

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

**\$445,000**  
67.500± Acres  
Vigo County



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

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**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**

\$445,000

**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](mailto:Jeffm@mossyoakproperties.com)

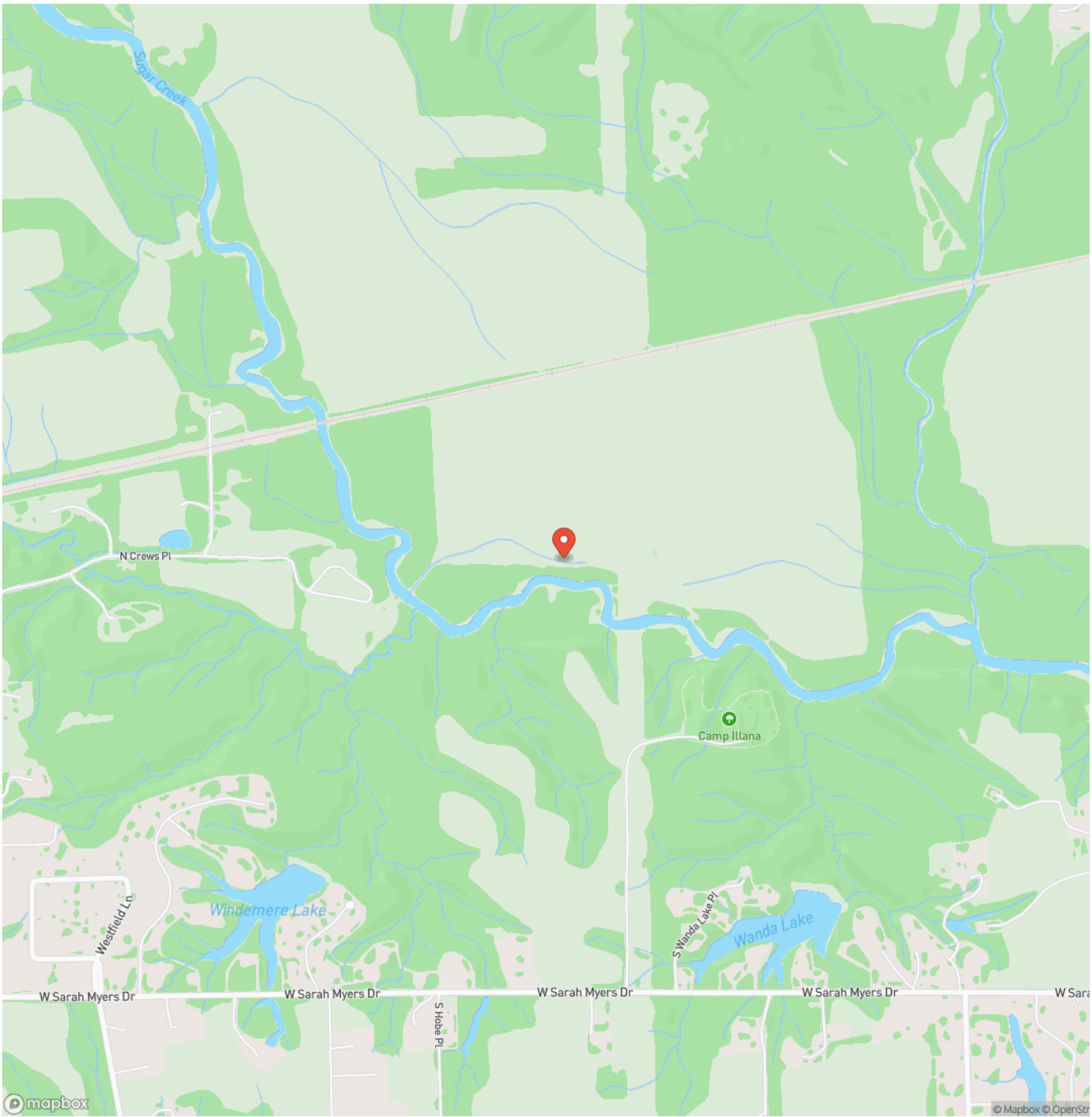
[812-230-4503](tel:812-230-4503)

