

Sugar Creek 68 Tillable
Crews Place
West Terre Haute, IN 47885

\$425,000
67.500± Acres
Vigo County



Sugar Creek 68 Tillable
West Terre Haute, IN / Vigo County

SUMMARY

Address

Crews Place

City, State Zip

West Terre Haute, IN 47885

County

Vigo County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

39.469789 / -87.509506

Acreage

67.500

Price

\$425,000

Property Website

<https://indianalandandlifestyle.com/property/sugar-creek-68-tillable-vigo-indiana/80684/>



PROPERTY DESCRIPTION

Sugar Creek 68 – Vigo County, Indiana

Property Overview:

Sugar Creek 68 is a productive 68-acre parcel located in western Vigo County, just west of West Terre Haute, Indiana. With **56.3 acres of tillable ground** out of **67.5 total deeded acres**, this tract offers both strong agricultural value and recreational potential.

Soil Information:

The primary soil types on the property are **Genesee silt loam** and **Shoals silt loam**, both known for:

- **Slopes:** 0 to 2 percent
- **Drainage:** Frequently flooded, but for brief durations
- **NCCPI Scores:**
 - Genesee: 81
 - Shoals: 86
 - **Average NCCPI:** 84.48
- **WAPI Ratings:**
 - Genesee: 121
 - Shoals: 125
 - **Average WAPI:** 122.21

What Does CPI Mean?

The **Corn Productivity Index (CPI)** is a measure used in Indiana to reflect a soil's potential corn yield relative to an ideal or benchmark soil. While not directly listed in the soil survey data, CPI is often derived from a soil's **NCCPI, WAPI, and local yield data**.

- A **CPI near 120+** (like this property's **WAPI average of 122.21**) indicates **high corn production capability**, typically comparable to **160–200+ bushel per acre yields** under normal management and rainfall.
- In general, this farm would be considered **strong Class II soils** with **productive bottomland potential** that is limited primarily by **floodplain status**.

Access & Easements:

The property is accessed by a **deeded easement**, which is shared with a neighboring landowner and local farmer. Sugar Creek forms the southern boundary and creates a natural division between the **tillable acres** and the **wooded bottomland**.

Additional Notes:

- **Floodplain:** The entire parcel lies within a designated floodplain. While the creek crossing may become impassable in high-water or wet conditions, this area is **known to drain quickly** after heavy rains.
 - **Wooded Area:** The timber along Sugar Creek provides excellent habitat for wildlife and potential recreational use.
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Contact:

To schedule a private showing of Sugar Creek 68, contact **Certified Land Specialist Jeff Michalic:**

