



**HAGEMAN
REALTY**
Farmland Specialists

PROUDLY PRESENTS:

SUTHERLIN FARM

Putnam County, Indiana



TOTAL ACRES: 135.91 +/-
TILLABLE ACRES: 77.81 +/-
WOODED ACRES: 51.2 +/-
CRP ACRES: 6.9 +/-

● **LOCATION:**

1.07 miles north of Morton, Indiana
on West CR 800 N between
North CR 400 W and North CR 500 W

● **PRICE: \$1,247,225 (\$9,177/A)**

RE Taxes: \$2,956.48/Yr (\$21.75/A)

● **CRP: 6.9 Acres**

Annual Payment: \$1,154

● **VIEW MAP**

<http://bit.ly/Sutherlin135>



Located approximately 1.07 miles north of Morton, Indiana in Putnam County, on West CR 800 N between North CR 400 W and North CR 500 W sits 135.91 total acres of prime Indiana farmland. This farm features 77.81 FSA tillable acres with a WAPI score of 143.3 and 6.9 CRP acres with an annual payment of \$1,154. In addition to the income producing ground, this property also has approximately 51.2 wooded acres offering recreational possibilities.

Contact for more information:

**SARA HAGEMAN
SCHENCK**

Managing Broker, ALC

Phone:
219.261.2000

Cell:
765.366.1212

sarahageman@hagemanrealty.com



KYLE SCOTT

Broker

Phone:
219.261.2000

Cell:
502.330.1173

kyle.scott@hagemanrealty.com



LANDON WELLMAN

Broker

Phone:
219.261.2000

Cell:
812.787.1080

landon.wellman@hagemanrealty.com



HAGEMANREALTY.COM

PHONE: 219-261-2000



18390 S. 480 W. REMINGTON, IN 47977

SARA HAGEMAN SCHENCK | MANAGING BROKER

SUTHERLIN FARM

PUTNAM COUNTY, INDIANA

Total Acres: 135.91 +/-
Tillable Acres: 77.81 +/-
Wooded Acres: 51.2 +/-
CRP Acres: 6.9 +/-

● **PRIMARY SOILS:**

Xenia silt loam
 Reesville silt loam

● **PRICE:**

\$9,177/acre
 \$1,247,225

● **REAL ESTATE TAXES:**

\$2,956.48/Yr (\$21.75/A)



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 Overall
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	48.03	56.8%		Ile	152	53	86
ReA	Reesville silt loam, 0 to 2 percent slopes	15.79	18.7%		Ilw	161	53	81
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	11.95	14.1%		IVe	126	44	55
HeG	Hennepin loam, 25 to 50 percent slopes	3.76	4.4%		Vlle	14	5	15
RuB	Russell silt loam, 2 to 6 percent slopes	2.92	3.5%		Ile	156	54	87
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	2.08	2.5%		Ilw	125	43	81
Weighted Average					2.51	143.3	49.4	*n 77.4

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

SUTHERLIN FARM

PUTNAM COUNTY, INDIANA



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