

Hillsdale 36
South State Road 63
Hillsdale, IN 47854

\$255,000
36.77± Acres
Vermillion County



Hillsdale 36
Hillsdale, IN / Vermillion County

SUMMARY

Address

South State Road 63 South 360 East

City, State Zip

Hillsdale, IN 47854

County

Vermillion County

Type

Hunting Land, Lot, Timberland, Undeveloped Land, Farms

Latitude / Longitude

39.803238 / -87.399957

Taxes (Annually)

\$246

Acreage

36.77

Price

\$255,000

Property Website

<https://indianalandandlifestyle.com/property/hillsdale-36-vermillion-indiana/104996/>



PROPERTY DESCRIPTION

Hillsdale 36 - Recreational & Tillable Land Opportunity

Hillsdale, Indiana | Vermillion County

Presented by [Mossy Oak Properties Indiana Land & Lifestyle](https://indianalandandlifestyle.com/)

Located near the small community of Hillsdale in western Indiana, Hillsdale 36 offers an excellent mix of recreational ground, tillable acreage, and future building potential. This versatile property features approximately 36.77 total acres, including 19.65 acres of wooded ground and 17.12 acres of productive tillable acreage. Whether you are looking for a hunting property, weekend getaway, future homesite, or investment tract, this property offers multiple opportunities.

The wooded acreage provides excellent habitat for wildlife with abundant deer sign found throughout the property during the initial inspection. Several turkeys were also observed while touring the property, showing strong recreational and hunting potential. The layout of the timber and agricultural acreage creates natural travel corridors and feeding areas that attract wildlife year-round. The property also features some nice mature timber, adding both visual appeal and potential long-term value to the property.

A nice creek crisscrosses along the south boundary of the property, providing an additional water source for wildlife while also adding to the natural beauty and recreational appeal of the farm. Combined with the timber, tillable acreage, pond, and rolling terrain, the creek helps create a very attractive setting for outdoor enthusiasts and hunters alike.

A small pond is located near the south-central portion of the property. With some cleanup and improvements, this pond could become a very attractive feature for both wildlife and recreation. The combination of water, cover, and food sources creates an excellent setup for outdoor enthusiasts.

The tillable acreage offers additional value through possible farm income, food plot opportunities, or future development possibilities. Utilities are nearby with power located on the adjoining property and city water available along County Road South 360 East.

Location & Drive Times

- Approximately 25 minutes north of Terre Haute
- Approximately 1 hour and 30 minutes west of Indianapolis
- Approximately 3 hours south of Chicago

Property Features

- Approximately 36.77 total acres
- 19.65 acres of wooded recreational ground
- 17.12 acres of tillable acreage
- Nice mature timber throughout portions of the property
- Excellent deer and turkey habitat
- Abundant deer sign observed during initial visit
- Nice creek running along the south boundary
- Small pond located near the south-central portion of the property
- Pond offers improvement potential
- Power available on adjoining property
- City water available on County Road South 360 East
- Great mix of recreation and income-producing land
- Possible future building site potential
- Located in Vermillion County, Indiana
- Near Hillsdale

Recreational Appeal

This property offers the type of habitat buyers look for in western Indiana recreational ground. The combination of timber, tillable acreage, water, and wildlife activity creates an attractive setup for hunting and outdoor recreation. The wooded acreage provides natural cover and travel corridors, while the tillable acreage offers consistent food sources for wildlife.

Utilities & Access

- Power available nearby
- City water available at County Road South 360 East
- Road frontage and access opportunities
- Potential future homesite or cabin location

Contact Information

Jeff "The Ground Guy" Michalic

Certified Land Specialist

Owner / Managing Broker

[Mossy Oak Properties Indiana Land & Lifestyle](http://MossyOakPropertiesIndianaLand&Lifestyle.com)

