

Universal Tillable
Clinton, IN 47842

\$511,500
93± Acres
Vermillion County



Universal Tillable
Clinton, IN / Vermillion County

SUMMARY

City, State Zip

Clinton, IN 47842

County

Vermillion County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

39.656982 / -87.398074

Acreage

93

Price

\$511,500

Property Website

<https://indianalandandlifestyle.com/property/universal-tillable-vermillion-indiana/66867/>



PROPERTY DESCRIPTION

For Sale: 93 Acres of Prime Tillable and Recreational Land

Property Overview:

Welcome to *The Universal Tillable*, a remarkable 93-acre farm situated just west of Universal, Indiana, and west of Clinton, Indiana. This versatile land offers 68 tillable acres perfect for agriculture, along with 25 acres of open ground and waterways, ideal for recreational use.

Property Highlights:

- **Total Acres:** 93 acres
- **Tillable Acres:** 68 acres (under contract for 2025)
- **Recreational/Open Ground:** 25 acres (including waterways)
- **Location:** Former Peabody Universal Mine area

Soil Overview:

The soil on *The Universal Tillable* property is classified as **Orthents, loamy, with 0 to 8 percent slopes**, a **Class 3e** rating. Below is a detailed look at these characteristics:

- **Soil Type - Orthents, Loamy (0 to 8 percent slopes):** Orthents are commonly found on slopes or disturbed surfaces, offering moderate productivity. The loamy texture balances water retention and drainage, making it suitable for agriculture, particularly with careful management.
- **Class 3e:** This soil class indicates moderate suitability for crops, with an emphasis on managing erosion risk due to the slope. However, with standard soil conservation practices, it is highly productive land.
- **NCCPI Score - 61:** With a **National Commodity Crop Productivity Index (NCCPI)** rating of 61, this soil has moderate to good productivity potential, making it suitable for various crops like corn, soybeans, and wheat.
- **WAPI Score - 115:** A **Weighted Average Productivity Index (WAPI)** score of 115 indicates above-average productivity potential, particularly relevant to Indiana agriculture.

Wildlife Haven:

This property is a sanctuary for a variety of wildlife, including whitetail deer, turkey, wild quail, and pheasant. In late fall, the open ground becomes a stopover for thousands of migrating ducks and geese, making it a prime spot for hunting and nature enthusiasts.

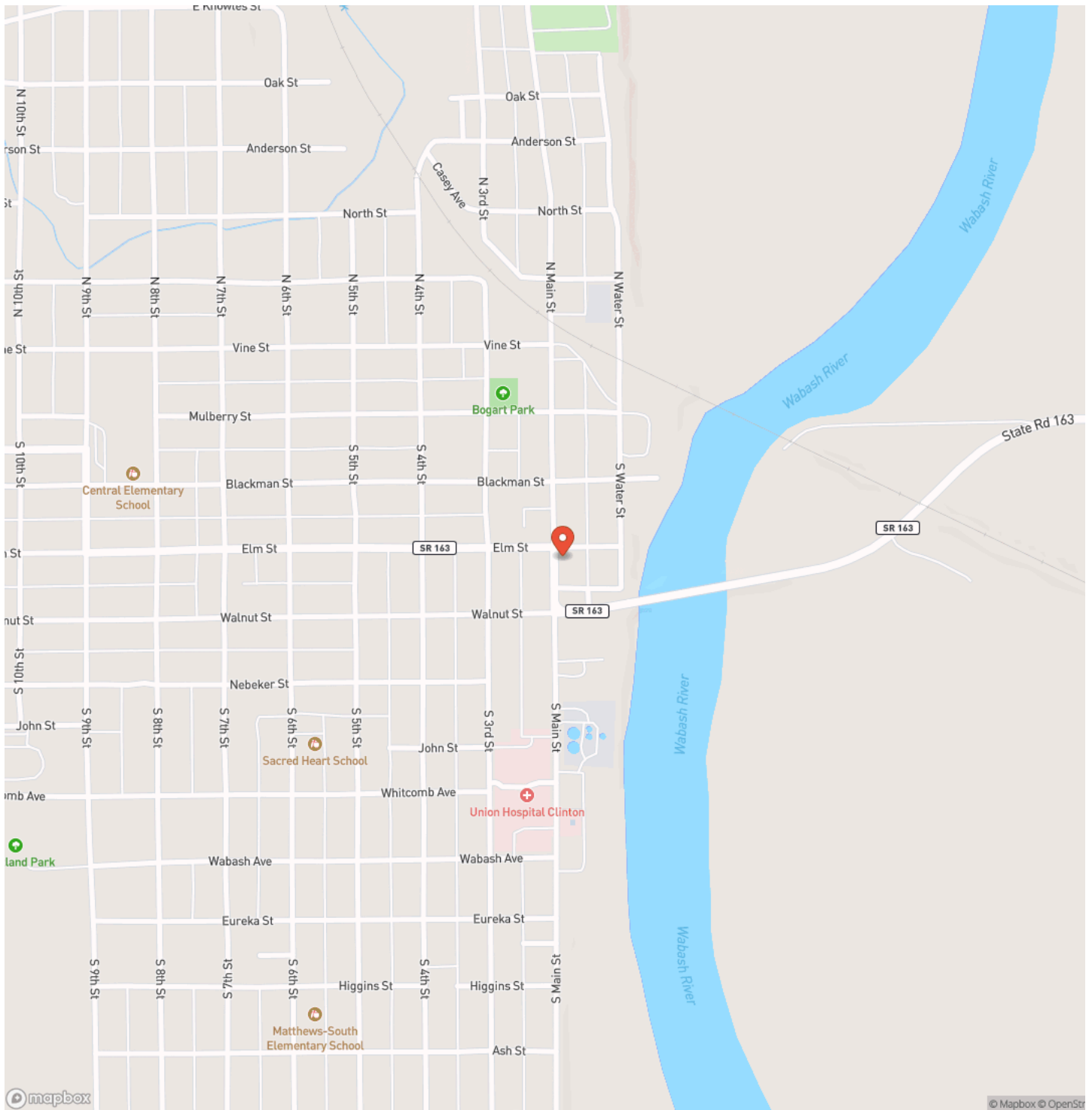
Location Details:

