



**HAGEMAN  
REALTY**

Commercial & Residential Specialists

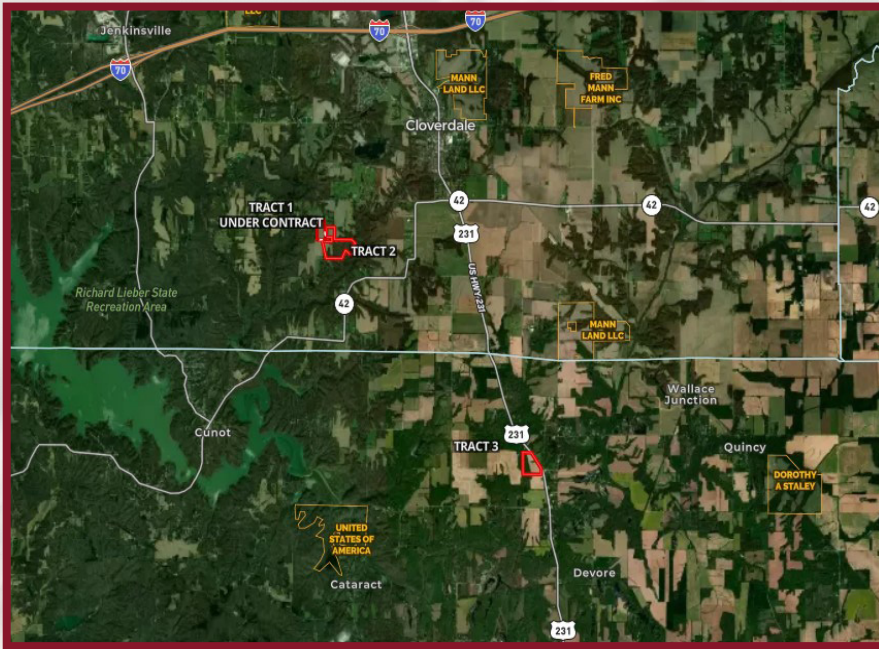
18390 S. 480 W. | Phone: 219-261-2000  
Remington, IN 47977 | HagemanRealty.com



Proudly Presents:  
**BARNES FARM**  
Putnam and Owen County, Indiana

Located in Owen and Putnam Counties, 1.5 miles southwest of Cloverdale, and 4 miles south of Cloverdale on Highway 231, This property features a mix of quality tillable and woods.

Tract 1 is sold. Tract 2, 72.44 acres, 28.36 +/- tillable. Tract 3, 38.62 acres, 20.04 tillable.



**TOTAL AVAILABLE ACRES: 111.06**  
**TILLABLE AVAILABLE ACRES: 48.4**

- **LOCATION:**  
TRACT 1 & 2: West of St Rd 42, S County Road 125 near 1100 S  
TRACT 3: State Rd 231 between Lewisville Rd and Cataract Rd
- **IMPROVEMENTS:**  
864 Sq Ft Home, with outbuildings
- **PRICE: \$978,000** (Tract 2 & 3)  
Real Estate Taxes: Subject to Reassessment
- **VIEW MAP**  
<http://bit.ly/Barnes131>

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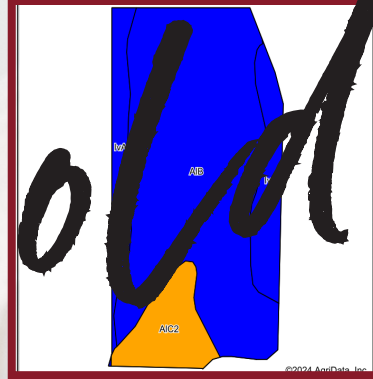






