



**HAGEMAN
REALTY**

18390 S. 480 W.
Remington, IN 47977

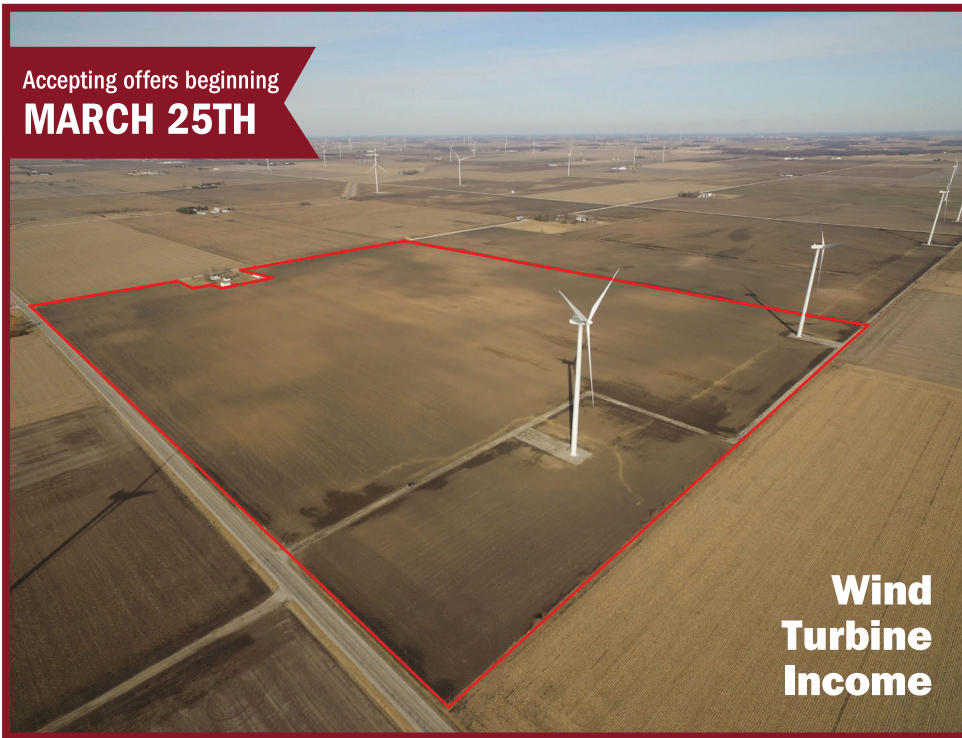
Phone: 219-261-2000
HagemanRealty.com

Proudly presents:

WHITE COUNTY FARM

Wolcott, Indiana

A highly productive farm, with great soils and nearly all tillable acres; including 2 income producing Wind Turbines. Hageman Realty will be accepting offers beginning March 25th.



TOTAL ACRES: 124.8
Tillable Acres: 122.96
AVG NCCPI: 44
WAPI: 169.8

- **LOCATION:**
2 miles south of Wolcott on State Road 231
- **IMPROVEMENTS:**
2 Wind Turbines
- **PRICE: \$1,622,400**
Terms: Cash
Real Estate Taxes: \$2,668.80/yr
- **VIEW LISTING AND MAP**
<http://bit.ly/White124> ▶

Contact for more information:

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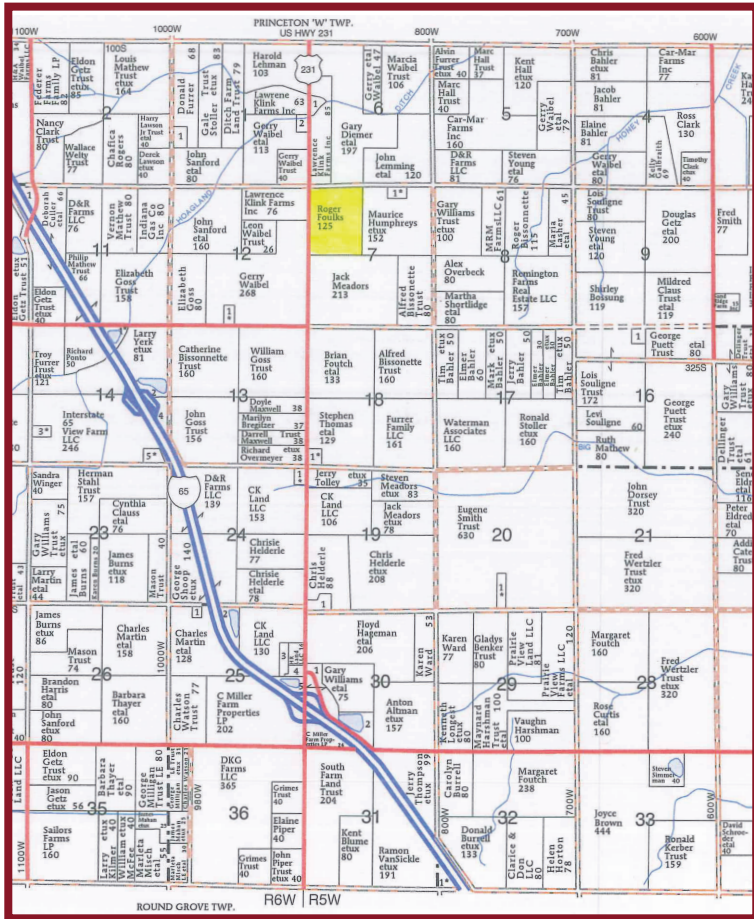