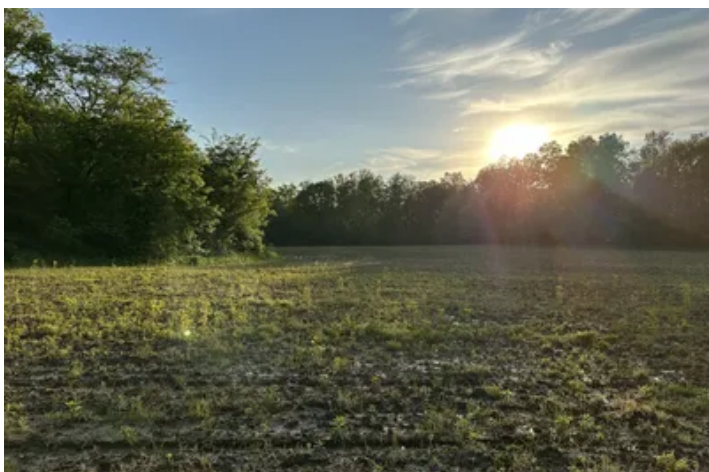
Licensed in Indiana and Illinois

Indiana License: RB14108919

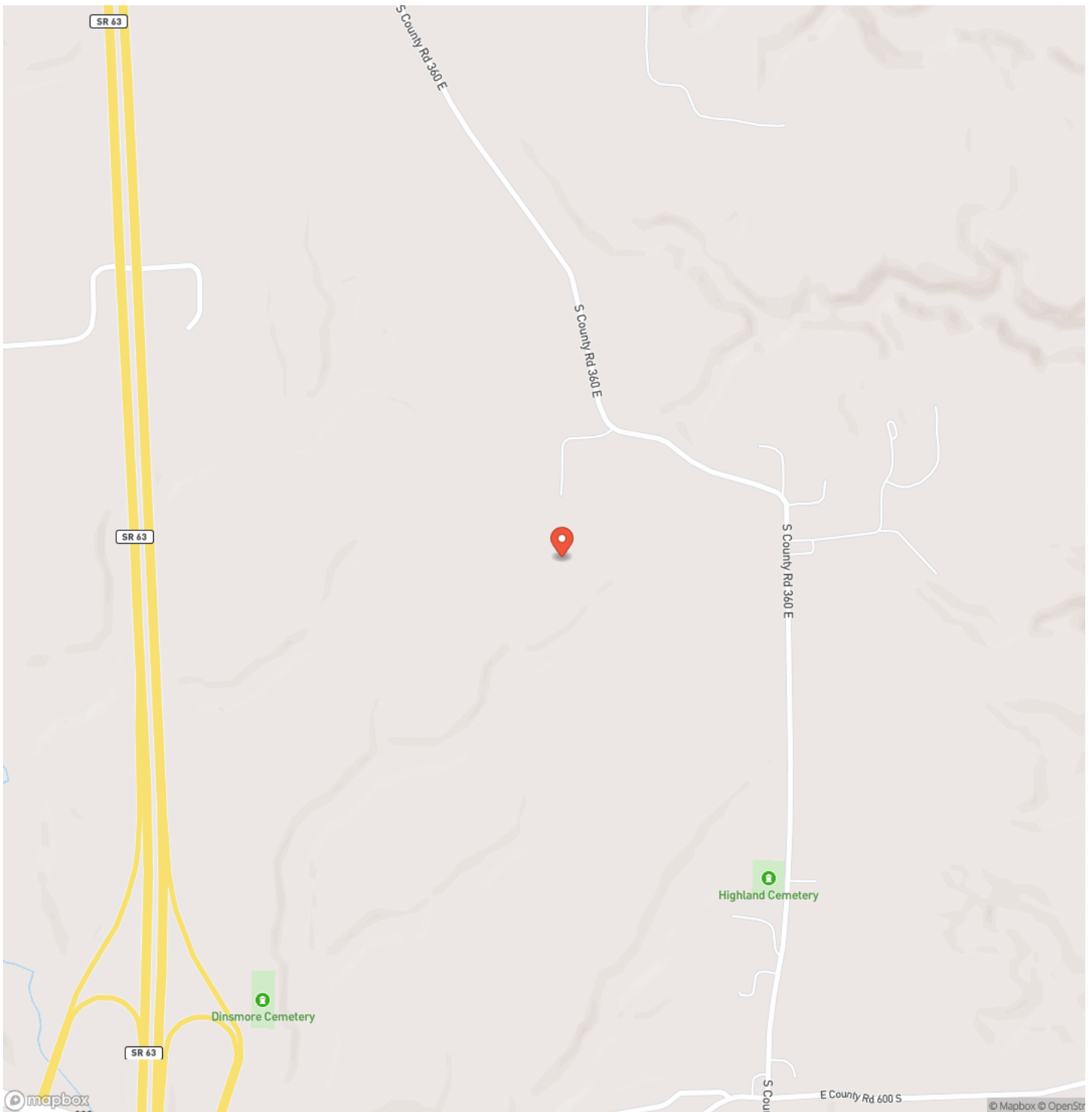
Illinois License: 471.021104

Phone: [\(812\) 230-4503](tel:8122304503)

