

Trinity Tillable
Trinity Avenue
West Terre Haute, IN 47885

\$1,414,800
196.5± Acres
Vigo County



Trinity Tillable
West Terre Haute, IN / Vigo County

SUMMARY

Address

Trinity Avenue

City, State Zip

West Terre Haute, IN 47885

County

Vigo County

Type

Farms, Lakefront, Undeveloped Land, Ranches

Latitude / Longitude

39.602092 / -87.457829

Taxes (Annually)

\$4,941

Acreage

196.5

Price

\$1,414,800

Property Website

<https://indianalandandlifestyle.com/property/trinity-tillable/vigo/indiana/82914/>



PROPERTY DESCRIPTION

Trinity Tillable – 196.47± Acre Irrigated Investment Farm on Reclaimed Ground – Western Indiana

Location: Western Indiana
Total Acreage: 196.47± Acres

- **Tillable (FSA):** 149.20± Acres
 - **Irrigated Acres:** 120.50± Acres
 - **Water (Pond/Lake):** 22.97± Acres
 - **Edge/Slope/Pasture:** 18.54± Acres
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Property Overview

Trinity Farms is a unique 196.47± acre irrigated property located in Western Indiana on **reclaimed coal ground**. This farm blends strong agricultural productivity with recreational and **residential development potential**. Featuring **two center pivots fed by a shared electric pump** and a large surface water reservoir, the property delivers reliable irrigation across more than 120 acres of high-yield cropland.

- **Irrigation:** 2 electric pivots on shared surface-water system
 - **Water Source:** 22.97± acre pond/lake
 - **Tillage:** Conventional
 - **Soil Origin:** Reclaimed coal mining ground
 - **Utilities:** Electricity nearby; potential for rural water
 - **Access:** Multiple points, suitable for subdividing or homesites
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2021–2024 Average Yields

Property	Avg Corn (bu/ac)	Avg Soybeans (bu/ac)
Trinity North	182.00	56.00
Trinity South	204.67	54.00

Highlights

- Over 120 acres under irrigation via dual pivots and a shared surface-water system

- Large water feature adds potential for recreation and wildlife use
 - Reclaimed coal ground with solid yield history and lower acquisition cost per acre
 - Several high-elevation areas suitable for homesites
 - **Possible residential or mixed-use development potential** with nearby utilities and road frontage
 - **Exceptional waterfowl presence during the season** – the ponds and surrounding fields are known to attract **incredible numbers of ducks and geese**, offering outstanding hunting and viewing opportunities
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Contact Information

Jeff Michalic

Certified Land Specialist

Mossy Oak Properties Indiana Land and Lifestyle

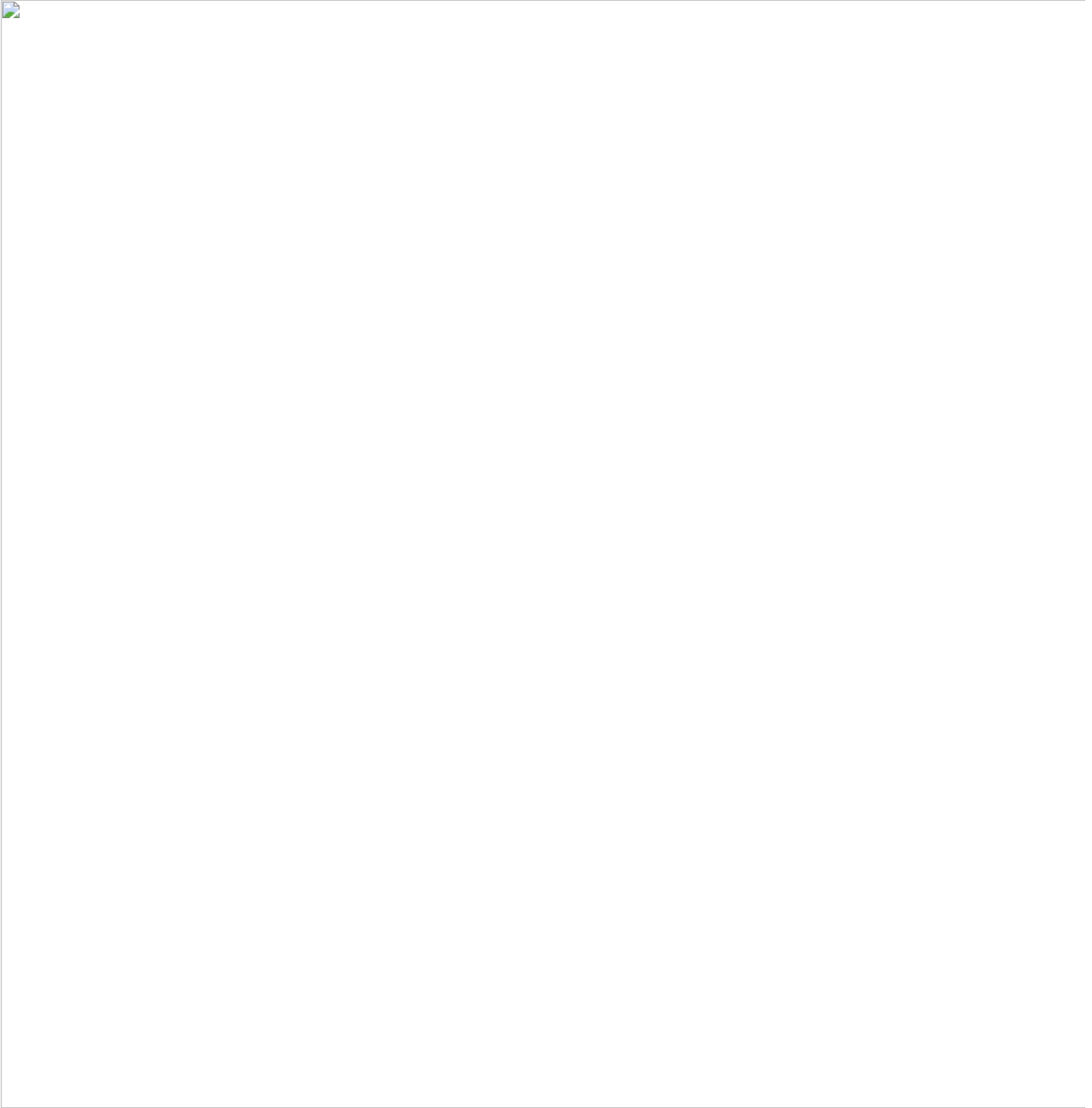
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Locator Map



Locator Map



Satellite Map



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