## BARNES FARM - TRACT 1

Putnam County, Indiana



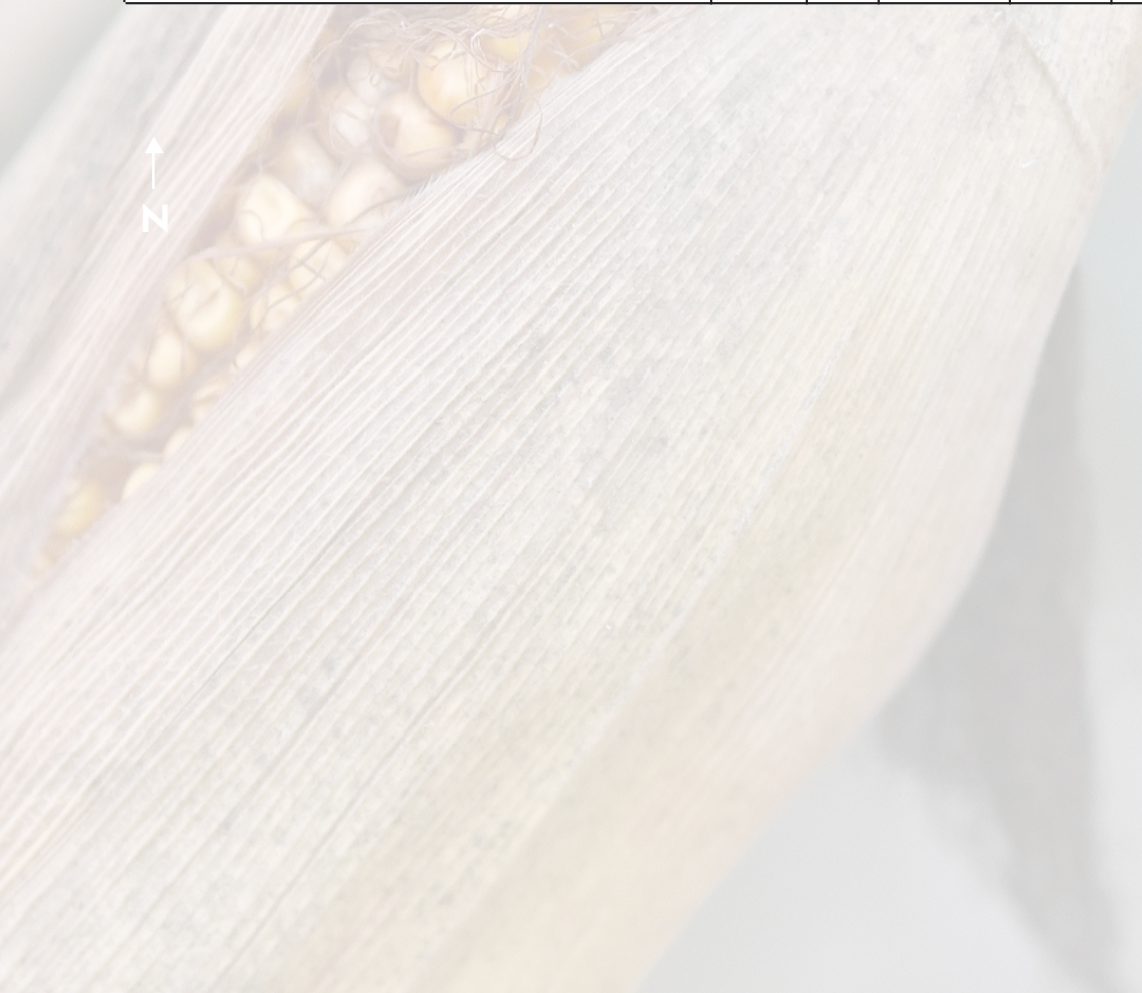
**TOTAL ACRES: 20.9**  
**TILLABLE ACRES: 20.9**

**PRICE: \$209,000 (\$10,000/Ac)**  
**Real Estate Taxes: TBD**

**IMPROVEMENTS:**  
**None**

Area Symbol: IN133, Soil Area Version: 25

| Code                    | Soil Description                                 | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Corn Bu     | Grass legume hay Tons | Pasture AUM | Soybeans Bu | Winter wheat Bu | *n NCCPI Soybeans |                |
|-------------------------|--|-------|------------------|----------------------|------------------|-------------|-----------------------|-------------|-------------|-----------------|-------------------|----------------|
| AIB                     | Alford silt loam, 2 to 6 percent slopes          | 13.89 | 70.8%            |                      | Ile              | 155         | 5                     | 10          | 54          | 78              | 76                |                |
| IvA                     | Iva silt loam, 0 to 2 percent slopes             | 3.57  | 18.2%            |                      | IIw              | 164         | 5                     | 11          | 54          | 73              | 87                |                |
| AIC2                    | Alford silt loam, 6 to 12 percent slopes, eroded | 2.15  | 11.0%            |                      | IIIe             | 155         | 5                     | 10          | 54          | 62              | 72                |                |
| <b>Weighted Average</b> |  |       |                  |                      |                  | <b>2.11</b> | <b>156.6</b>          | <b>5</b>    | <b>10.2</b> | <b>54</b>       | <b>75.3</b>       | <b>*n 77.6</b> |

