

Perrysville 25 (Lot #1)
N 100 W
Perrysville, IN 47974

\$212,500
25± Acres
Vermillion County



Perrysville 25 (Lot #1)
Perrysville, IN / Vermillion County

SUMMARY

Address

N 100 W

City, State Zip

Perrysville, IN 47974

County

Vermillion County

Type

Hunting Land, Undeveloped Land, Recreational Land, Lot, Horse Property

Latitude / Longitude

40.000812 / -87.492278

Taxes (Annually)

\$1,187

Acreage

25

Price

\$212,500

Property Website

<https://indianalandandlifestyle.com/property/-perrysville-25-lot-1-/vermillion/indiana/106350/>



Perrysville 25 (Lot #1) Perrysville, IN / Vermillion County

PROPERTY DESCRIPTION

Perrysville 25 +/- Acres Lot #1 **Northern Vermillion County, Indiana** **N County Road 100 W | Eugene - Perrysville Area**

This **25 ± acre** property is located in **northern Vermillion County**, just **north of Eugene** and **southwest of Perrysville**, offering a highly desirable blend of **tillable farmland, mature hardwood timber, and outstanding whitetail habitat**.

The farm includes **approximately 2 acres of tillable ground** positioned along **N County Road 100 W**, providing **excellent access for farming equipment** as well as **multiple potential building sites**. These open acres also create ideal food sources for wildlife and strong long-term investment value. **The tillable ground produced cash-rent income last year**, adding immediate revenue to the property.

Tillable Soil & Crop Production

The productive cropland is made up primarily of **Ockley silt loam** with areas of **Westland silty clay loam**, both proven Vermillion County soils.

Based on USDA-style yield ratings and productivity indices:

- **Corn:** approximately **135-175 bushels per acre**
- **Soybeans:** approximately **47-49 bushels per acre**

These soils carry **strong NCCPI and WAPI productivity ratings**, placing them among the **better-than-average soils in northern Vermillion County**. This makes the tillable acres well suited for **row crop production, cash rent income, or high-quality wildlife food plots**.

23+ Acres of Managed Timber & Whitetail Habitat

The remaining **23 acres** are in **hardwood timber** that has just undergone a **recent selective timber harvest**. This was not a clear-cut - it was a **targeted cut** that left quality mast-producing trees while opening the canopy to allow sunlight to reach the forest floor.

Because the property is currently in **winter conditions**, the vegetation has **not yet responded**, but the increased sunlight and soil disturbance will drive **aggressive spring and summer regeneration**, creating thick browse, bedding cover, and edge habitat that whitetails thrive in.

The timber operation also created an **extensive internal trail and road system**, providing **easy access throughout the property** for hunting, property maintenance, and future habitat improvements.

Outstanding Deer Sign

Even in winter conditions, the property shows **years of consistent deer activity**, including:

- Rubs
- Scrapes
- Well-worn travel corridors
- Bedding and staging areas

Deer are already using the property, feeding on **treetops and remaining browse** from the timber harvest while staging near the tillable acres and neighboring agricultural fields.

Access & Layout

- **Primary frontage on N County Road 100 W** along the tillable ground and potential building sites
- **Secondary access from N County Road 125 W** touching the **southwest corner**
- Wooded acres border **neighboring tillable land to the west**, creating natural deer movement corridors

Deer movement between this property and the neighboring farm will naturally flow through the multiple wooded points and fingers that extend toward this tract, funneling deer in and out of the newly created thick browse, edge cover, and regeneration zones produced by the recent selective timber harvest. These terrain and habitat features create high-percentage travel routes, staging areas, and increased daylight movement, making this property exceptionally well set up for both bow and gun hunters.

A few areas within the wooded acres could be selectively opened up to create **excellent hidden food plot locations**, designed to both feed deer and create **strategic ambush sites** for targeting mature, wary bucks.

