



**HAGEMAN
REALTY**

Commercial & Residential Specialists

PROUDLY PRESENTS: FORD FARM

Owen County, Indiana



TOTAL ACRES: 51.3 +/-
TILLABLE ACRES: 14.91 +/-

● **LOCATION:**

2.75 miles west of Hancock Corner on Hoot Road; 8.5 Miles SW of Spencer

● **PRICE: \$385,000**

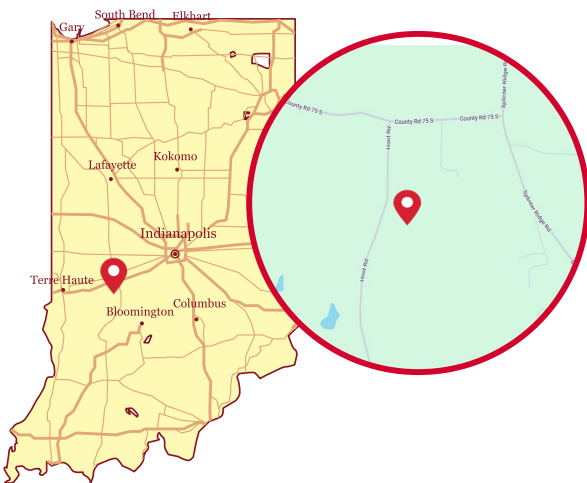
\$7,504.87/Acre

RE Taxes: Estimate: \$516.59/Yr
pending survey & new parcel

● **BLEND OF INCOME & RECREATION**

● **VIEW MAP**

<http://bit.ly/Ford51>



Discover this 51.32 acres in Owen County, Indiana, offering the perfect blend of income and recreation. With 14.91 acres of productive tillable ground currently rented to a local farmer, this property provides steady income that can also create a prime food source to draw deer from miles away. The remaining 36.4 acres of rolling timber feature natural draws and cuts that make stand placement ideal for playing the wind and thermals and outsmarting mature bucks. Secluded and private, yet less than 15 minutes from Spencer, this farm combines convenience with the ultimate hunting setup at an affordable price.

Contact for more information:

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18390 S. 480 W. REMINGTON, IN 47977

SUZY HAGEMAN | MANAGING BROKER

FORD FARM

OWEN COUNTY, INDIANA

Total Acres: 51.3 +/-
Tillable Acres: 14.91 +/-

- **PRIMARY SOILS:**

Ava silt loam
Solsberry silt loam
WAPI: 115.4

- **PRICE:**

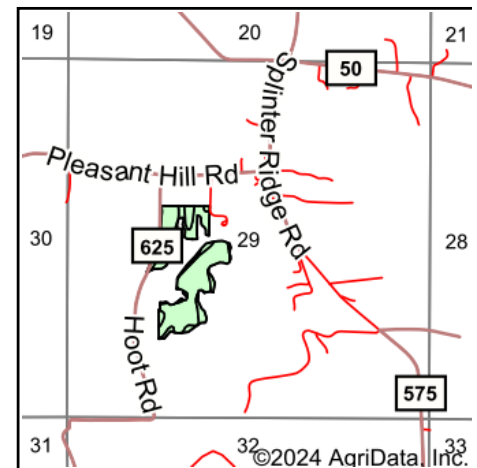
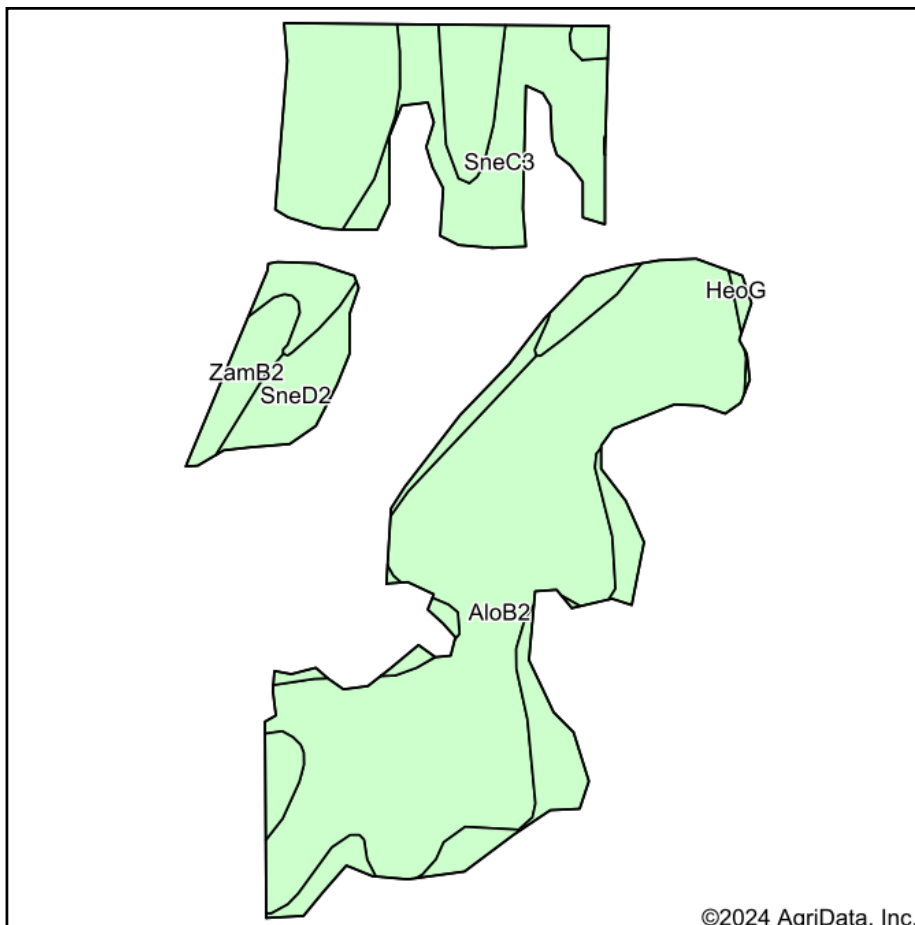
\$7,504.87/acre
\$385,000

- **REAL ESTATE TAXES:**

Estimated \$516.59/Yr
pending survey & new parcel



Soils Map



State: **Indiana**
County: **Owen**
Location: **29-10N-4W**
Township: **Lafayette**
Acres: **23.13**
Date: **3/26/2024**



HAGEMAN
REALTY
Farmland Specialists

Maps Provided By:



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

FORD FARM

OWEN COUNTY, INDIANA



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