

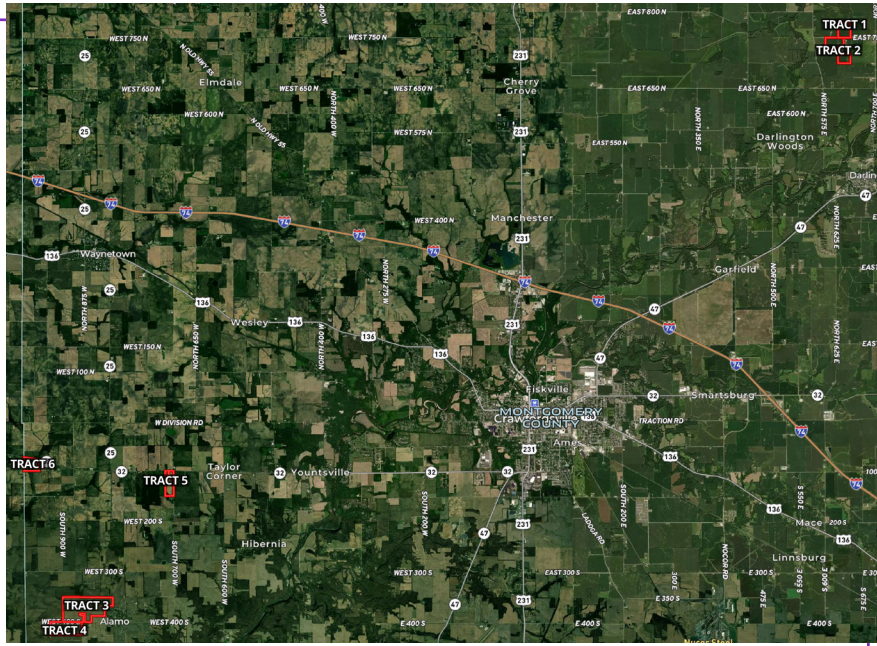


**HAGEMAN
REALTY**
Farmland Specialists

PROUDLY PRESENTS:

BARCLAY FARM

Montgomery County, Indiana



TOTAL ACRES: 586.10 +/-
TILLABLE ACRES: 541.12 +/-
CRP ACRES: 28.42 +/-

● **LOCATION:**

TRACT 1 & 2: 4 miles north of Darlington, IN

TRACT 3 & 4: Directly west of Alamo, IN

TRACT 5 & 6: 7 and 10 miles west of Crawfordsville along SR 32, respectively

● **CRP ACRES 28.42:**

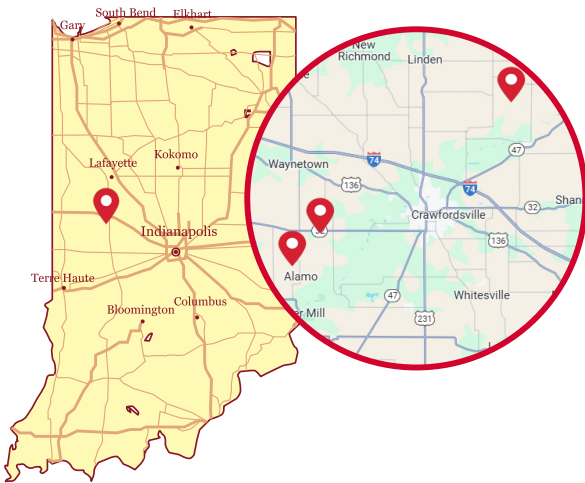
ANNUAL PAYMENT - \$8,201

● **PRICE: \$8,990,365.00**

Real Estate Taxes: \$23,619.86/Yr +/-

● **VIEW MAP**

<http://bit.ly/Barclay586>



Located in Montgomery County, near Crawfordsville are 6 tracts of desirable Indiana land. Each tract offers tillable acreage. Tracts 3-6 offer additional income from CRP acres. Tract 2 features a storage barn and bins. Tract 4 features a homesite. All Tracts are tiled.

