

Trinity Tillable
Trinity Avenue
West Terre Haute, IN 47885

\$1,500,000
196,500± Acres
Vigo County



Trinity Tillable
West Terre Haute, IN / Vigo County

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

\$1,500,000

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

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

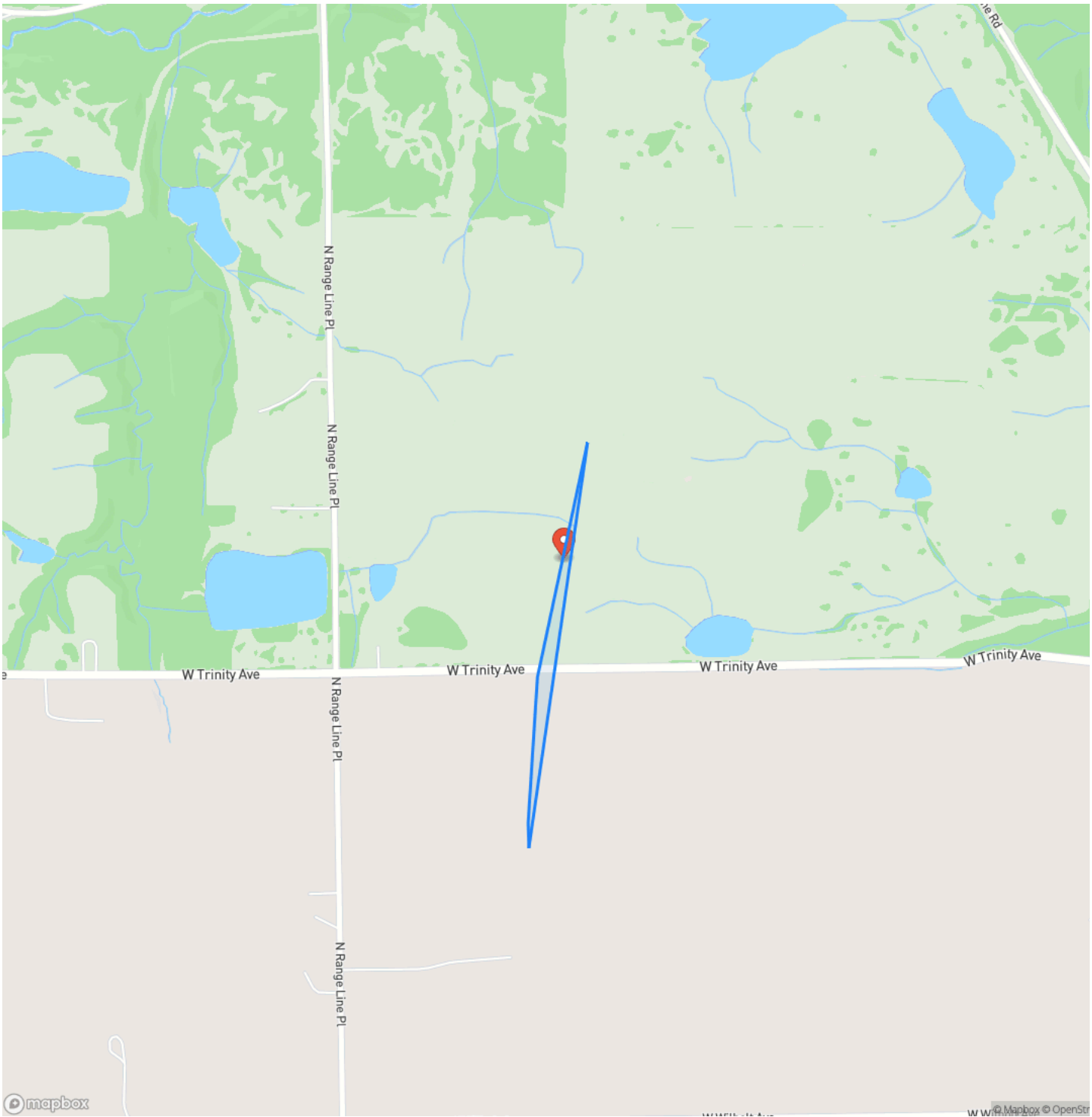
Mossy Oak Properties Indiana Land and Lifestyle

