



**HAGEMAN
REALTY**
Farmland Specialists

PROUDLY PRESENTS:

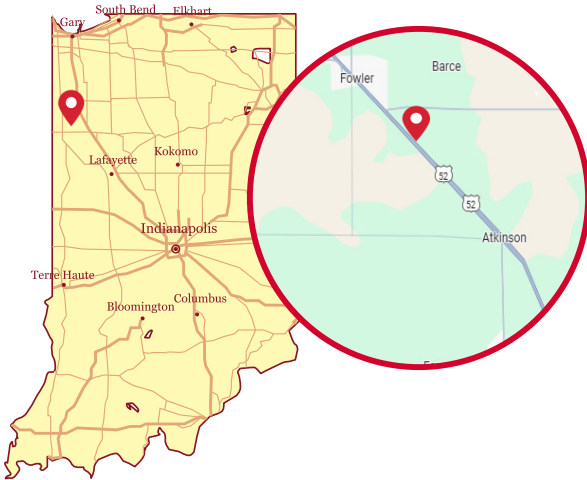
GUDEMAN FARM

Benton County, Indiana



TOTAL ACRES: 93.5 +/-
TILLABLE ACRES: 91.46 +/-

- **LOCATION:**
3.5 miles south of Fowler along Highway 52
- **PRICE: \$1,636,250 (\$17,500/Acre)**
RE Taxes: Approx: \$3,302.20/Yr
- **VIEW MAP**
<http://bit.ly/Gudeman93>



Located 3.5 miles south of Fowler, Indiana in Benton County sit 93.5 acres of prime Indiana farm land. This property features 91.46 tillable acres with a WAPI of 160.3. This property also has a windturbine bringing additional value.

Contact for more information:

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18390 S. 480 W. REMINGTON, IN 47977

SARA HAGEMAN SCHENCK | MANAGING BROKER

GUDEMAN FARM

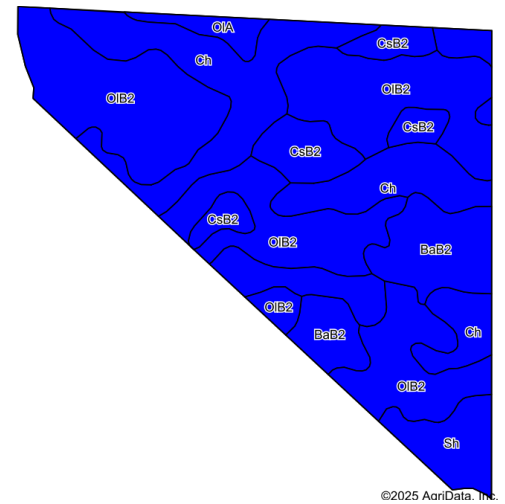
BENTON COUNTY, INDIANA

Total Acres: 93.5+/-
Tillable Acres: 91.46+/-

- **PRIMARY SOILS:**
Odell silt loam,
Chalmers silty clay loam

- **PRICE:**
\$17,500/acre
\$1,636,250

- **REAL ESTATE TAXES:**
Approx. \$3,302.20/Yr



Area Symbol: IN007, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded	42.32	45.8%		Ile	148	5	10	45	67	59
Ch	Chalmers silty clay loam	26.91	29.1%		Ilw	190	6	13	54	76	80
BaB2	Barce loam, 2 to 6 percent slopes, eroded	9.38	10.2%		Ile	141	5	9	46	64	63
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	7.60	8.2%		Ile	141	5	9	46	64	44
Sh	Selma silty clay loam, till substratum	4.43	4.8%		Ilw	175	6	12	49	70	73
OIA	Odell silt loam, 0 to 2 percent slopes	1.74	1.9%		Ilw	153	5	10	47	69	66
Weighted Average					2.00	160.3	5.3	10.8	48	69.3	*n 65.1

Hageman Realty, Inc. hereby acknowledges that, unless otherwise agreed, is the Selling Broker, and exclusively the agent of the Seller and not of the Purchaser, however, the Selling Broker is under a duty to treat all parties in a transaction fairly. The information in this brochure is thought to be accurate; however, it is subject to verification and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice or approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments and offers may be channeled through: **HAGEMAN REALTY, INC.** 18390 S. 480 W., Remington, IN 47977

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BENTON COUNTY, INDIANA



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