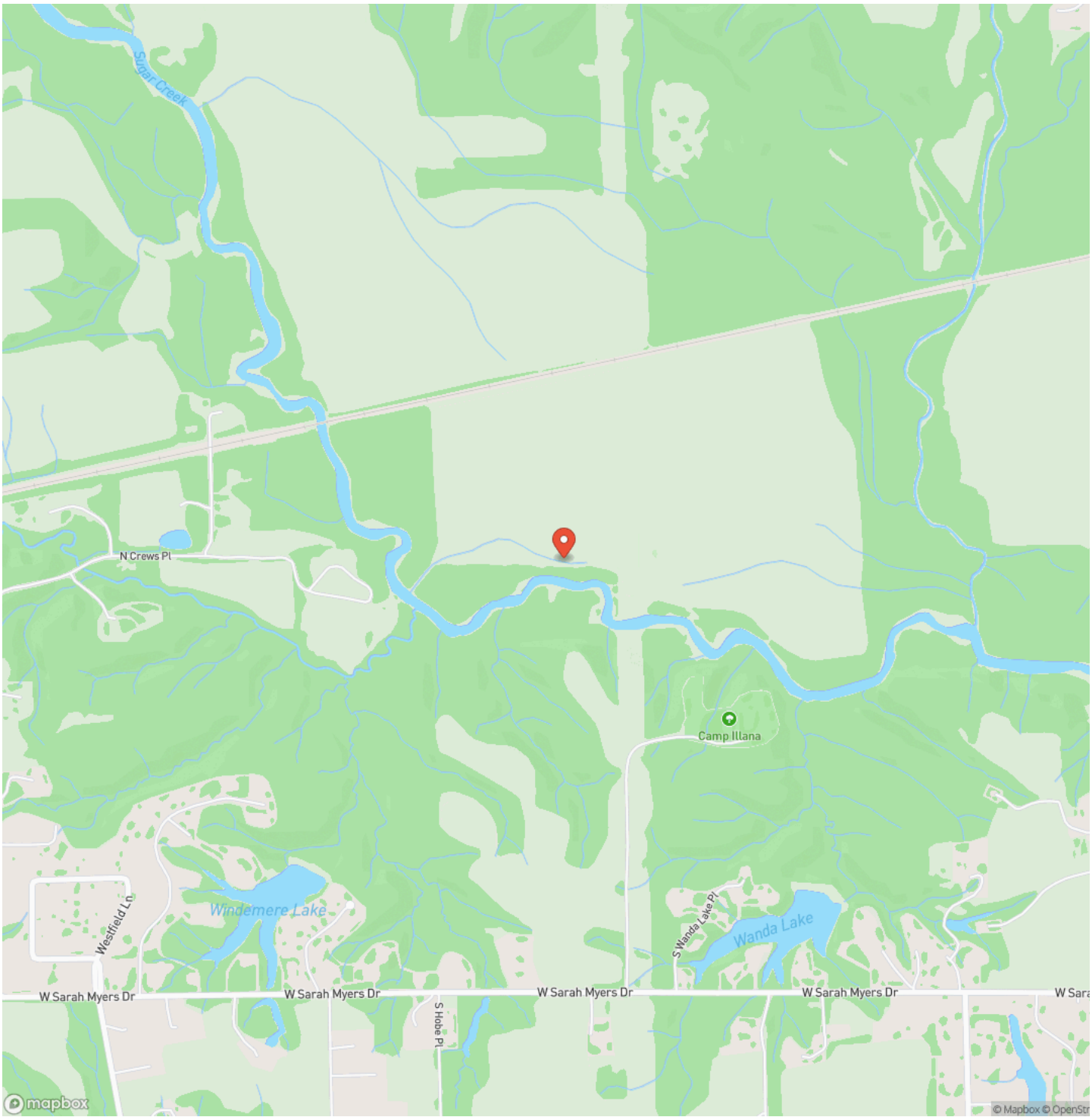
Jeffm@mossyoakproperties.com

[812-230-4503](tel:812-230-4503)

