

Trinity Tillable  
Trinity Avenue  
West Terre Haute, IN 47885

**\$1,414,800**  
196,500± Acres  
Vigo County



**Trinity Tillable**  
**West Terre Haute, IN / Vigo County**

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**SUMMARY**

**Address**

Trinity Avenue

**City, State Zip**

West Terre Haute, IN 47885

**County**

Vigo County

**Type**

Farms, Lakefront, Undeveloped Land, Ranches

**Latitude / Longitude**

39.602092 / -87.457829

**Taxes (Annually)**

4941

**Acreage**

196.500

**Price**

\$1,414,800

**Property Website**

<https://indianalandandlifestyle.com/property/trinity-tillable-vigo-indiana/82914/>



## PROPERTY DESCRIPTION

### Trinity Tillable – 196.47± Acre Irrigated Investment Farm on Reclaimed Ground – Western Indiana

**Location:** Western Indiana

**Total Acreage:** 196.47± Acres

- **Tillable (FSA):** 149.20± Acres
  - **Irrigated Acres:** 120.50± Acres
  - **Water (Pond/Lake):** 22.97± Acres
  - **Edge/Slope/Pasture:** 18.54± Acres
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## Property Overview

**Trinity Farms** is a unique 196.47± acre irrigated property located in Western Indiana on **reclaimed coal ground**. This farm blends strong agricultural productivity with recreational and **residential development potential**. Featuring **two center pivots fed by a shared electric pump** and a large surface water reservoir, the property delivers reliable irrigation across more than 120 acres of high-yield cropland.

- **Irrigation:** 2 electric pivots on shared surface-water system
  - **Water Source:** 22.97± acre pond/lake
  - **Tillage:** Conventional
  - **Soil Origin:** Reclaimed coal mining ground
  - **Utilities:** Electricity nearby; potential for rural water
  - **Access:** Multiple points, suitable for subdividing or homesites
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## 2021–2024 Average Yields

Property	Avg Corn (bu/ac)	Avg Soybeans (bu/ac)
Trinity North	182.00	56.00
Trinity South	204.67	54.00

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## Highlights

- Over 120 acres under irrigation via dual pivots and a shared surface-water system

- Large water feature adds potential for recreation and wildlife use
  - Reclaimed coal ground with solid yield history and lower acquisition cost per acre
  - Several high-elevation areas suitable for homesites
  - **Possible residential or mixed-use development potential** with nearby utilities and road frontage
  - **Exceptional waterfowl presence during the season** – the ponds and surrounding fields are known to attract **incredible numbers of ducks and geese**, offering outstanding hunting and viewing opportunities
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## Contact Information

