

**Little Vermillion River 358**  
**North County Road 225 West**  
**Dana, IN 47847**

**\$2,100,000**  
**358.510 +/- acres**  
**Vermillion County**





**Little Vermillion River 358**  
**Dana, IN / Vermillion County**

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**SUMMARY**

**Address**

North County Road 225 West

**City, State Zip**

Dana, IN 47847

**County**

Vermillion County

**Type**

Farms, Recreational Land, Undeveloped Land,  
Riverfront

**Latitude / Longitude**

39.9347443 / -87.5075281

**Taxes (Annually)**

9592

**Acreage**

358.510

**Price**

\$2,100,000

**Property Website**

<https://indianalandandlifestyle.com/property/little-vermillion-river-358-vermillion-indiana/22307/>



## **PROPERTY DESCRIPTION**

The Little Vermillion River 358 is located in northern Vermillion County, Indiana. This property has 214 acres of tillable production ground. This is a very good area with a strong production history. This parcel's tillable soils are Reesville silt loam and Ragsdale silt loam. These are both Class 2 soils. The current farmer has averaged 185-200 bushels per acre when planted in corn. Field access is good with county road frontage along almost the entire north border. With tillable production acres neighboring the east border, production is consistent across this entire east 134 acres. The remaining 80 acres of tillable ground is made up of a large 45 acre field of bottom ground on the west border and 35 acres of high ground that is made up of more irregular shaped fields surrounded by woods on both the north and south ends on the farm. The Little Vermillion River provides plenty of places for the resident wildlife to drink year round. The wooded acres are steep with a lot of nice trees for plenty of stand locations. The deer sign is everywhere in the form of rubs, scrapes, and trails that have been worn down from years of use. The many ridge tops produce a lot of roosting trees for the resident turkeys. Access to the property is very good with county road frontage on two sides. The north access is by a well-maintained field road and is in close proximity to power. Several nice building sites are available to build that dream home or weekend cabin. Properties of this type in this area don't come to market often, so don't miss out on this farm. For more information or to schedule a property visit, contact Jeff Michalic at 812-230-4503 or email him at [Jeffm@mossyoakproperties.com](mailto:Jeffm@mossyoakproperties.com).