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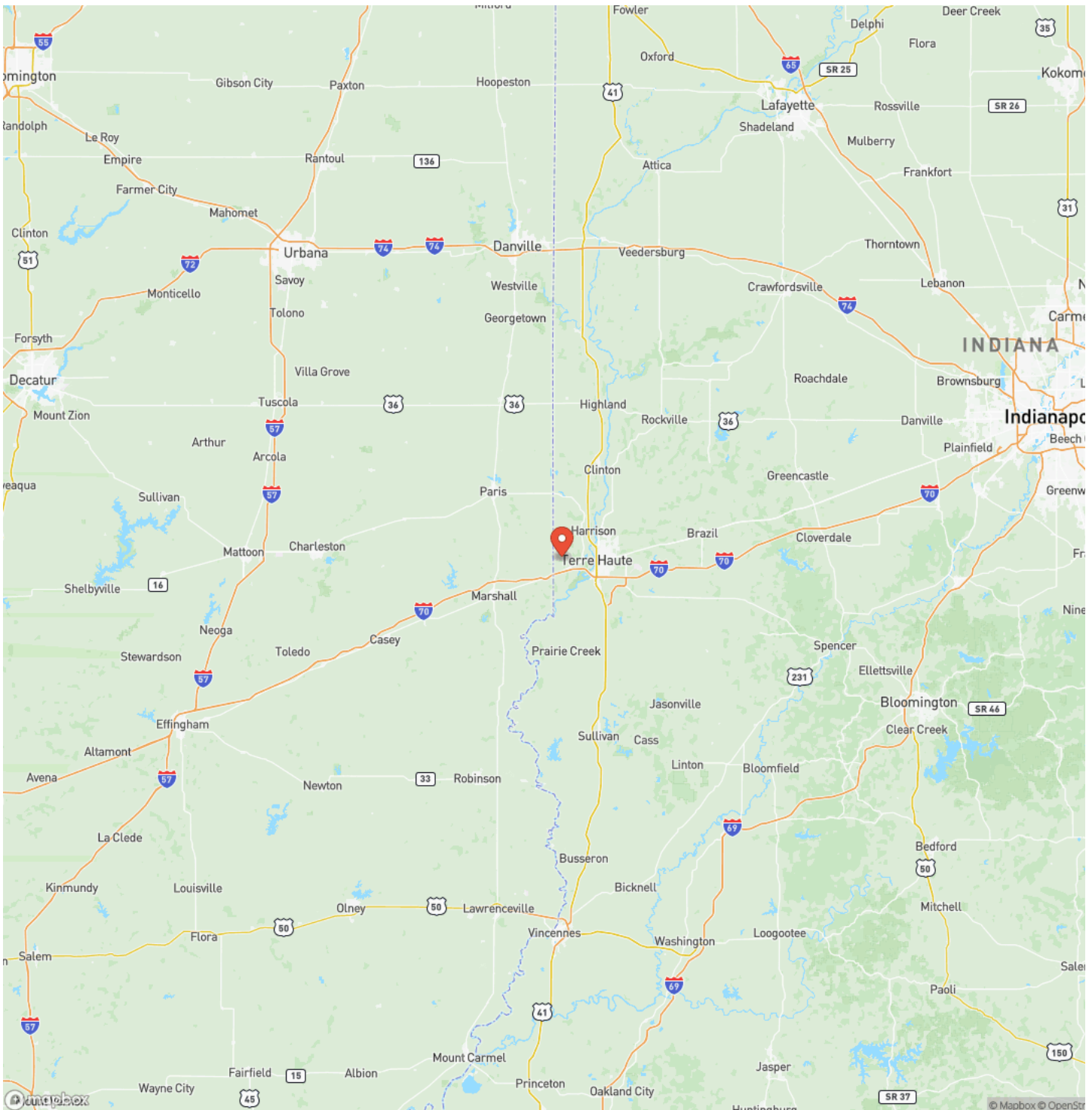