Located with convenient access to Universal and Clinton, Indiana, this property blends agricultural productivity with abundant natural beauty. Whether you're an investor, farmer, or outdoor enthusiast, *The Universal Tillable* offers both opportunity and charm.

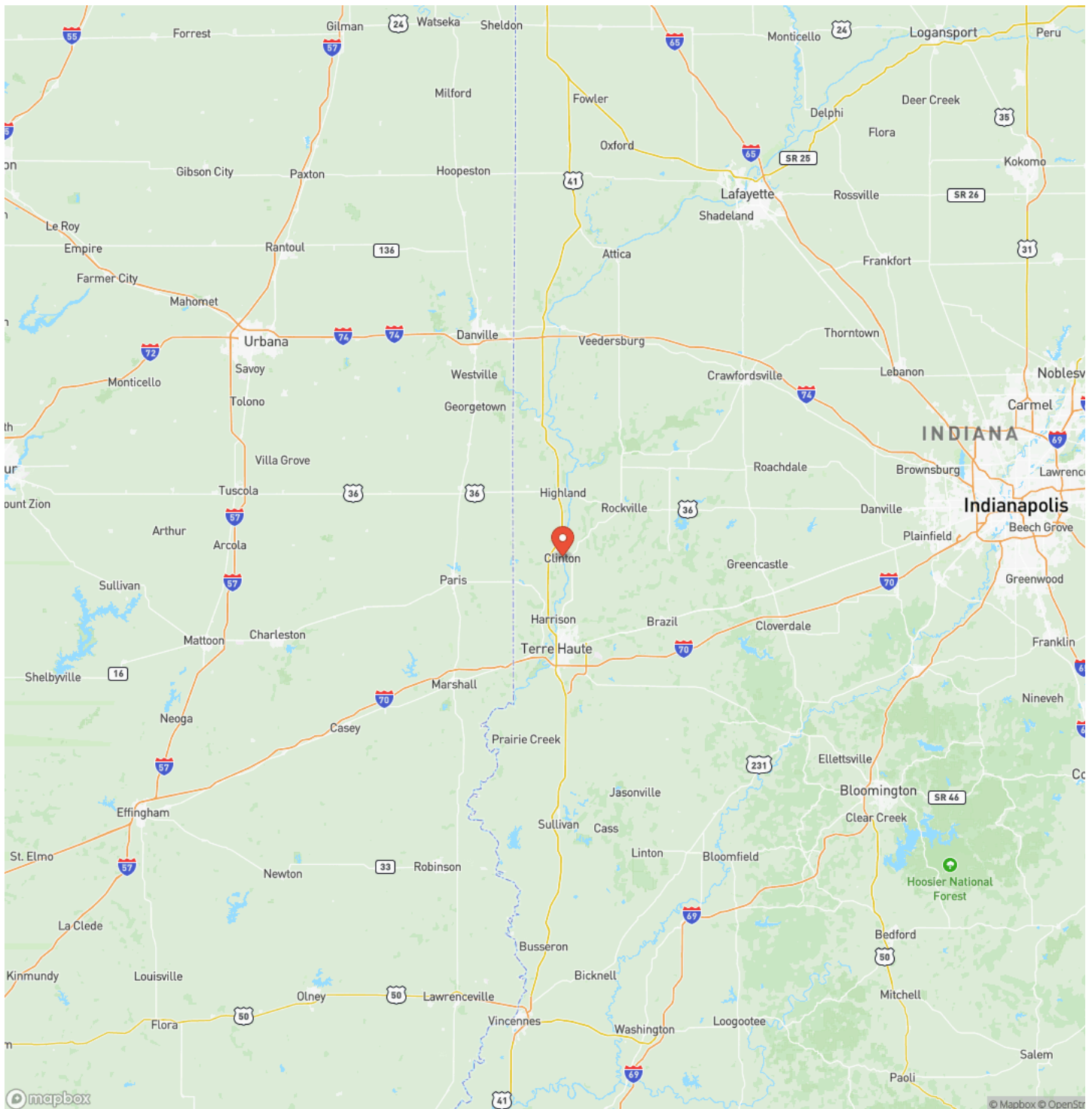
Don't miss your chance to own this exceptional piece of land! To schedule a property visit or receive additional information, contact certified land specialist Jeff Michalic at the email address above or call him at [812-230-4503](tel:812-230-4503).



