



**HAGEMAN
REALTY**

18390 S. 480 W.
Remington, IN 47977

Phone: 219-261-2000
HagemanRealty.com

Proudly presents:

NEWTON COUNTY

Kentland, Indiana

Located right along US Highway 41 lies 21.07 Acres that include 10.65 Acres of Tillable farm ground. This property features a 720 sq ft unfinished home with a 24'x44'x11' Pole Building. Enjoy the outdoors with the 10+/- Acres of wooded ground bordering the Iroquois River. Private agreement access from US 41 and unimproved grass driveway access from County Road 1250 S.



TOTAL ACRES: 21.07
Tillable Acres: 10.65
AVG NCCPI: 73.9

LOCATION: 3 Miles north of Kentland on US Highway 41 and County Road 1250 S

IMPROVEMENTS:
Home and 24'x44'x11' Building

PRICE: \$189,000

Terms: Cash

Real Estate Taxes: \$595.71

VIEW Listing and Map
<http://bit.ly/NewtonFarm> ▶



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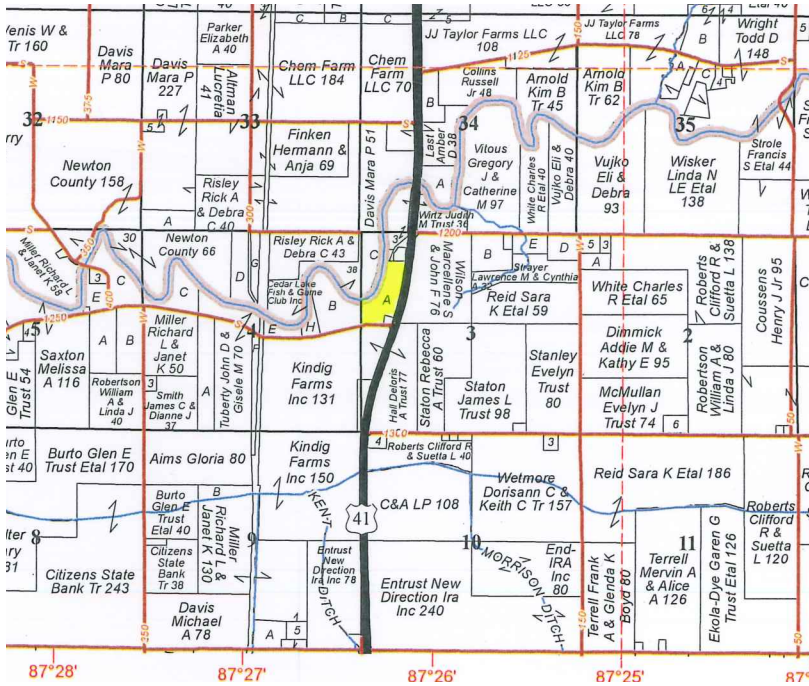


NEWTON COUNTY

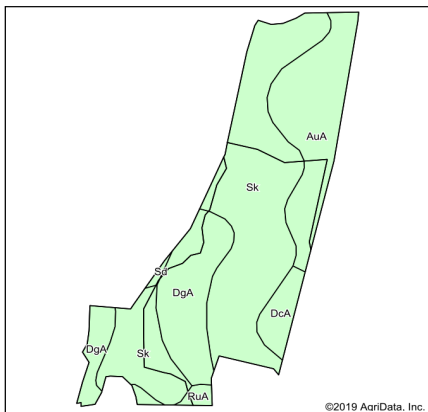
Kentland, Indiana

PRIMARY SOILS: See map

DRAINAGE: Underground tile, ditch and natural



Soils Map



Area Symbol: IN111, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	Grass legume pasture	Oat s	*n NCCPI Soybeans
Sk	Selma silty clay loam, till substratum	9.53	52.7%	llw	175	6	12	49	70			75
AuA	Aubbeenaubee-Whitaker complex, 0 to 2 percent slopes	3.88	21.5%	llw	145	5	10	47	66			66
DgA	Darroch loam, till substratum, 0 to 2 percent slopes	3.60	19.9%	llw	150	5	10	46	67			80
DcA	Darroch silt loam, 0 to 2 percent slopes	0.80	4.4%	lw	153	5		50	60	8	79	78
RuA	Ridgeville fine sandy loam, till substratum, 0 to 2 percent slopes	0.20	1.1%	llw	127	5	8	35	57			63
Sd	Sawabash silty clay loam, frequently flooded, undrained	0.07	0.4%	Vw								20
Weighted Average					161.4	5.5	10.6	47.7	67.7	0.4	3.5	*n 73.9

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