



**HAGEMAN
REALTY**
Farmland Specialists

PROUDLY PRESENTS:

STITZ FARM

Benton County, Indiana

TOTAL ACRES: 124.7 +/-
TILLABLE ACRES: 113.97 +/-



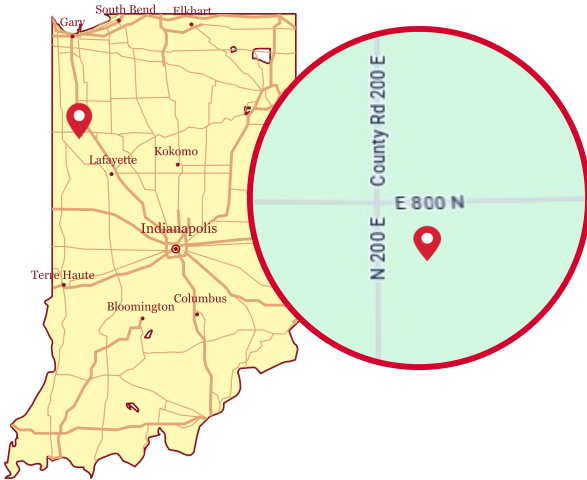
● **LOCATION:**

3 miles south of Goodland,
Indiana at the intersection of CR 800
North & CR 200 East

● **PRICE: \$1,870,500 (\$15,000/Acre)**
RE Taxes: Approx: \$5,390.66/Yr

● **VIEW MAP**

<http://bit.ly/Stitz124>



Located approximately 3 miles south of Goodland, Indiana
in Benton County, sits 124.7 total acres of prime Indiana
farmland. This farm features 113.97 tillable acres
with a WAPI score of 165.5.

Contact for more information:

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18390 S. 480 W. REMINGTON, IN 47977

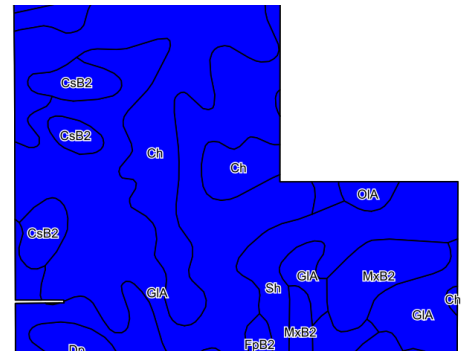
SARA HAGEMAN SCHENCK | MANAGING BROKER

STITZ FARM

BENTON COUNTY, INDIANA

Total Acres: 124.7 +/-
Tillable Acres: 113.97 +/-

- **PRIMARY SOILS:**
 Gilboa silt loam
 Chalmers silty clay loam
- **PRICE:**
 \$15,000/acre
 \$1,870,500
- **REAL ESTATE TAXES:**
 Approx. \$5,390.66/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	Soybeans Bu	*n NCCPI Soybeans
GIa	Gilboa silt loam, 0 to 2 percent slopes	53.38	42.5%		IIw	155	48	73
Ch	Chalmers silty clay loam	35.81	28.7%		IIw	190	54	80
Sh	Selma silty clay loam, till substratum	14.62	11.7%		IIw	175	49	73
CsB2	Corwin silt loam, 2 to 6 percent slopes, eroded	6.72	5.4%		Ile	141	46	44
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded	6.31	5.1%		Ile	137	46	48
FpB2	Foresman silt loam, till substratum, 1 to 5 percent slopes, eroded	3.00	2.4%		Ile	144	47	65
Dp	Darroch silt loam, till substratum	2.57	2.1%		IIw	160	49	80
OIA	Odell silt loam, 0 to 2 percent slopes	2.07	1.7%		IIw	153	47	66
BaB2	Barce loam, 2 to 6 percent slopes, eroded	0.44	0.4%		Ile	141	46	63
Weighted Average					2.00	165.5	49.6	*n 72

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

STITZ FARM

BENTON COUNTY, INDIANA



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