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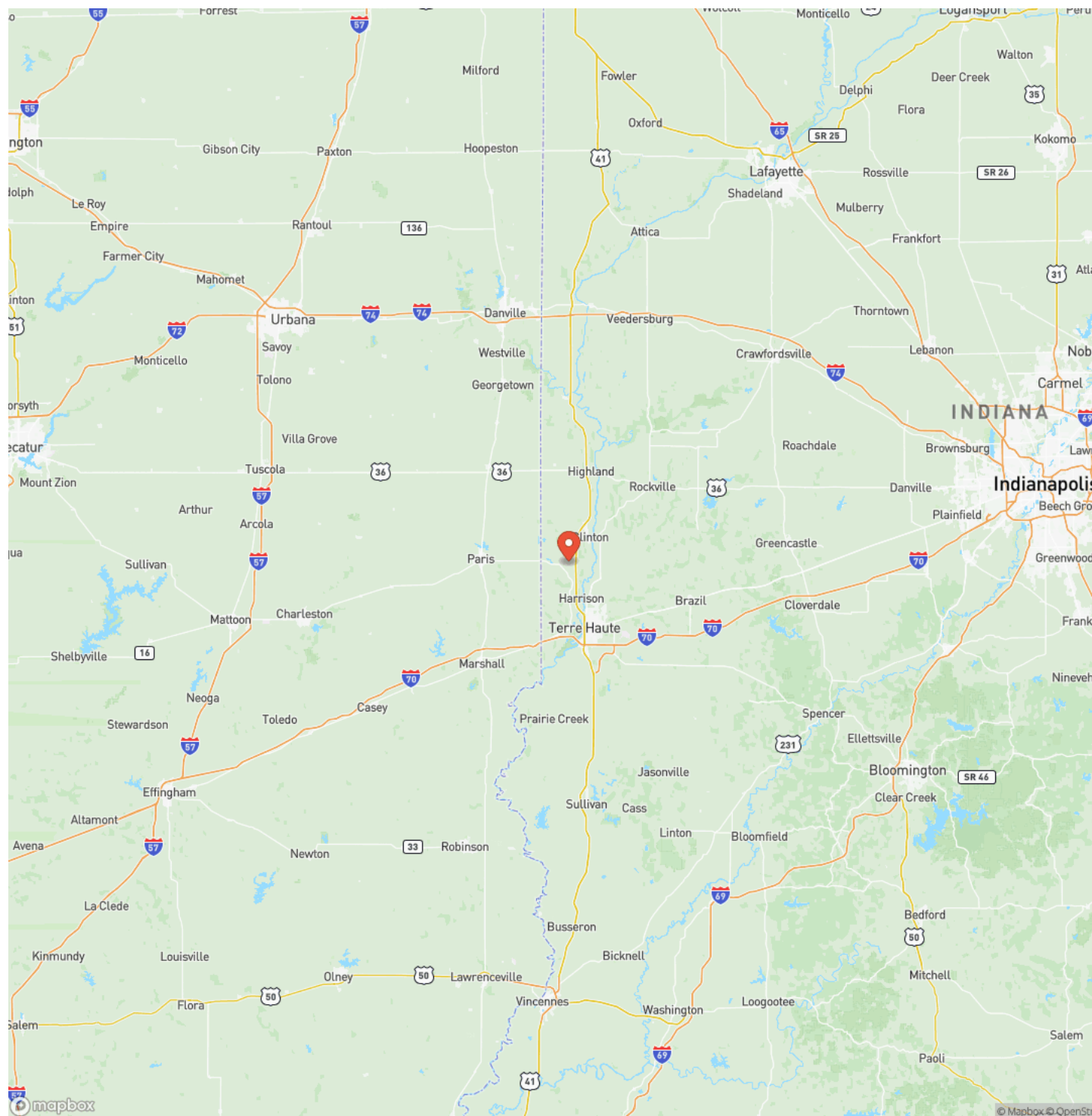
[812-230-4503](tel:812-230-4503)



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
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City / State / Zip

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.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.

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