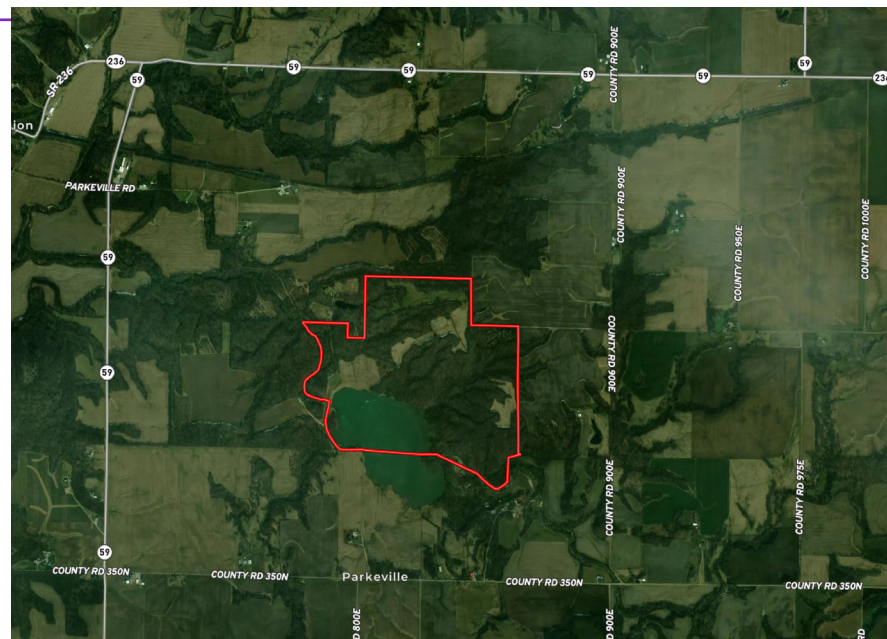




**HAGEMAN
REALTY**
Commercial & Residential Specialists

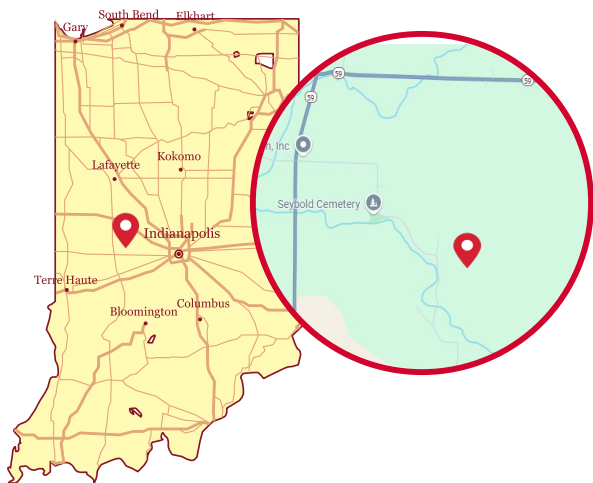
PROUDLY PRESENTS: BAAR/PARADISE FARM

Parke County, Indiana



TOTAL ACRES: 308 +/-
TILLABLE ACRES: 33.29 +/-
WOODED ACRES: 209.11 +/-
PASTURE ACRES: 14.6 +/-
LAKE ACRES: 51.0 +/-

- **LOCATION:**
5.25 miles north of Bellmore; just southeast of the intersection of SR 59 & SR 236
- **PRICE:** \$2,799,000
\$9,088/Acre
RE Taxes: Approx: \$2,007.18/Yr
- **LAKE ACCESS**
- **VIEW MAP**
<http://bit.ly/BaarParadise308>



This 308-acre legacy farm in Parke County features 50 acres of shared ownership in an 80-acre private lake that is great for boating, fishing, and waterfowl hunting. With 30+ acres of tillable ground ideal for food plots, excellent access via a gravel road, and untouched timber held in the same family for over 25 years, it's a hunter's paradise. Known for strong deer genetics, this property offers premier whitetail, turkey, and waterfowl opportunities. Whether you're seeking a top-tier hunting farm, family retreat, or long-term investment, this rare property checks every box.

Contact for more information:

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HAGEMANREALTY.COM

PHONE: 219-261-2000



18390 S. 480 W. REMINGTON, IN 47977

SUZY HAGEMAN | MANAGING BROKER

BAAR/PARADISE FARM

PARKE COUNTY, INDIANA

Total Acres: 308 +/-
Tillable Acres: 33.29 +/-
Wooded Acres: 209.11 +/-
Pasture Acres: 14.6 +/-
Lake Acres: 51.0 +/-

PRIMARY SOILS:

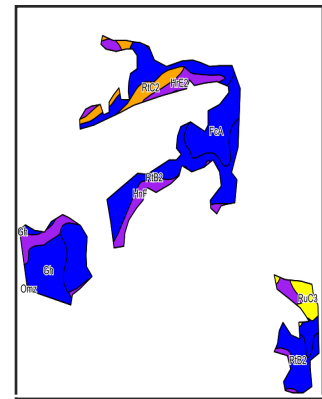
Hennepin Association
Hennepin Russell Complex

PRICE:

\$9,088/acre
\$2,799,000

REAL ESTATE TAXES:

Approx. \$2,007.18/Yr



Area Symbol: IN121, Soil Area Version: 28

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
RtB2	Russell silt loam, 2 to 6 percent slopes, eroded	20.04	45.1%		Ile	149	5	10	53	73	68
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	6.66	15.0%		Ilw	168	5	11	62	65	80
Gh	Genesee loam	5.30	12.0%		Ilw	116			41		78
HrE2	Hennepin-Russell complex, 15 to 30 percent slopes, moderately eroded	4.29	9.7%		Vle	104	3	7	37	52	45
HnF	Hennepin association, 30 to 60 percent slopes	3.46	7.8%		Vlle						6
RtC2	Russell silt loam, 5 to 8 percent slopes, moderately eroded	2.75	6.2%		Ille	140	5	9	49	70	77
RuC3	Russell soils, 5 to 8 percent slopes, severely eroded	1.59	3.6%		IVe	135	5	9	47	68	55
Gn	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.26	0.6%		Ilw	121		1	42	3	85
Weighted Average					2.91	130.7	3.8	7.7	46.7	54.6	*n 64.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

BAAR/PARADISE FARM

PARKE COUNTY, INDIANA



Parke Co 308

08/05/25 8:55 P



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