



**HAGEMAN**  
**REALTY**  
Farmland Specialists

18390 S. 480 W. | Phone: 219-261-2000  
Remington, IN 47977 | HagemanRealty.com

*Proudly Presents:*  
**CLAY COUNTY FARM**  
Brazil, Indiana

Large tract of 105.06 +/- acres including 98.32 tillable acres. Property soils include Iva silt loam, Fairpoint shaly silt loam, and Muren silt loam. North 85 +/- acres are reclaimed coal ground, south 20 +/- is non-reclaimed coal ground.



**TOTAL ACRES: 105.06**  
**TILLABLE ACRES: 98.32**

- **LOCATION:**  
Brazil, IN  
Intersection of 200 E & Wick St
- **PRICE: \$761,685**  
Real Estate Taxes: Subject to county parceling
- **VIEW MAP**  
<http://bit.ly/ClayCo105>



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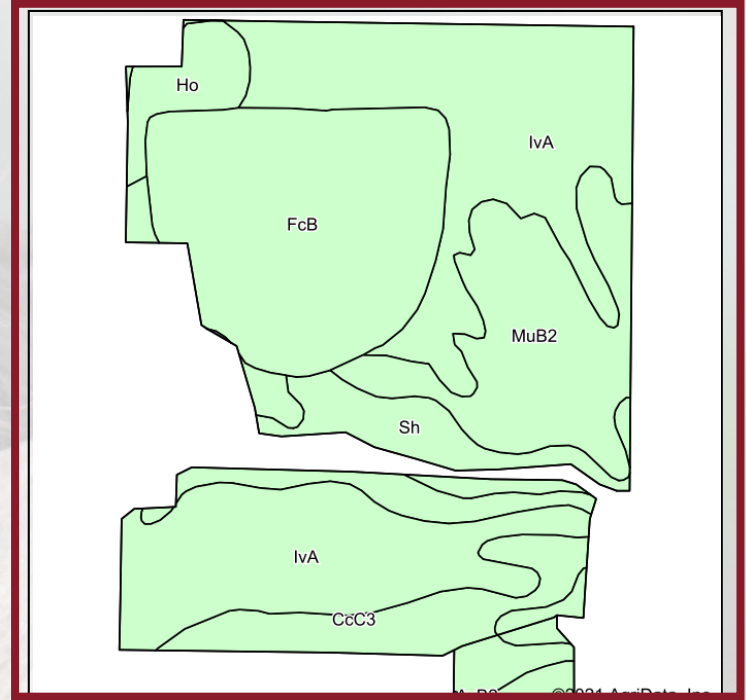


SARA HAGEMAN SCHENCK | MANAGING BROKER



## CLAY COUNTY FARM

Brazil, Indiana



Area Symbol: IN021, Soil Area Version: 25

| Code                    | Soil Description   | Acres | Percent of field | Non-Irr Class *c | Alfalfa hay Tons | Corn Bu      | Grass legume hay Tons | Pasture AUM | Soybeans Bu | Tobacco Lbs | Winter wheat Bu | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|------------------|------------------|--------------|-----------------------|-------------|-------------|-------------|-----------------|-------------------|
| IvA                     | Iva silt loam, 0 to 2 percent slopes   | 39.77 | 40.3%            | IIw              |                  | 164          | 5                     | 11          | 54          |             | 73              | 88                |
| FcB                     | Fairpoint shaly silt loam, 0 to 8 percent slopes                                 | 22.92 | 23.2%            | VIe              |                  | 101          | 4                     | 7           | 35          |             | 51              | 37                |
| MuB2                    | Muren silt loam, 2 to 6 percent slopes, eroded                                   | 14.64 | 14.8%            | Iw               |                  | 151          | 5                     | 10          | 52          |             | 61              | 82                |
| CcC3                    | Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded    | 11.47 | 11.6%            | IVe              | 4                | 102          | 3                     | 7           | 36          | 130         | 46              | 24                |
| Sh                      | Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration | 6.67  | 6.8%             | IIw              |                  | 129          |                       | 1           | 42          |             | 3               | 81                |
| Ho                      | Hoosier silt loam  | 3.25  | 3.3%             | IIIw             |                  | 175          | 6                     | 12          | 53          |             | 70              | 84                |
| <b>Weighted Average</b> |  |       |                  | <b>3.05</b>      | <b>0.5</b>       | <b>138.2</b> | <b>4.2</b>            | <b>8.8</b>  | <b>46.4</b> | <b>15.1</b> | <b>58.1</b>     | <b>*n 67.2</b>    |

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

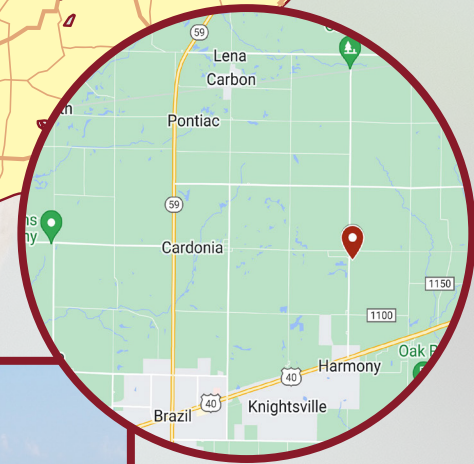
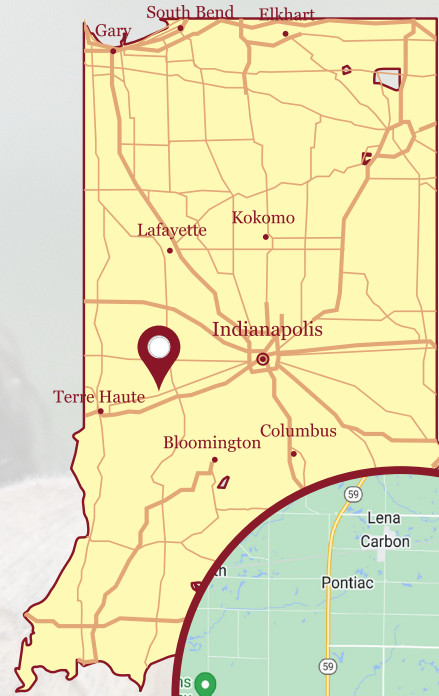


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