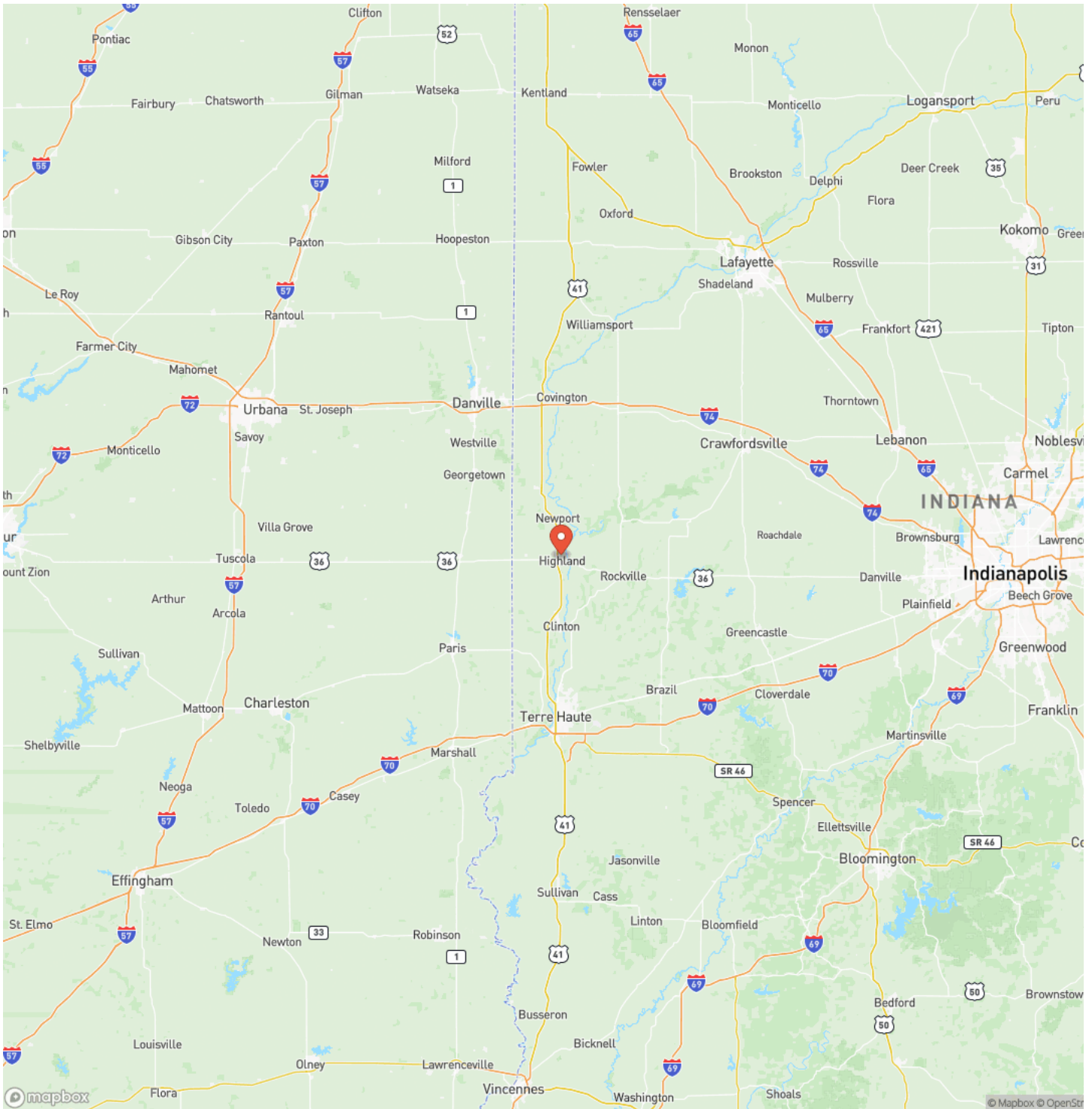
Email: jeffm@mossyoakproperties.com



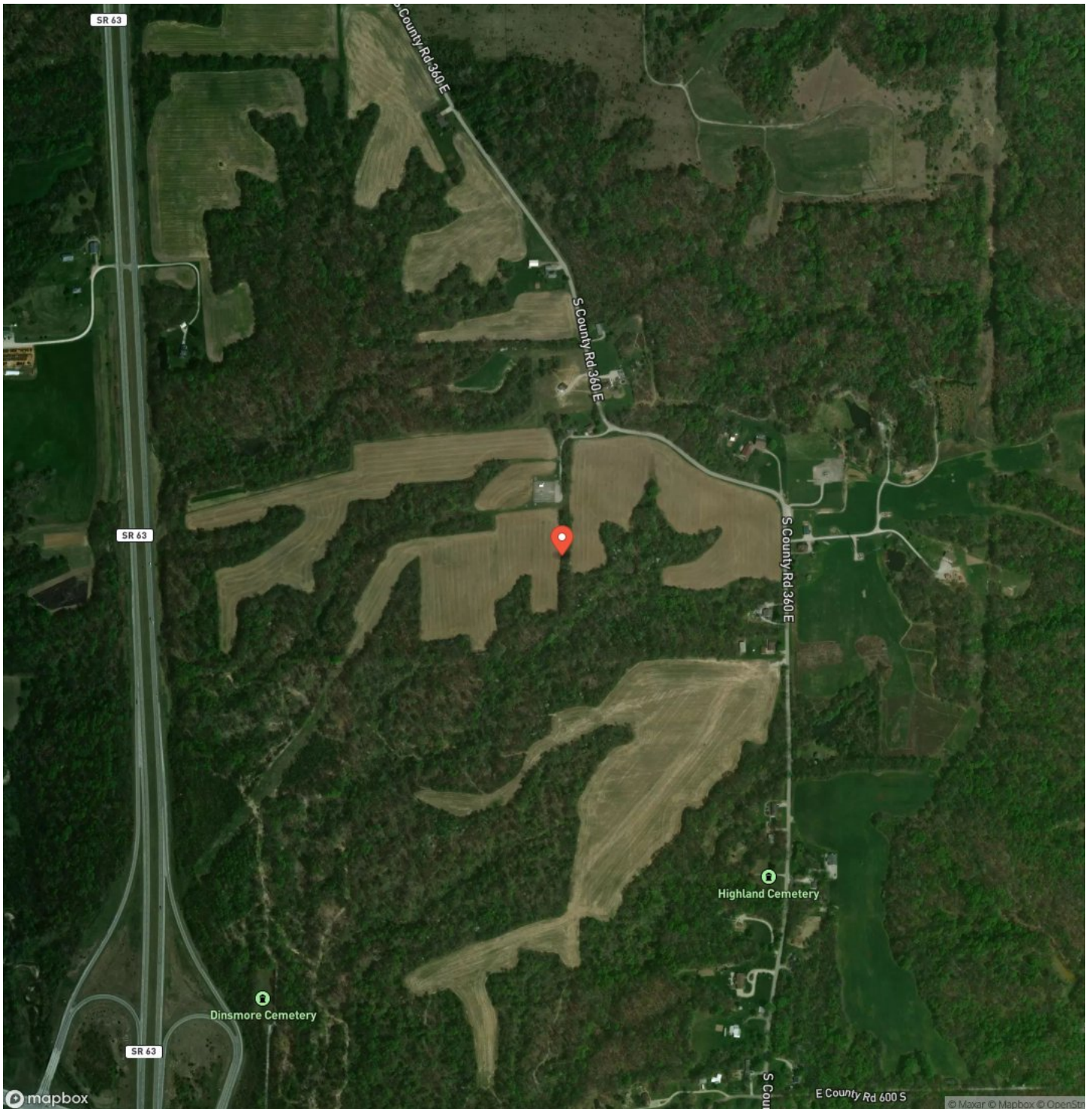
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Clinton, IN 47842

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.



<https://indianalandandlifestyle.com/>

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