Hillsdale 132
County Road 360 East
Hillsdale, IN 47854

$800,000
132± Acres
Vermillion County

MORE INFO ONLINE:

https://indianalandandlifestyle.com/

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)
2270

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.

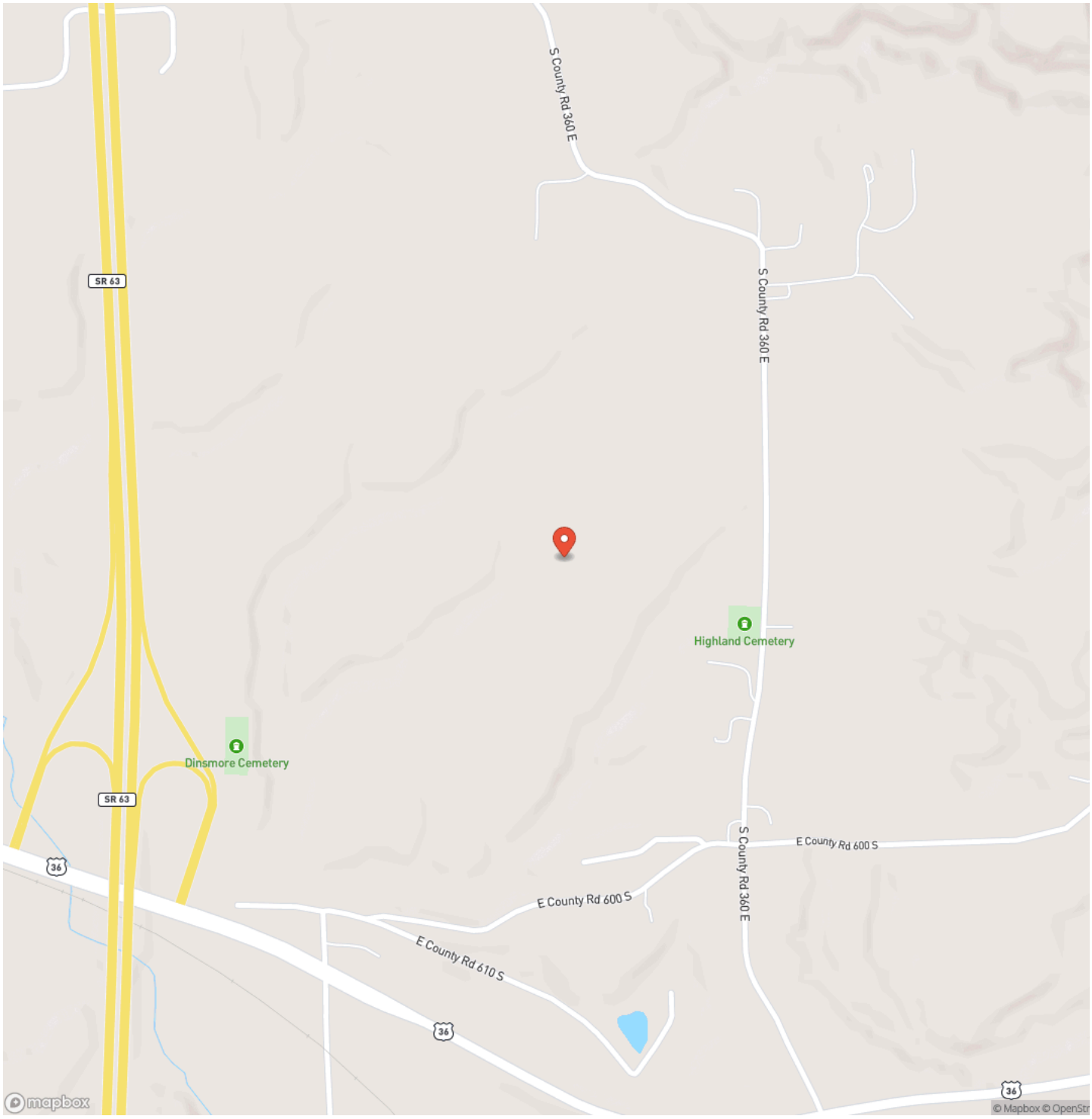
Whether you're looking for a **hunting property, recreational retreat, income-producing farm, or a combination of all three**, Hillsdale 132 offers a hard-to-find mix of productive soils, agricultural income, wooded habitat, established food plots, hunting improvements, utilities, and more than 132 contiguous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