SARA HAGEMAN SCHENCK | BROKER

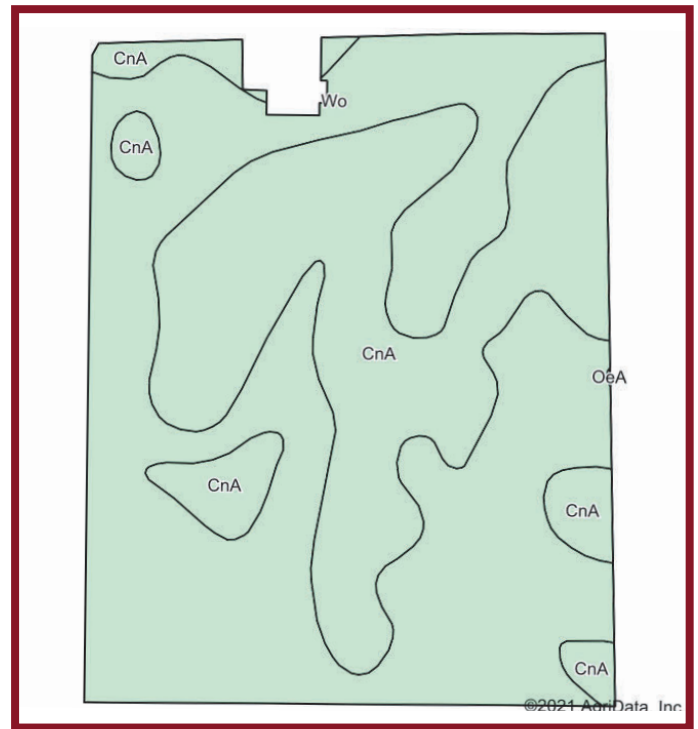


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- **PRIMARY SOILS:**
Wolcott clay loam, Conover loam
- **DRAINAGE:**
Underground tile, ditch and natural



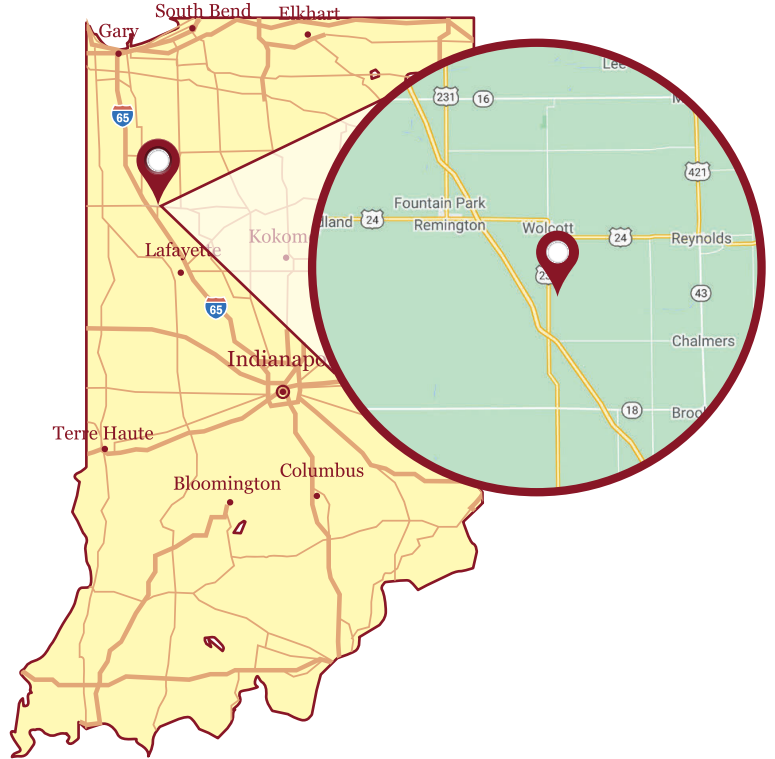
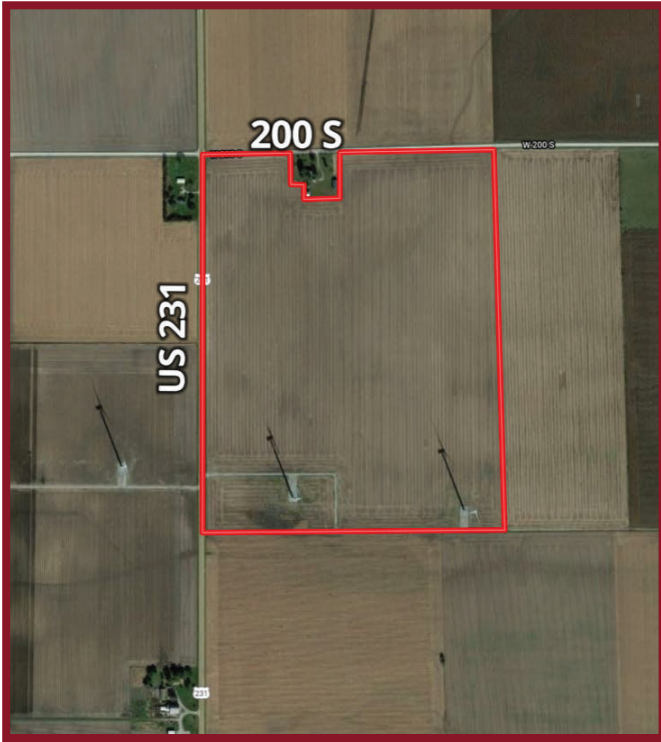
Code	Soil Description	Acres	Percent of field	NonIrr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans
Wo	Wolcott clay loam	73.07	59.5%	llw	175	6	12	49	70	66
CnA	Conover loam, 0 to 1 percent slopes	49.68	40.5%	llw	160	5	11	51	71	64
Weighted Average					168.9	5.6	11.6	49.8	70.4	*n 65.2

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



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