

Perrysville 25 (Lot #3)
N 100 W
Perrysville, IN 47974

\$212,500
25± Acres
Vermillion County



Perrysville 25 (Lot #3)
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

40.007176 / -87.490407

Taxes (Annually)

\$1,187

Acreage

25

Price

\$212,500

Property Website

<https://indianalandandlifestyle.com/property/perrysville-25-lot-3-/vermillion/indiana/106356/>



Perrysville 25 (Lot #3) Perrysville, IN / Vermillion County

PROPERTY DESCRIPTION

Perrysville 25 Acres Lot #3 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 11 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**.

14 Acres of Managed Timber & Whitetail Habitat

The remaining 14 **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
- 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**

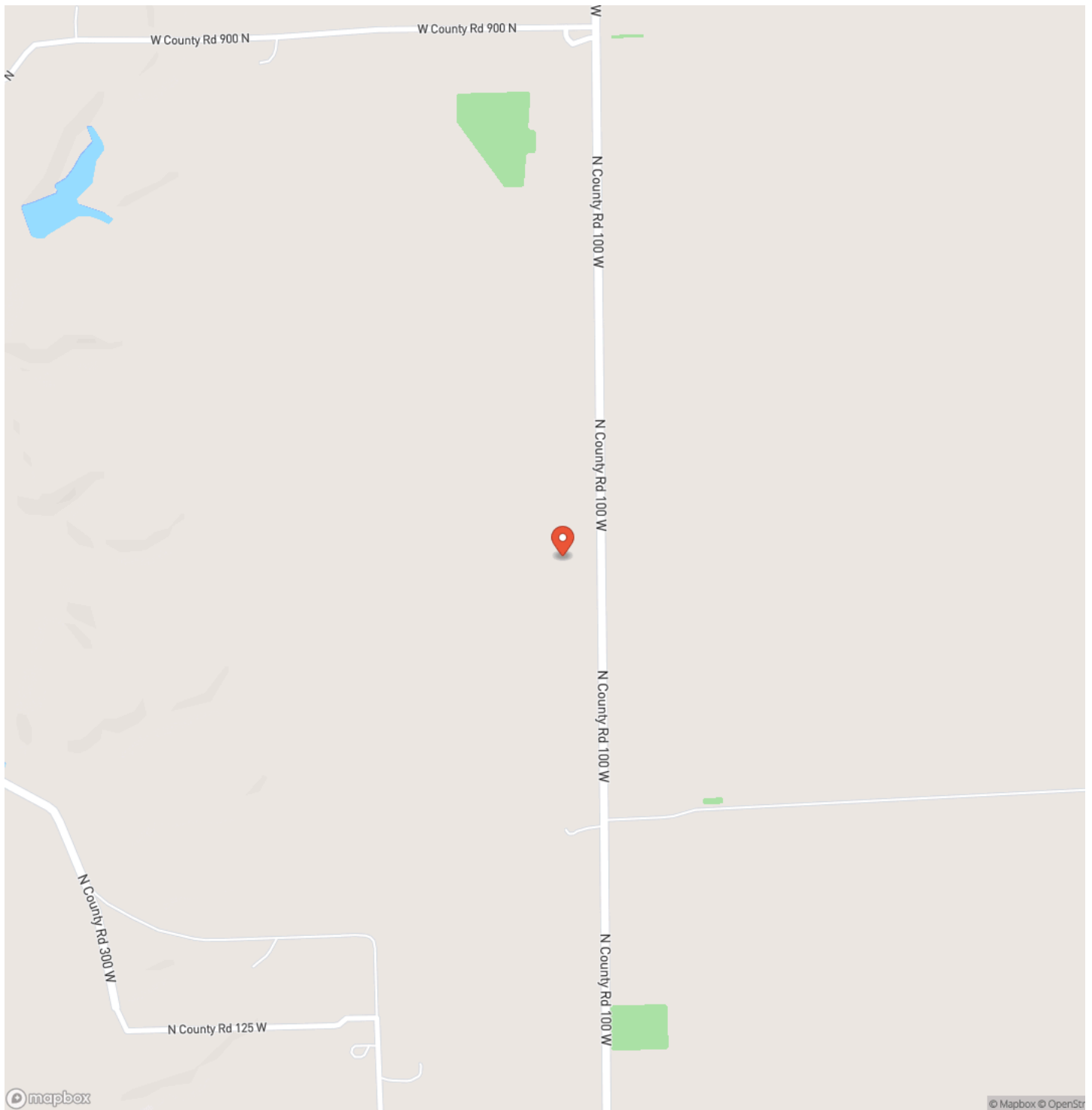
With **row crop income, productive soils, managed timber, and elite whitetail habitat**, **Perrysville 25** offers a **rare opportunity to own a versatile, income-producing recreational property** in one of **Vermillion County's most desirable rural areas**.

To schedule a property visit, contact Certified Land Specialist Jeff Michalic at JeffM@mossyoakproperties.com or call him at **812-230-4503**.

Perrysville 25 (Lot #3)
Perrysville, IN / Vermillion County



Locator Map



Satellite Map



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.

Mossy Oak Properties Indiana Land and Lifestyle

PO Box 10

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>

