

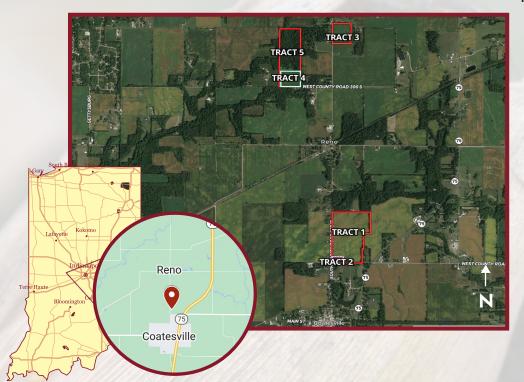
 18390 S. 480 W.
 Phone: 219-261-2000

 Remington, IN 47977
 HagemanRealty.com

Proudly Presents: HENDRICKS COUNTY FARM

Coatesville, Indiana

Located in Hendricks County near Coatesville this property is offered in 5 Tracts or as a whole including 143.56 total acres, 99.32 of which are tillable. Included are 3 farmland tracts, a home on 3 acres with multiple outbuildings, and a recreational tract with a building site, a pond and solid timber income potential! The home is located just a half mile from Vandalia Bike Trail and 45 minutes from downtown Indianapolis.



LOCATION:

North of Coatsville on 800 W & 300 S

PRICE: \$2,053,670 Terms: Cash Real Estate Taxes: \$8,770.42

VIEW LISTING AND MAP: https://bit.ly/hendricksco143

> ACREAGE BREAKDOWN:

Tract 1: 71.66 Acres, 69.45 Tillable Tract 2: 3 Acres, Home Site Tract 3: 15.9 Acres, 15.27 Tillable Tract 4: 14 Acres, 14 Tillable Tract 5: 39 Wooded Acres



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SARA HAGEMAN SCHENCK MANAGING BROKER



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TRACT 1

TOTAL ACRES: 71.66 Tillable Acres: 69.45 WAPI: 156.9

- > PRIMARY SOILS: Fincastle silt loam (49.6%) Miami silt loam (20.0%)
- PRICE: \$859,920 (\$12,000/Ac) **Real Estate Taxes: Subject to County Parceling**



TRACT 2 > Home and Buildings

HOME INFORMATION:

1800 Square Foot 500 Square Foot Attached Garage Full Basement, 9 ft ceiling

TOTAL ACRES: 3 +/-Tillable Acres: 0.6 +/-

3 Bed, 2 Baths

OUTBUILDINGS: 32 x 70 Shed 14 x 32 Shed

PRICE: \$359,000

Real Estate Taxes: Subject to County Parceling

Addtional acres available to purchase

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TRACT 3

TOTAL ACRES: 15.9

Tillable Acres: 15.27

WAPI: 167.3

> PRIMARY SOILS:

Fincastle silt Ioam (54.3%), Ragsdale silty Clay Ioam (21.5%) Xenia Silt Ioam (21.1%)

PRICE: \$198,750 (\$12,500/Ac) Real Estate Taxes: \$372.28



TRACT 4

TOTAL ACRES: 14 +/-Tillable Acres: 14 +/-WAPI: 133.6

> PRIMARY SOILS:

Ava silt loam (32.2%), Muren silt loam (29.4%), Stendal silt loam (26.7%)

PRICE: \$168,000 \$12,000/Ac) Real Estate Taxes: Subject to County Parceling



TOTAL ACRES: 39

PROPERTY DETAILS:

Secluded wooded acres complete with pond, perfect for recreation, relaxation, and a great building site!

TIMBER INVENTORY:

Current appraised value is over \$160,000 (appraisal report available to serious buyers)

PRICE: \$468,000 Real Estate Taxes: Subject to County

Parceling



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