West Kennett Drive
West Kennett Drive
Terre Haute, IN 47802

$1,415,875
113.27± Acres
Vigo County







MOSSY OAK PROPERTIES
Indiana Land & Lifestyle
America's Land Specialist

MORE INFO ONLINE:

https://indianalandandlifestyle.com/

SUMMARY

Address
West Kennett Drive

City, State Zip
Terre Haute, IN 47802

County
Vigo County

Type
Undeveloped Land, Farms

Latitude / Longitude
39.368431 / -87.469643

Taxes (Annually)
$5,027

Acreage
113.27

Price
$1,415,875

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

113.27 Acres | Two Tracts | Southern Vigo County | Tillable Income + Development Potential

This **113.27-acre offering in southern Vigo County** is comprised of **two separate tracts**, providing flexibility for buyers, investors, and developers alike:

- **West Tract:** 48.76 acres
- **East Tract:** 64.51 acres

Both tracts are nearly all tillable and feature **excellent frontage along W Kennett Drive**, a paved road lined with a mix of newer residential homes and established country properties. The location offers a true balance of rural setting and convenience, being just minutes from major shopping, dining, and Terre Haute amenities.

The property features a strong overall soil profile with an **NCCPI of 74.57** and a **WAPI average of 134.6**, supporting consistent and reliable row-crop production. The majority of the acreage is made up of productive **Elston sandy loam and Rensselaer loam soils**, well-regarded for their ability to deliver dependable yields under normal farming practices. This farm is capable of supporting approximately:

- **Corn:** 150-175 bushels per acre
- **Soybeans:** 45-55 bushels per acre

Across the full **113.27 acres**, this equates to an estimated annual production of:

- **Corn:** 16,990 to 19,820 bushels
- **Soybeans:** 5,100 to 6,230 bushels

Beyond its agricultural value, this property stands out for its **development potential**. With **city water and power available at the road**, both tracts are well-positioned for future residential use. The paved road access, surrounding homes, and proximity to town make this an ideal candidate for potential homesites or long-term development. **Septic systems will be required**, but the availability of utilities significantly enhances the overall appeal.

Large tracts that combine **productive tillable acreage, strong soils, paved road frontage, nearby residential growth, and utility access** are increasingly hard to find. Whether you are looking to expand your farming operation, invest in quality ground, or secure land with future development upside, this property checks all the boxes.

To schedule a private showing, contact Certified Land Specialist Trey Clark at 812-249-0483 or by email at Tclark@mossyoakproperties.com





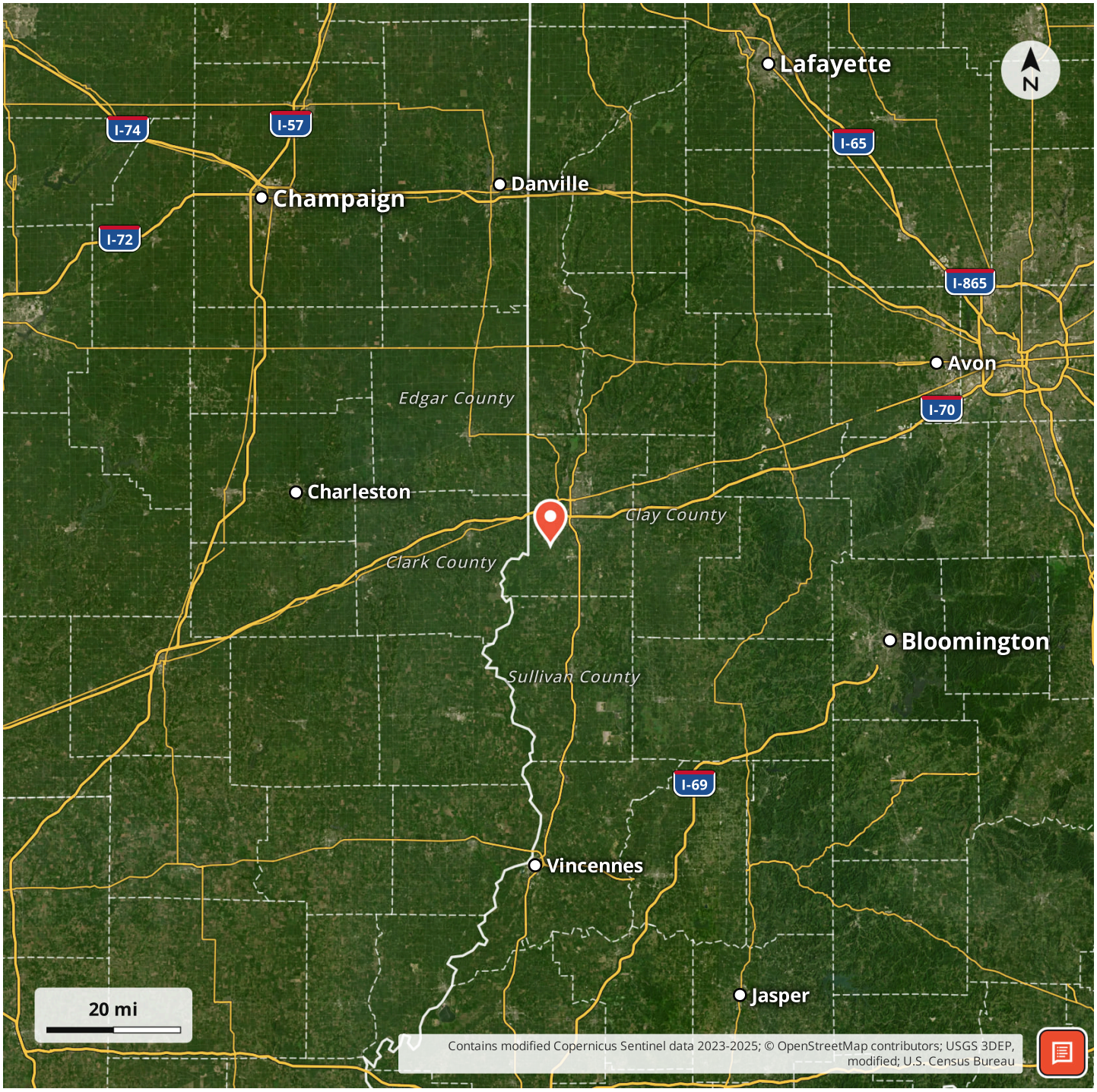








Regional Map



Locator Map

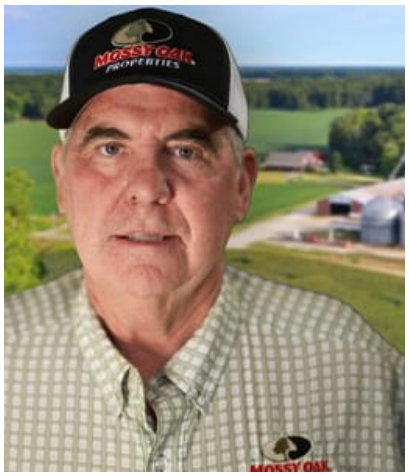

N
Cox Rd
S State Rd 63
S Trueblood Pl
S Wilcocks Pl
S Hotel St
W Kennett Dr
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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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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