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18390 S. 480 W. REMINGTON, IN 47977

SARA HAGEMAN SCHENCK | MANAGING BROKER

BARCLAY FARM - TRACT 1

Montgomery County, Indiana

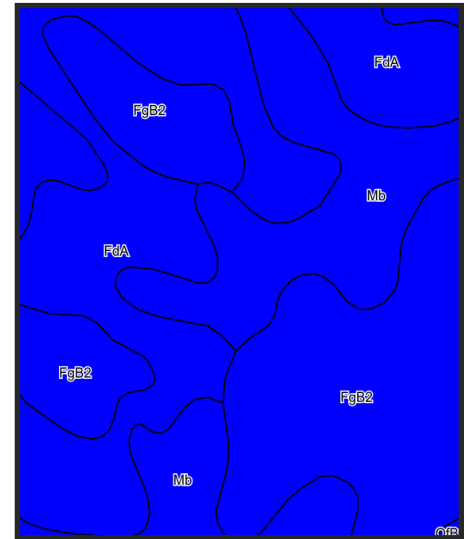
TRACT 1

- **PRIMARY SOILS:**
Fincastle-Miami Silt Loam- 36.0%
Fincastle Silt Loam- 35.5%
- **PRICE: \$771,520.00**
(\$16,000/Ac)
- **REAL ESTATE TAXES: \$1,785.14**

Total Acres: 48.22
Tillable Acres: 47.66
WAPI: 160.9



LOCATION: 4 miles north of Darlington, Indiana, on the north side of East 750 North



Area Symbol: IN107, Soil Area Version: 29

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
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	17.13	36.0%		Ile	143	5	10	48	64	59
FdA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	16.94	35.5%		Ilw	168	5	11	62	65	80
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	13.50	28.3%		Ilw	175	6	12	61	58	77
OfB2	Ockley silt loam, kame, 2 to 6 percent slopes, eroded	0.09	0.2%		Ile	130	4	9	46	65	62
Weighted Average					2.00	160.9	5.3	10.9	56.7	62.7	*n 71.6

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BARCLAY FARM - TRACT 2

Montgomery County, Indiana

TRACT 2

- **PRIMARY SOILS:**
Mahalasville Silty Clay Loam - 50.5%
Ockley Silt Loam - 19.0%
- **PRICE: \$1,344,480.00**
(\$16,000/Ac)
- **REAL ESTATE TAXES: \$3,514.34**

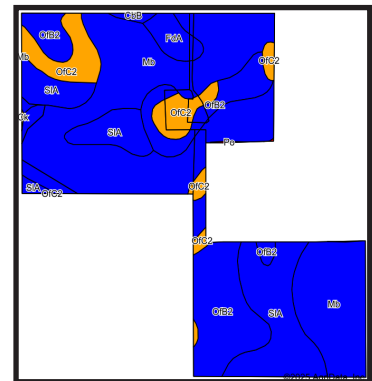
Total Acres: 84.03
Tillable Acres: 81.9
WAPI: 159.2



LOCATION: 4 miles north of Darlington, Indiana, on the south side of East 750 North



Area Symbol: IN107, Soil Area Version: 29											
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
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	42.73	50.5%		Ilw	175	6	12	61	58	77
OfB2	Ockley silt loam, kame, 2 to 6 percent slopes, eroded	16.06	19.0%		Ile	130	4	9	46	65	62
SIA	Starks silt loam, 0 to 2 percent slopes	16.01	18.9%		Ilw	164	5	11	53	66	79
OfC2	Ockley silt loam, kame, 6 to 12 percent slopes, eroded	7.28	8.6%		Ille	120	4	8	42	60	61
FdA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	2.15	2.5%		Ilw	168	5	11	62	65	80
CbB	Camden silt loam, 2 to 6 percent slopes	0.36	0.4%		Ile	155	5	10	54	77	81
Po	Pits, gravel	0.07	0.1%		VIII						
Weighted Average					2.09	159.2	5.2	10.9	55	61.2	*n 73.2