Ideal Uses

This property is well suited for:

- **Whitetail hunting and recreation**
- **Farm income and investment**
- **Country home or weekend cabin sites**
- **Long-term land appreciation**

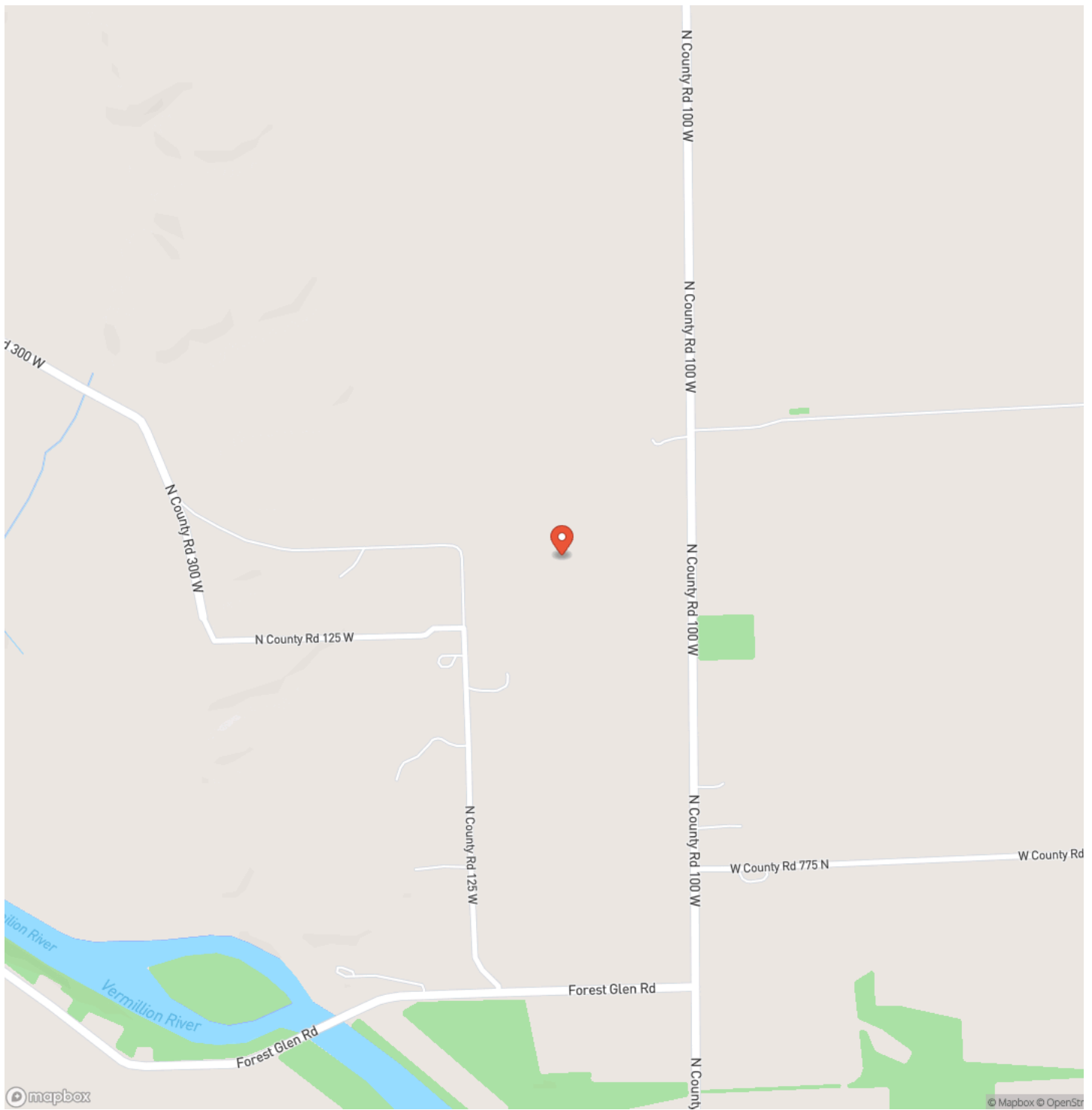
With **row crop income, productive soils, managed timber, and elite whitetail habitat**, **Perrysville 25** offers a **rare opportunity to own a versatile, income-producing recreational property** in one of **Vermillion County's most desirable rural areas**.