Locator Map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SR 63
S County Rd 360 E
Highland Cemetery
Dinsmore Cemetery
SR 63
36
E County Rd 600 S
S County Rd 360 E
E County Rd 600 S
E County Rd 610 S
36
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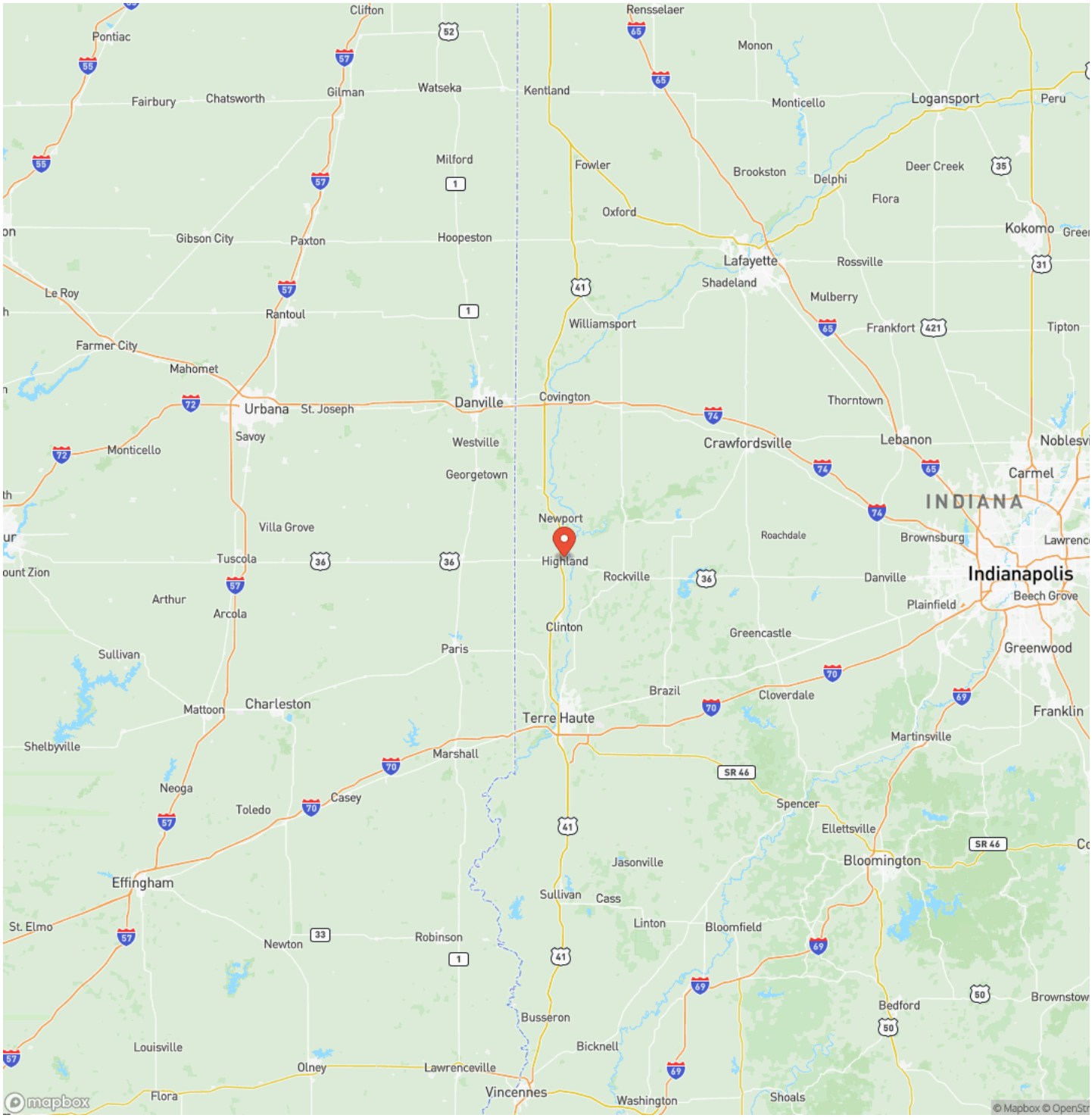
Locator Map