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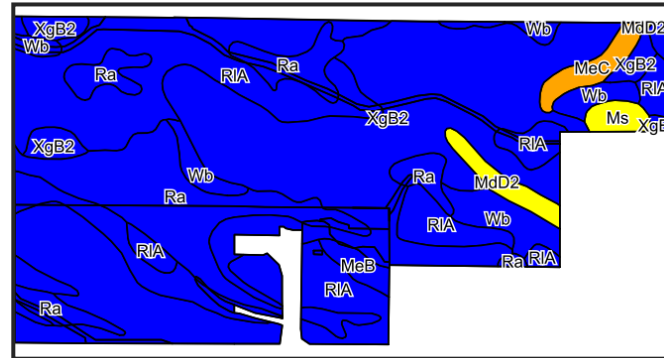
BARCLAY FARM - TRACT 3

Montgomery County, Indiana

TRACT 3

- **PRIMARY SOILS:**
Xenia-Birkbeck Silt Loam- 38.2%
Reelsville Silt Loam- 34.3%
- **PRICE: \$3,874,950.00**
(\$15,000/Ac)
- **REAL ESTATE TAXES: \$9,469.20**
- **CRP PAYMENT: \$2,575/YR**

Total Acres: 258.33
Tillable Acres: 245.46
CRP: 8.29
WAPI: 159
Solar Option Avail



LOCATION: Just west of Alamo, Indiana, on the north side of West 400 South



Area Symbol: IN107, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Kentucky bluegrass AUM	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu
XgB2	Xenia-Birkbeck silt loams, 2 to 6 percent slopes, eroded	96.66	38.2%		Ile	153	5				10	53		68
RIA	Reesville silt loam, 0 to 2 percent slopes	86.83	34.3%		Ilw	161	5	4	5	5	10	53	5	70
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	42.15	16.6%		Ilw	187	6		1	1	12	54	1	75

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BARCLAY FARM - TRACT 4

Montgomery County, Indiana

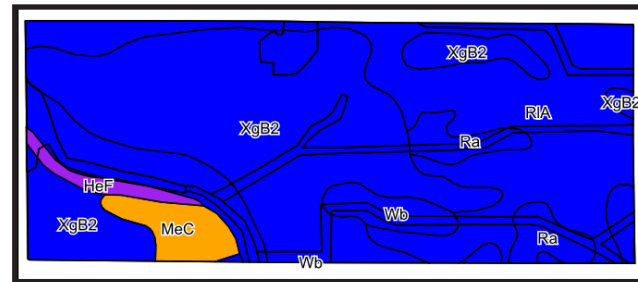
TRACT 4

Total Acres: 100
Tillable Acres: 89.78
CRP: 6.23
WAPI: 154.3
Solar Option Avail

- **PRIMARY SOILS:**
Xenia-Birkbeck Silt Loam - 48.6%
Reelsville Silt Loam - 38.4%
- **PRICE: \$1,650,000.00**
(\$16,500/A incl improvments)
- **REAL ESTATE TAXES: \$5,798.34**
- **CRP PAYMENT: \$1,924/YR**
- **IMPROVEMENTS:**
Home, bins, and barns



LOCATION: Just west of Alamo, Indiana,
on the south side Of West 400 South



Area Symbol: IN107, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Kentucky bluegrass AUM	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu
XgB2	Xenia-Birkbeck silt loams, 2 to 6 percent slopes, eroded	48.41	48.6%		Ile	153	5				10	53		68
RIA	Reesville silt loam, 0 to 2 percent slopes	38.29	38.4%		Ilw	161	5	4	5	5	10	53	5	70
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	4.75	4.8%		Ilw	187	6		1	1	12	54	1	75

