



**HAGEMAN  
REALTY**  
Farmland Specialists

**PROUDLY PRESENTS:**

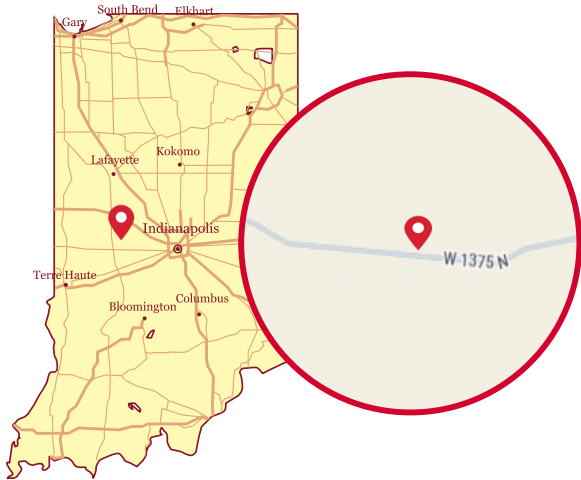
**EVANS FARM**

Putnam County, Indiana



**TOTAL ACRES: 151.08 +/-**  
**TILLABLE ACRES: 125.07 +/-**

- **LOCATION:**  
1 mile northwest of Russellville, Indiana on the Montgomery & Putnam County Line and just east of the Parke County Line
- **PRICE: \$2,039,580 (\$13,500/Acre)**  
RE Taxes: \$5,433.06/Yr
- **VIEW MAP**  
<http://bit.ly/Evans151>



Located approximately 1 mile northwest of Russellville, Indiana in Putnam County, along W 1375 N (Morgan Street) sits 151.08 total acres of prime Indiana farmland. This farm features 125.07 FSA tillable acres with a WAPI score of 152.3.

**Contact for more information:**

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**18390 S. 480 W. REMINGTON, IN 47977**

**SARA HAGEMAN SCHENCK | MANAGING BROKER**

# EVANS FARM

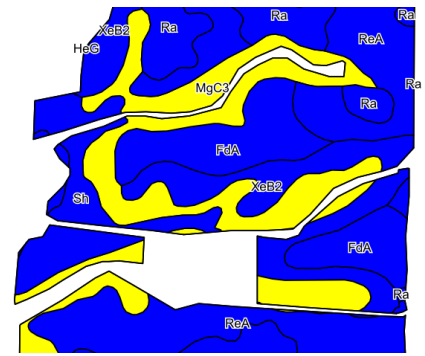
## PUTNAM COUNTY, INDIANA

**Total Acres: 151.08 +/-**  
**Tillable Acres: 125.07 +/-**

● **PRIMARY SOILS:**  
 Reesville silt loam  
 Miami clay loam

● **PRICE:**  
 \$13,500/acre  
 \$2,039,580

● **REAL ESTATE TAXES:**  
 Approx. \$5,433.06/Yr



Area Symbol: IN133, 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
ReA	Reesville silt loam, 0 to 2 percent slopes	38.28	31.7%		Ilw	161	53	78
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	25.69	21.3%		IVe	126	44	35
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	20.34	16.9%		Ile	152	53	71
FdA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	13.37	11.1%		Ilw	168	62	80
Ra	Ragsdale silt loam, 0 to 2 percent slopes	12.93	10.7%		Ilw	185	56	83
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	8.77	7.3%		Ilw	125	43	81
Ch	Chagrin silt loam	1.23	1.0%		Ilw	120	42	74
<b>Weighted Average</b>					<b>2.43</b>	<b>152.3</b>	<b>51.6</b>	<b>*n 68.6</b>

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

# EVANS FARM

## PUTNAM COUNTY, INDIANA



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