Clifton
Rensselaer
Pontiac
Monon
Fairbury
Chatsworth
Gilman
Watseka
Kentland
Monticello
Logansport
Peru
Milford
Fowler
Brookston
Delphi
Deer Creek
Flora
Oxford
Kokomo
Gibson City
Paxton
Hoopeston
Lafayette
Rossville
Shadeland
Mulberry
Le Roy
Rantoul
Williamsport
Frankfort
Tipton
Farmer City
Mahomet
Urbana
St. Joseph
Danville
Covington
Thorntown
Savoy
Westville
Crawfordsville
Lebanon
Monticello
Georgetown
Carmel
INDIANA
Newport
Villa Grove
Roachdale
Brownsburg
Tuscola
Highland
Rockville
Indianapolis
Arthur
Danville
Plainfield
Beech Grove
Arcola
Clinton
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Sullivan
Paris
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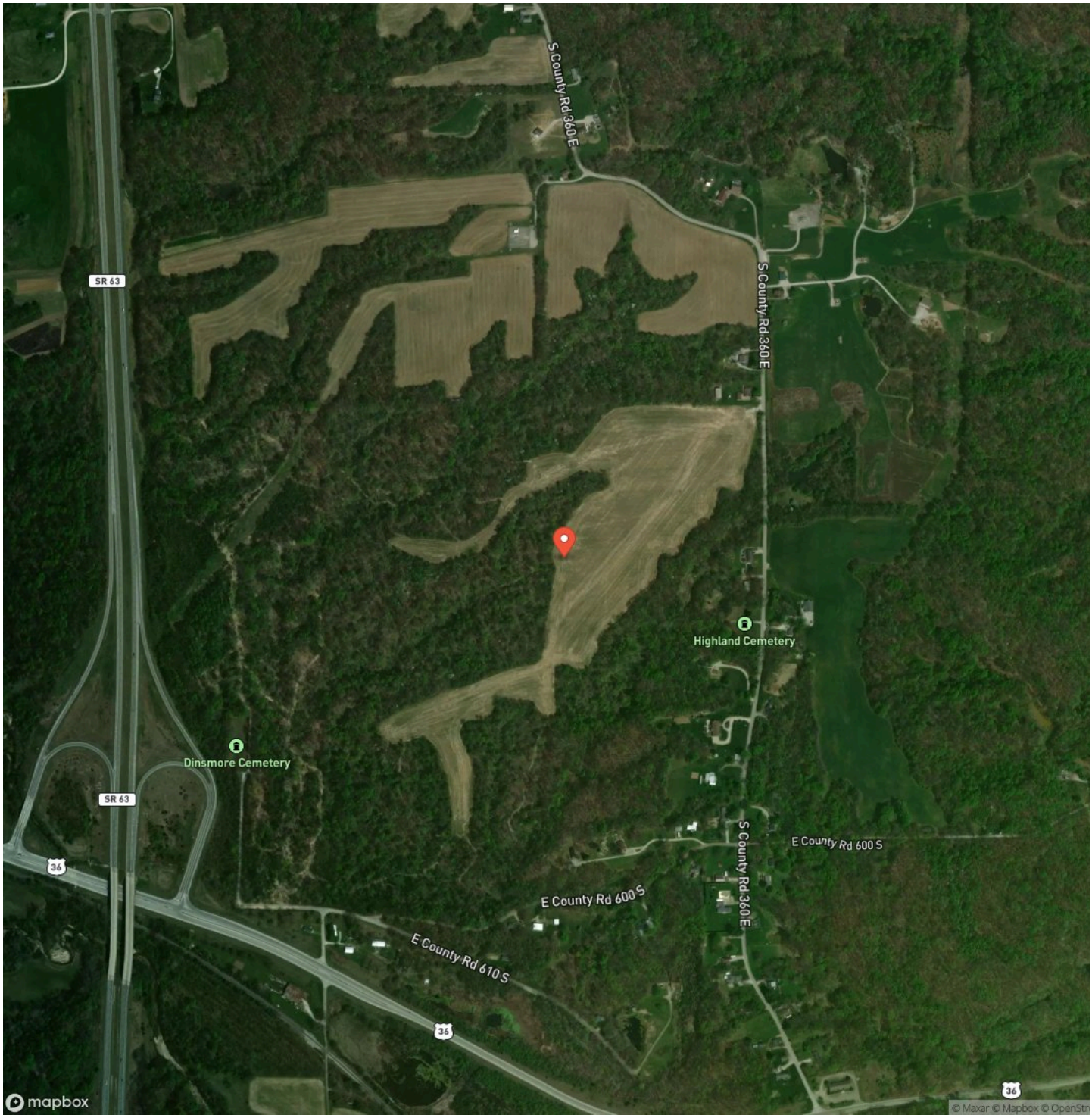
Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

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