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BARCLAY FARM - TRACT 5

Montgomery County, Indiana

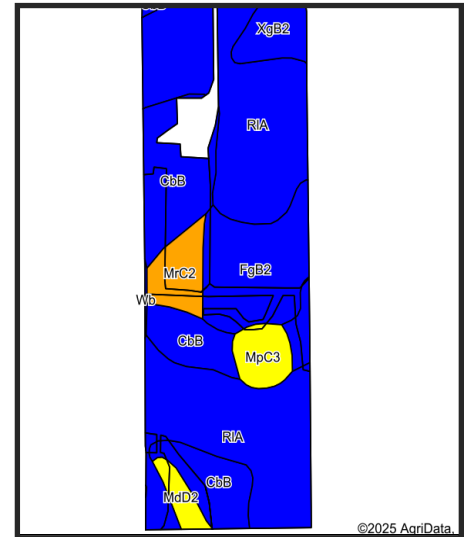
TRACT 5

- **PRIMARY SOILS:**
Reelsville Silt Loam - 49.5%
Camden Silt Loam - 20.0%
- **PRICE: \$696,290.00**
(\$14,500/Ac)
- **REAL ESTATE TAXES: \$1,536.64+/-**
- **CRP PAYMENT: \$190/YR**



Total Acres: 48.02 +/-
Tillable Acres: 46.0 +/-
CRP: 0.9
WAPI: 153.1
Solar Option Avail

LOCATION: SW side of the interstion of SR 32 and S 700 W



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Kentucky bluegrass AUM	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu
RIA	Reesville silt loam, 0 to 2 percent slopes	24.44	49.5%		Ilw	161	5	4	5	5	10	53	5	7
CbB	Camden silt loam, 2 to 6 percent slopes	9.86	20.0%		Ile	155	5				10	54		7
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	6.69	13.6%		Ile	143	5				10	48		6

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BARCLAY FARM - TRACT 6

Montgomery County, Indiana

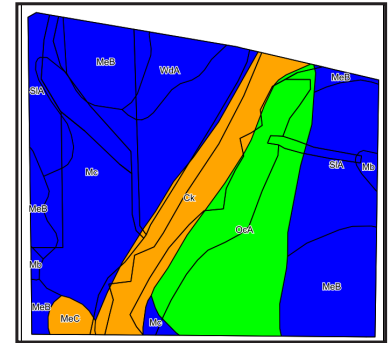
TRACT 6

Total Acres: 47.5
Tillable Acres: 30.32
CRP: 13
WAPI: 155.1
Solar Option Avail

- **PRIMARY SOILS:**
Mahalasville Silt Clay Loam - 25.5%
Ockley Silt Loam - 22.0%
- **PRICE: \$653,125.00**
(\$13,750/Ac)
- **REAL ESTATE TAXES: \$1,516.20**
- **CRP PAYMENT: \$3,512/YR**



LOCATION: SE side of intersection of SR 32 and S 1000 W



Area Symbol: IN107, Soil Area Version: 29											
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
Mc	Mahalasville silty clay loam, gravelly substratum	11.99	25.5%		Ilw	185	6	12	53	74	87
OcA	Ockley silt loam, 0 to 2 percent slopes	10.36	22.0%		Ie	134	5	9	47	66	73
MeB	Martinsville-Ockley silt loams, till substratums, 2 to 6 percent slopes	8.80	18.7%		Ile	148	5	10	51	73	72
SIA	Starks silt loam, 0 to 2 percent slopes	7.19	15.2%		Ilw	164	5	11	53	66	79
Ck	Cohoctah loam, frequently flooded	5.95	12.6%		Illw	130			26		74
WdA	Waynetown silt loam, 0 to 2 percent slopes	1.81	3.8%		Ilw	160	5	11	52	72	70
MeC	Martinsville-Ockley silt loams, till substratums, 6 to 12 percent slopes	0.67	1.4%		Ille	139	5	9	48	68	70
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	0.39	0.8%		Ilw	175	6	12	61	58	77
Weighted Average					1.92	155.1	4.6	9.2	47.9	61.2	*n 77.3

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