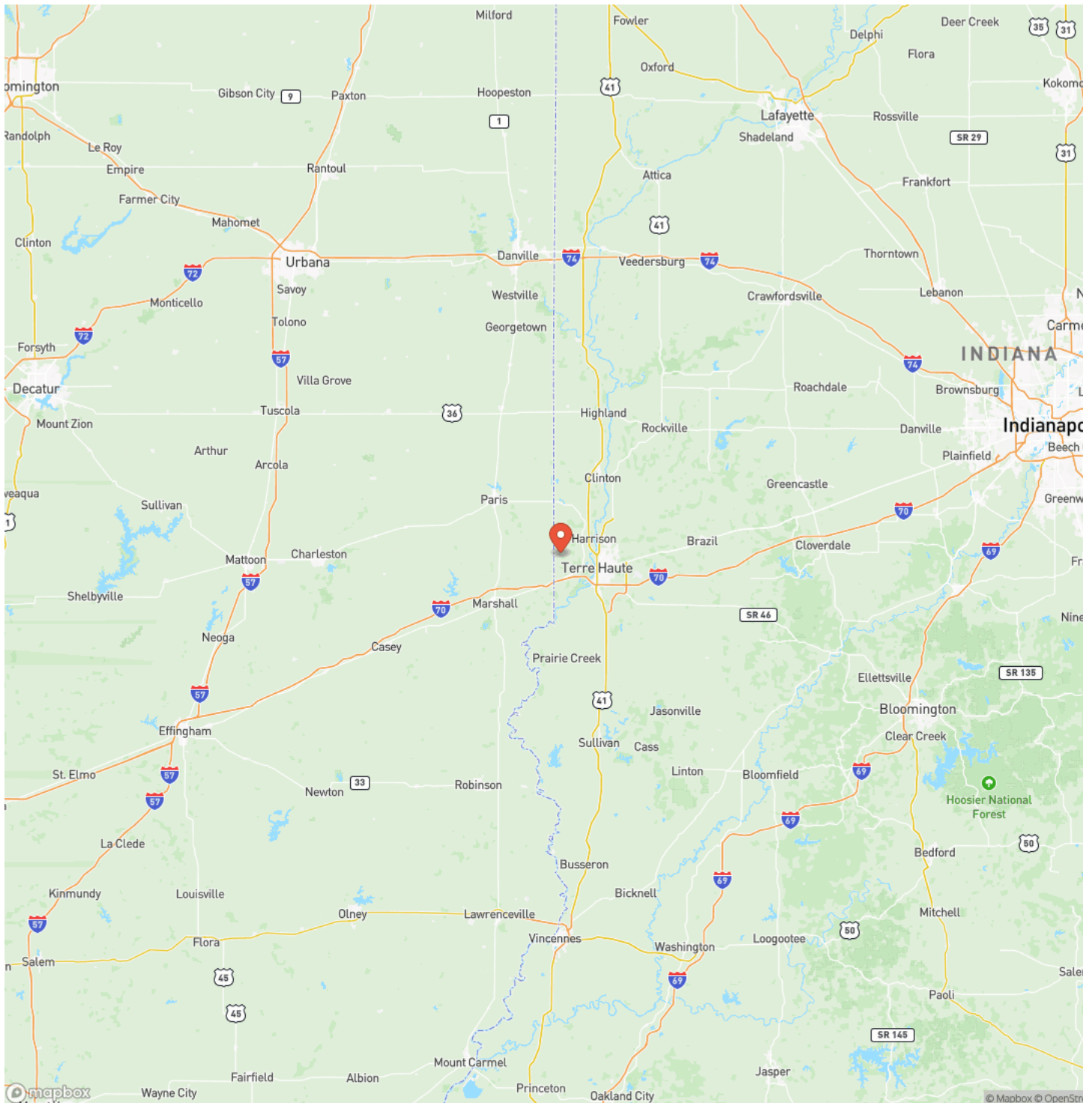


## Locator Map



## 70+/- Acres In Western Vigo County Indiana West Terre Haute, IN / Vigo County

## Locator Map



**MORE INFO ONLINE:**



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## Satellite Map



## 70+/- Acres In Western Vigo County Indiana West Terre Haute, IN / Vigo County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Delmar Wagler

## Mobile

(812) 787-2683

## Office

(812) 787-2683

## Email

delmar@integrityrealtygroup.net

**Address**

8398 E 1150 N

## City / State / Zip

Odon, IN 47562

## NOTES

[illegible]

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**MORE INFO ONLINE:**

**integrityrealtyindiana.com**



## 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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**Integrity Realty Group LLC**  
8398 E 1150 N  
Odon, IN 47562  
(812) 787-2683  
[integrityrealtyindiana.com](http://integrityrealtyindiana.com)

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