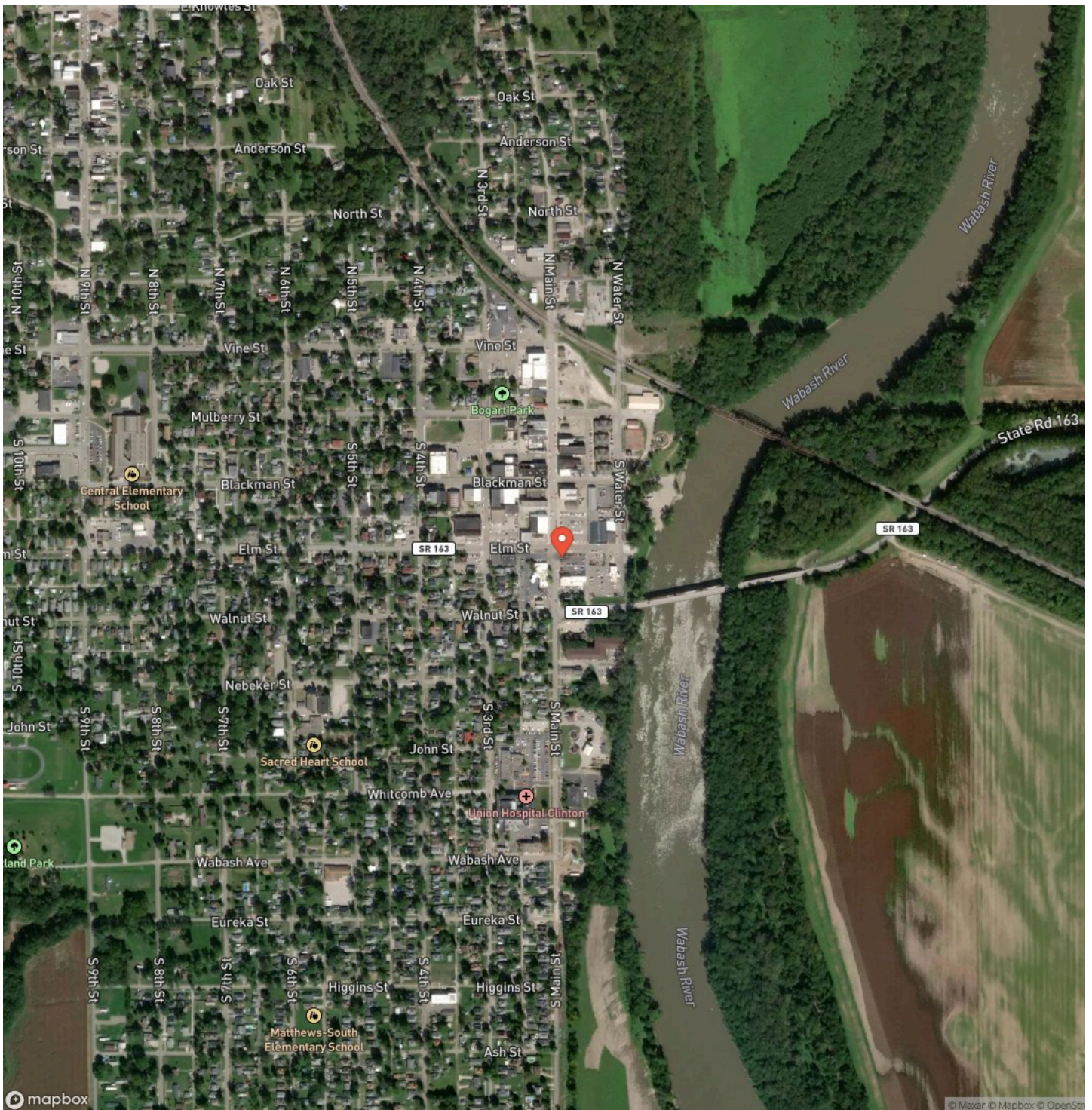
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Michalic

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(812) 230-4503

Office

(765) 505-4155

Email

jeffm@mossyoakproperties.com

Address

PO Box 10

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 run across the width of the page. There are no margins, text, or other markings on the paper.

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<https://indianalandandlifestyle.com/>

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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.

Mossy Oak Properties Indiana Land and Lifestyle

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