Locator Map

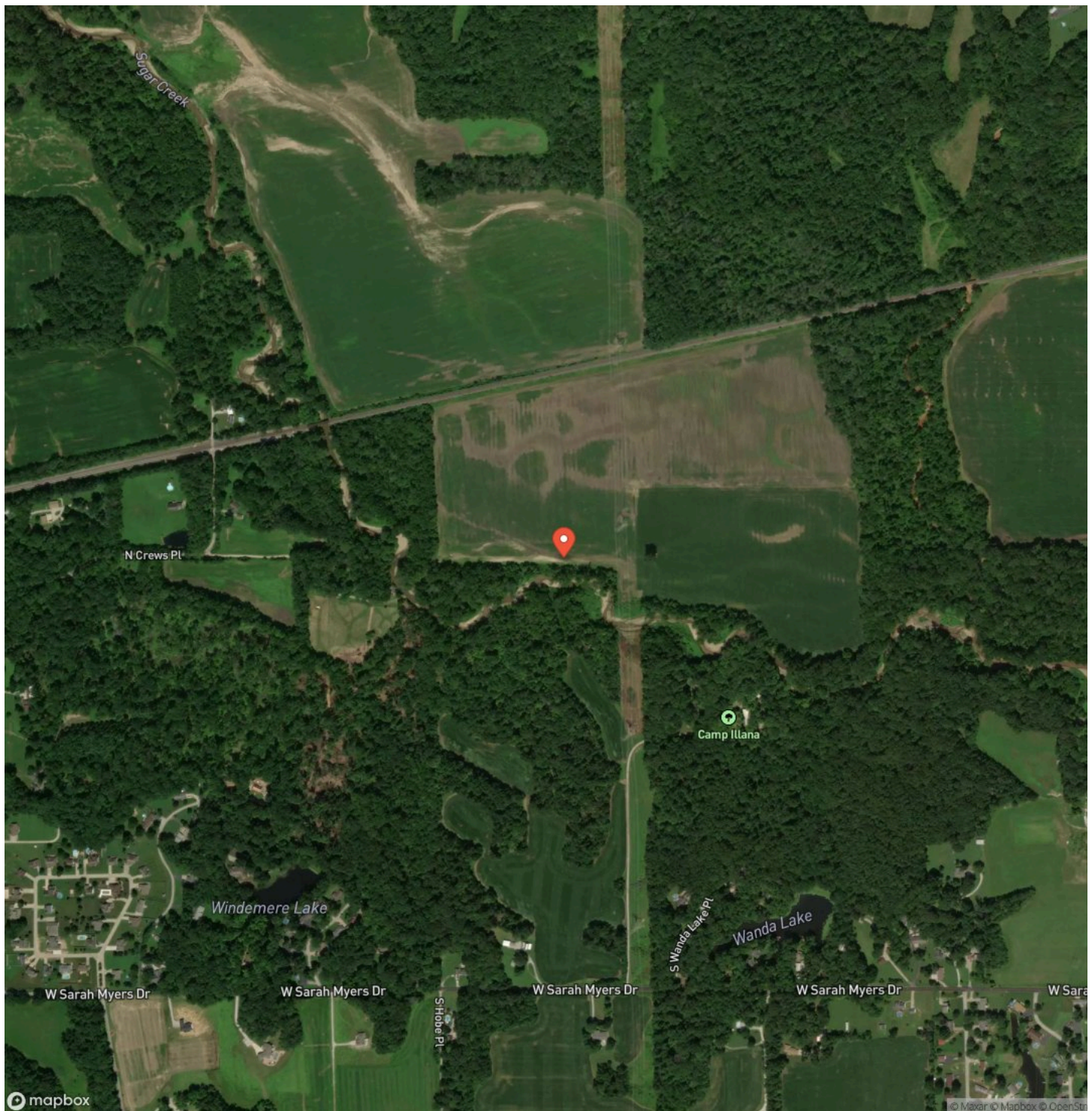


## Locator Map





## 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

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