

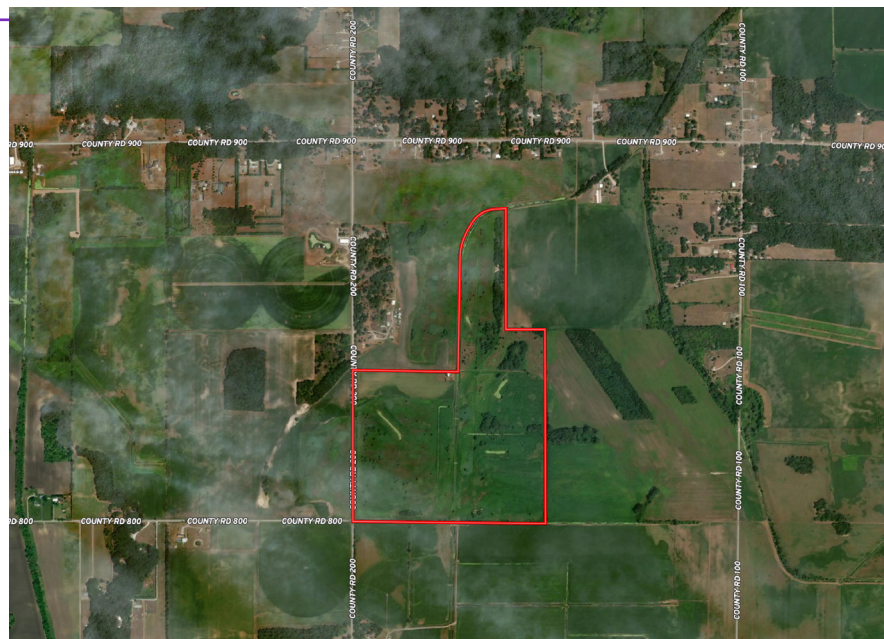


**HAGEMAN
REALTY**
Commercial & Residential Specialists

PROUDLY PRESENTS: SWISTEK FARM

Jasper County, Indiana

TOTAL ACRES: 169.66 +/-
TILLABLE ACRES: 13.47 +/-



- **LOCATION:**

7 miles south of Wheatfield at the intersection of CR 800 North and CR 200 West

- **PRICE: \$1,100,000**

\$6,483/Acre

RE Taxes: Approx: \$2,776.90/Yr

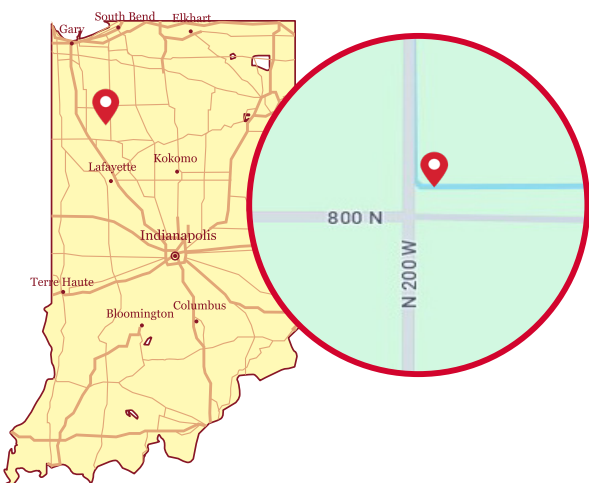
- **IMPROVEMENTS**

756 sq ft hunting lodge

Pole Barn

- **VIEW MAP**

<http://bit.ly/Swistek169>



Welcome to 169.66 acres of pristine Indiana land in Jasper County, just 7 miles south of Wheatfield and 17 miles northeast of Rensselaer.

This property features 13.47 tillable acres surrounded by rich hardwood timber, native grasses, and wetlands that create ideal wildlife habitat.

With over 156 acres of upland game preserve, CRP, and WRP ground, it's a safe haven for mature deer, turkey, waterfowl, and upland birds. A gated entrance leads to a semi-finished pole barn and 756-square-foot hunting lodge with kennels, bathrooms, and a wood stove. Four ponds, a shooting range, and a two-story hunting tower make this the ultimate retreat for outdoor enthusiasts.

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18390 S. 480 W. REMINGTON, IN 47977

SUZY HAGEMAN | MANAGING BROKER

SWISTEK FARM

JASPER COUNTY, INDIANA

Total Acres: 169.66 +/-
Tillable Acres: 13.47 +/-

PRIMARY SOILS:

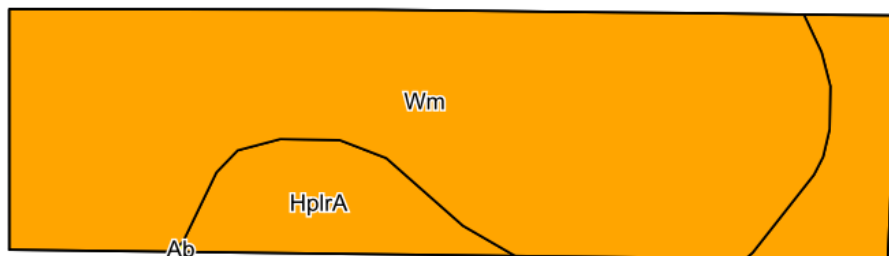
Watseka-Maumee loamy sands
Houghton Muck

PRICE:

\$6,483/acre
\$1,100,000

REAL ESTATE TAXES:

Approx. \$2,776.90/Yr



Area Symbol: IN073, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Wm	Watseka-Maumee loamy sands	10.59	78.6%		IIIs	125	29	36
HplrA	Houghton muck, drained, prairie peninsula, 0 to 1 percent slopes	2.88	21.4%		IIIw	154	54	88
Weighted Average					3.00	131.2	34.3	*n 47.1

*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

SWISTEK FARM

JASPER COUNTY, INDIANA



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