



**HAGEMAN**  
**REALTY**  
*Farmland Specialists*

18390 S. 480 W. | Phone: 219-261-2000  
Remington, IN 47977 | HagemanRealty.com

*Proudly Presents:*  
**CLAY COUNTY FARM**  
Clay City, Indiana

Located 4.2 miles south of Clay City, IN in Clay County sites 80 acres of Indiana farmland. This property features rolling terrain, potential home sites, and two ponds. The tillable acres have a WAPI score of 101.2 on 59.93 FSA acres that is reclaimed coal ground.



**TOTAL ACRES: 80**  
**TILLABLE ACRES: 59.93**  
**NON-TILLABLE ACRES: 20.07**

- **LOCATION:**  
4.2 miles south east of Clay City  
Near the intersection of County Road 100 E on County Road 1025
- **IMPROVEMENTS:**  
None
- **PRICE: \$600,000 (\$7,500/Ac)**  
Real Estate Taxes: \$913.04/Yr
- **VIEW MAP**  
<http://bit.ly/ClayCo80>

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**PRIMARY SOILS:**

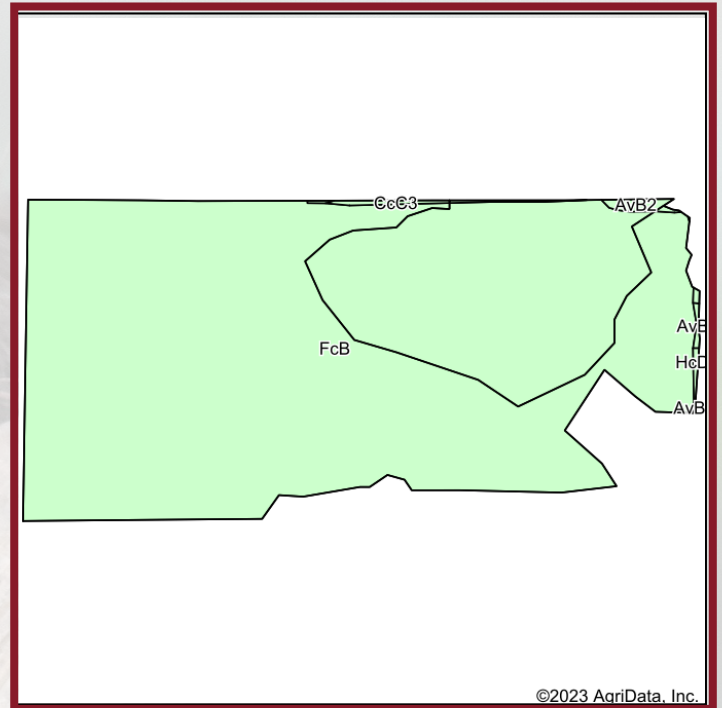
Fairpoint shaly silt loam, Ava silt loam

**DRAINAGE:**

Underground tile/ terraces in waterways

**CLAY COUNTY FARM**

Clay City, Indiana



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Area Symbol: IN021, Soil Area Version: 26												
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu	*n NCCPI Soybeans
FcB	Fairpoint shaly silt loam, 0 to 8 percent slopes	71.89	99.0%	Vle		101	4	7	35		51	35
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	0.39	0.5%	Ile	5	131	4	9	46		59	37
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	0.25	0.3%	IVe	4	102	3	7	36	130	46	24
HcD3	Hickory silt loam, Wabash Lowland, 12 to 18 percent slopes, severely eroded	0.11	0.2%	Vle		104	4	7	36		42	43
<b>Weighted Average</b>				<b>5.97</b>	<b>*-</b>	<b>101.2</b>	<b>4</b>	<b>7</b>	<b>35.1</b>	<b>0.4</b>	<b>51</b>	<b>*n 35</b>

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