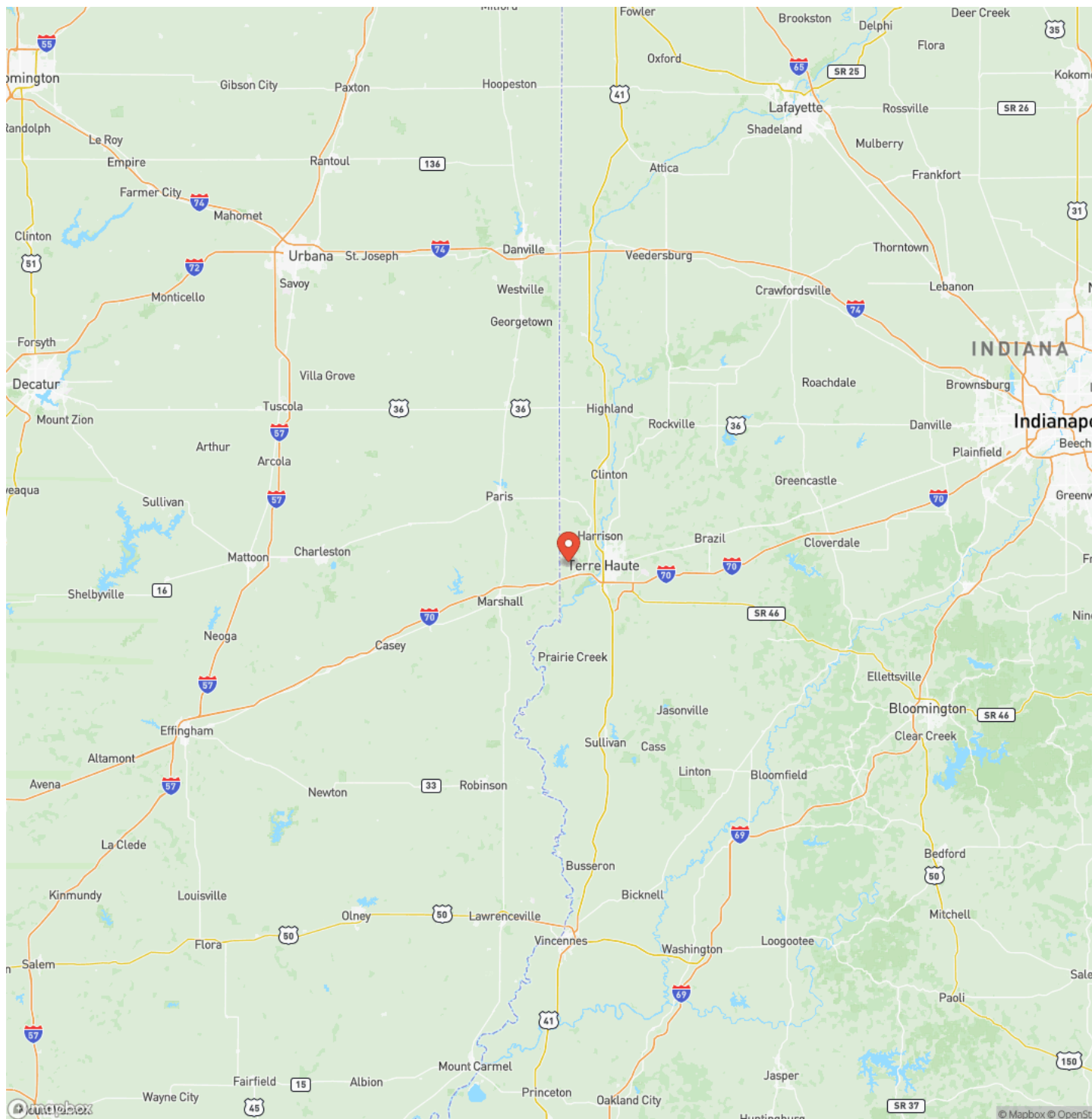
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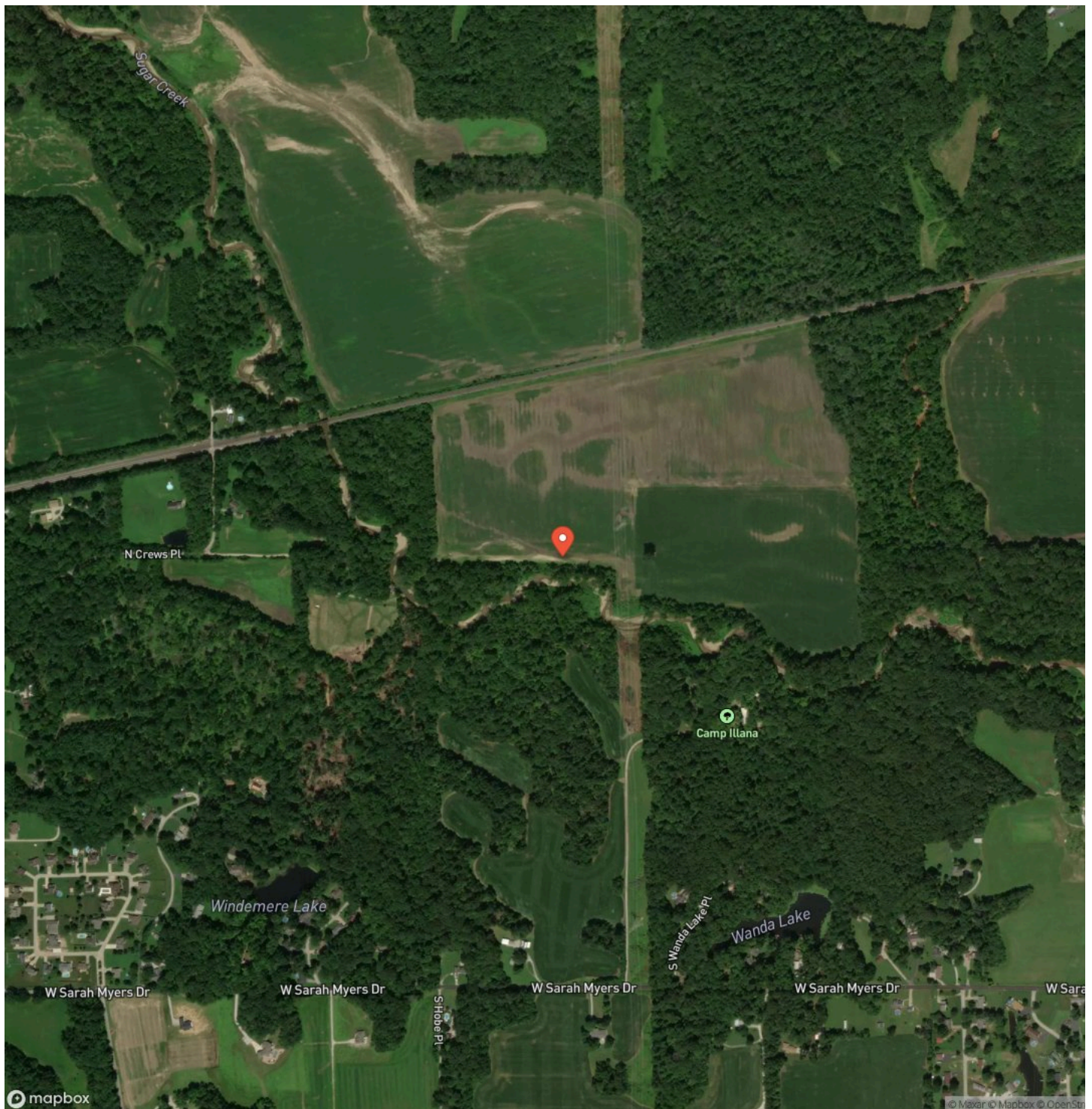
Locator Map



Locator Map



Satellite Map



Sugar Creek 68 Tillable West Terre Haute, IN / Vigo County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Michalic

Mobile

(812) 230-4503

Office

(765) 505-4155

Email

jeffm@mossyoakproperties.com

Address

PO Box 10

City / State / Zip

NOTES

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.

This image shows a single 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.



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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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