### Jeff Michalic

Certified Land Specialist

*Mossy Oak Properties Indiana Land and Lifestyle*

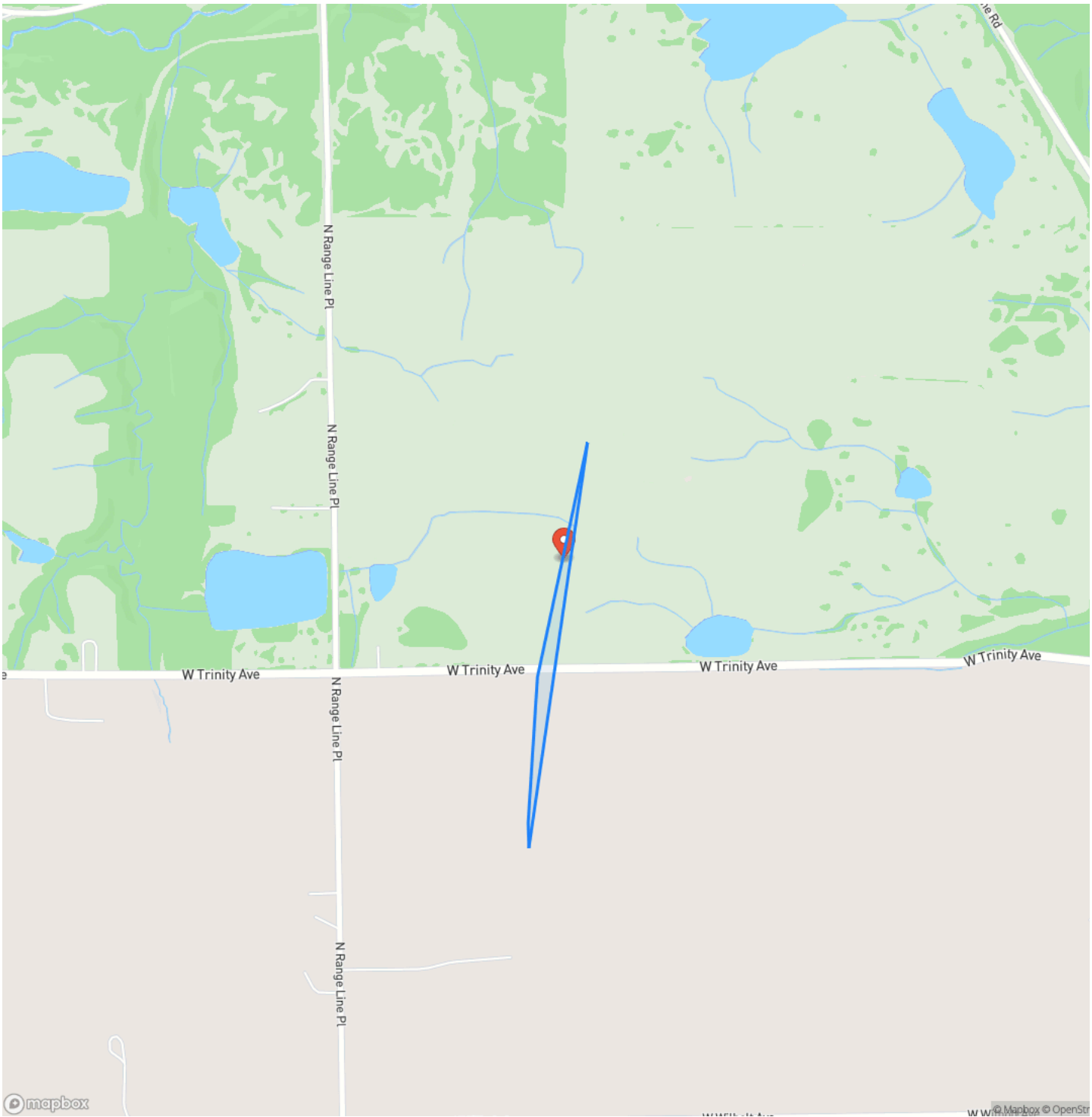
JeffM@mossyoakproperties.com

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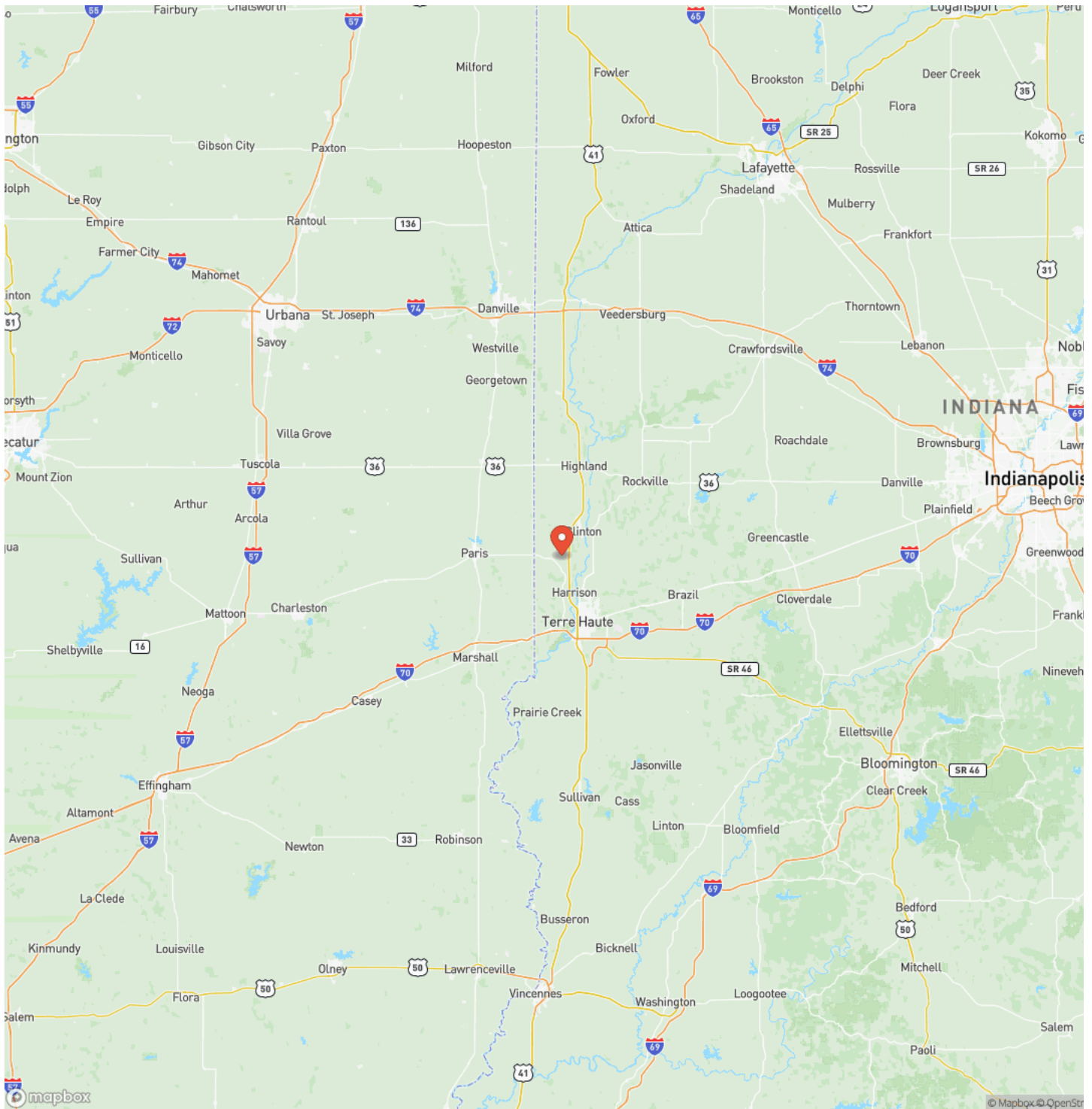




Locator Map



## Locator Map





## Satellite Map





**Trinity Tillable**  
**West Terre Haute, IN / Vigo County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Jeff Michalic

## Mobile

(812) 230-4503

## Office

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## Email

jeffm@mossyoakproperties.com

**Address**

PO Box 10

## City / State / Zip

## NOTES

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## NOTES

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## **DISCLAIMERS**

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