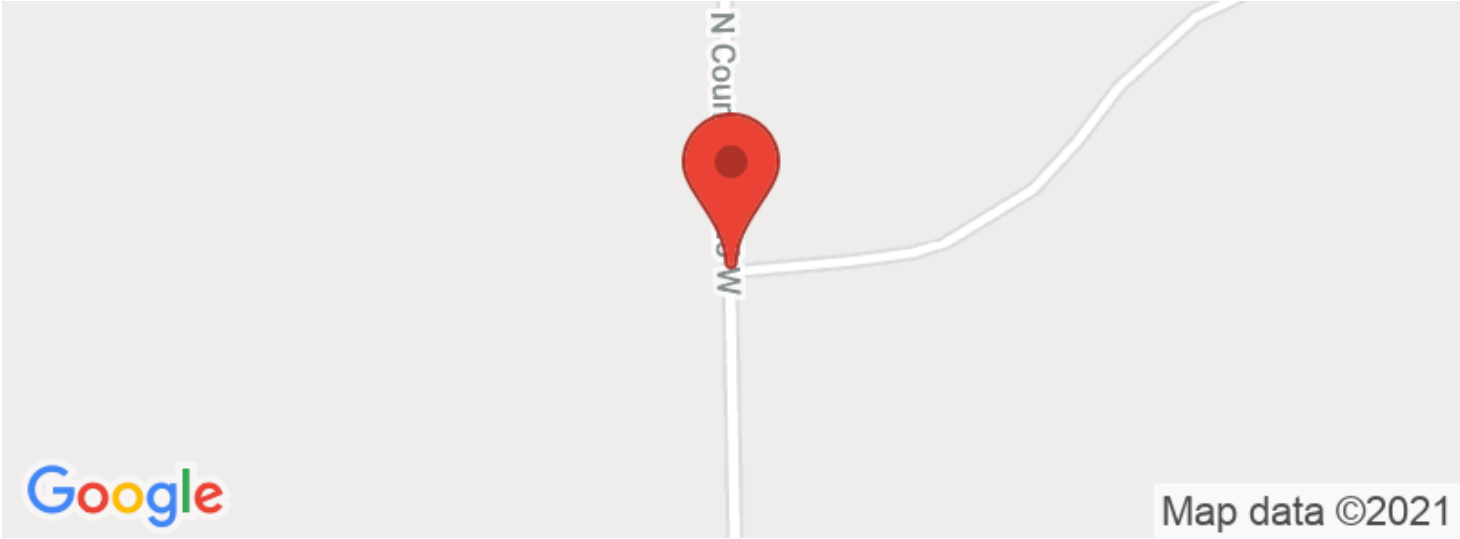


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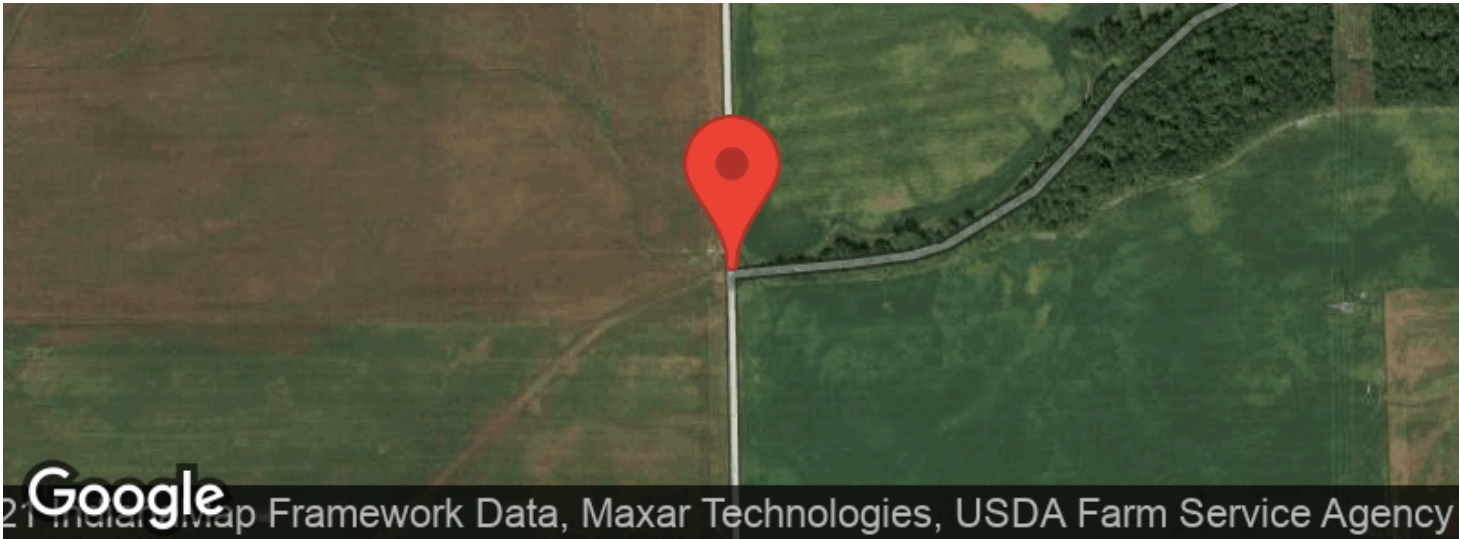


# Locator Maps





# Aerial Maps



Little Vermillion River 358  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jeff Michalic

**Mobile**

(812) 230-4503

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**Email**

jeffm@mossyoakproperties.com

**Address**

921 North US 41

**City / State / Zip**

Rockville, IN 47872

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**NOTES**

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## 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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