To schedule a property visit, contact Certified Land Specialist Jeff Michalic at JeffM@mossyoakproperties.com or call him at [812-230-4503](tel:812-230-4503).

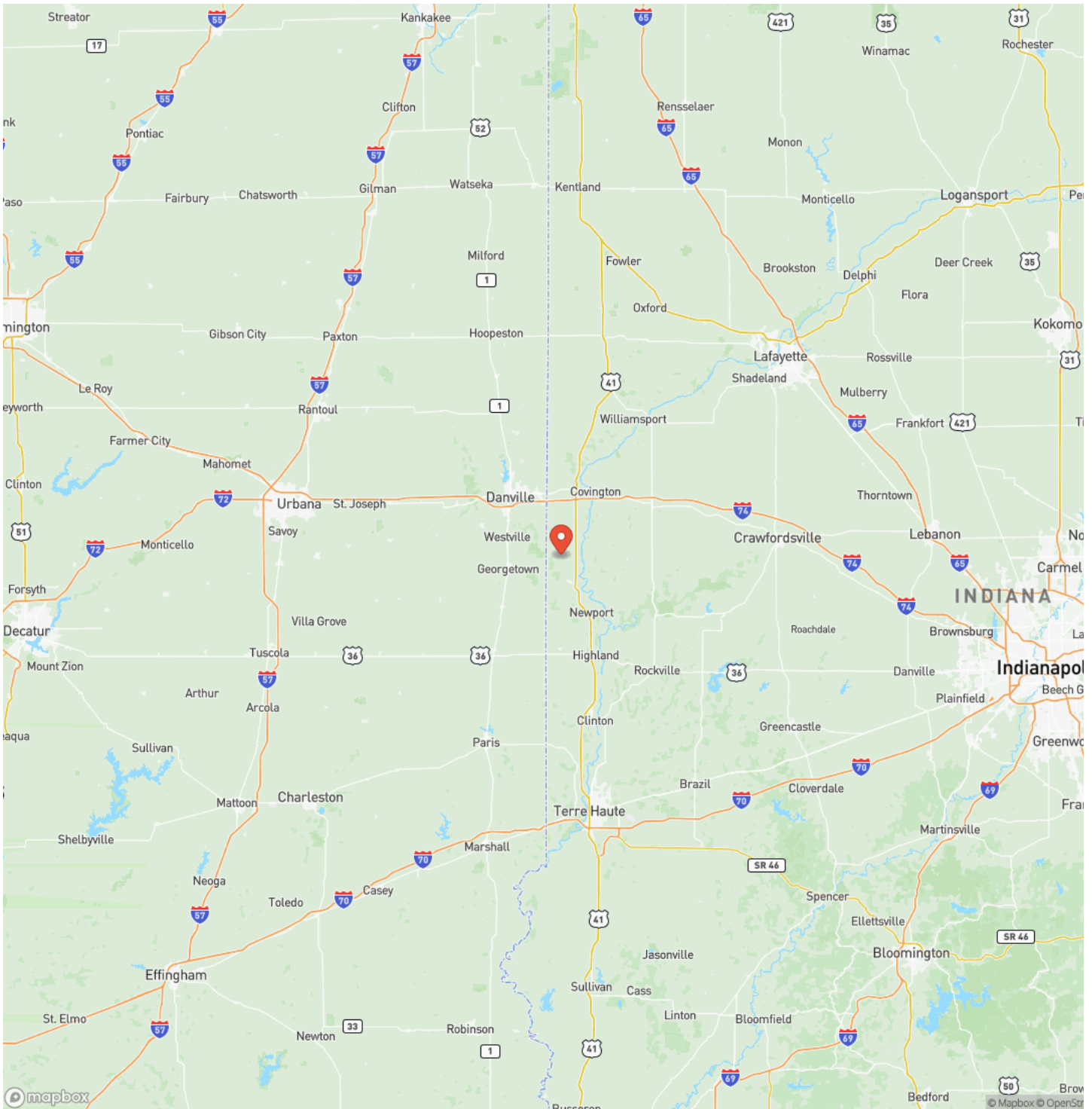
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Locator Map



Locator Map



Satellite Map



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