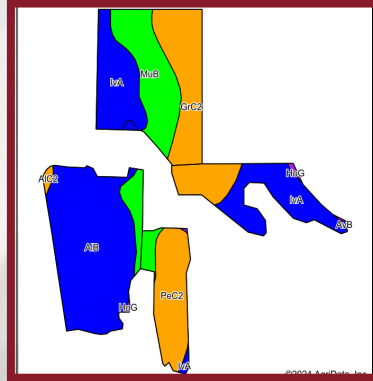






## BARNES FARM - TRACT 2

Putnam County, Indiana



**TOTAL ACRES: 72.44**  
**TILLABLE ACRES: 28.36**

**PRICE: \$580,000**  
**Real Estate Taxes: TBD**

**IMPROVEMENTS:**  
**None**

Area Symbol: IN133, Soil Area Version: 25

| Code                    | Soil Description                                   | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Corn Bu      | Grass legume hay Tons | Pasture AUM | Soybeans Bu | Winter wheat Bu | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|----------------------|------------------|--------------|-----------------------|-------------|-------------|-----------------|-------------------|
| AIB                     | Alford silt loam, 2 to 6 percent slopes            | 9.39  | 31.0%            |                      | Ile              | 155          | 5                     | 10          | 54          | 78              | 76                |
| IvA                     | Iva silt loam, 0 to 2 percent slopes               | 6.44  | 21.2%            |                      | Ilw              | 164          | 5                     | 11          | 54          | 73              | 87                |
| GrC2                    | Grayford silt loam, 6 to 12 percent slopes, eroded | 5.58  | 18.4%            |                      | Ille             | 130          | 4                     | 9           | 46          | 65              | 59                |
| MuB                     | Muren silt loam, 2 to 6 percent slopes, eroded     | 5.30  | 17.5%            |                      | Iw               | 151          | 5                     | 10          | 52          | 61              | 79                |
| PeC2                    | Parke silt loam, 6 to 12 percent slopes, eroded    | 3.34  | 11.0%            |                      | Ille             | 130          | 4                     | 9           | 46          | 65              | 65                |
| AIC2                    | Alford silt loam, 6 to 12 percent slopes, eroded   | 0.14  | 0.5%             |                      | Ille             | 155          | 5                     | 10          | 54          | 62              | 72                |
| HoG                     | Hickory loam, 25 to 70 percent slopes              | 0.12  | 0.4%             |                      | Vile             |              |                       |             |             |                 | 9                 |
| <b>Weighted Average</b> |  |       |                  |                      | <b>2.14</b>      | <b>148.2</b> | <b>4.7</b>            | <b>9.9</b>  | <b>51.1</b> | <b>69.8</b>     | <b>*n 74.2</b>    |







## BARNES FARM - TRACT 3

Owen County, Indiana

**TOTAL ACRES: 38.62**  
**TILLABLE ACRES: 20.04**

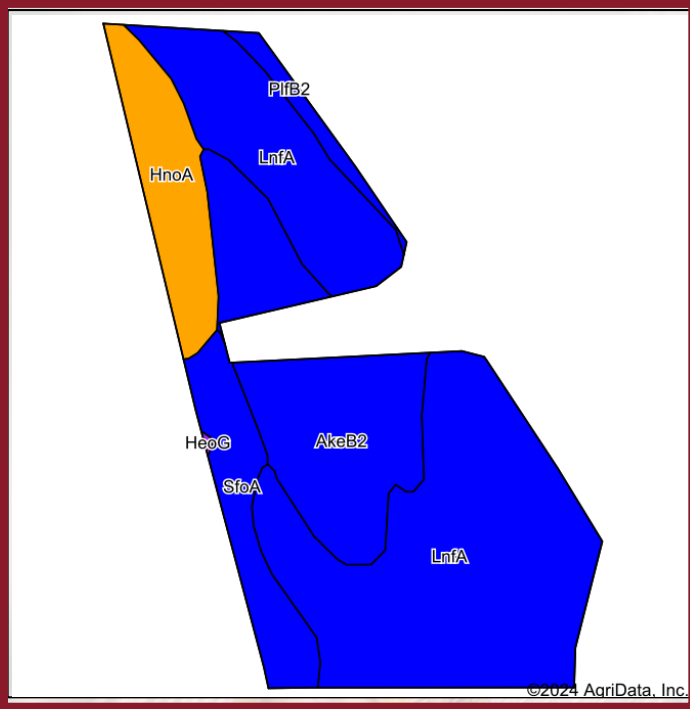
**PRICE: \$398,000**

**Real Estate Taxes: \$1,921.32/Yr**

**IMPROVEMENTS:**

**864 Sq Ft Home and Outbuildings**

*\*Sold As-Is*



Area Symbol: IN119, Soil Area Version: 26

| Code                    | Soil Description                               | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Alfalfa hay Tons | Corn Bu    | Grass legume hay Tons | Pasture AUM | Soybeans Bu | Winter wheat Bu | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|----------------------|------------------|------------------|------------|-----------------------|-------------|-------------|-----------------|-------------------|
| LnfA                    | Lieber silt loam, 0 to 2 percent slopes        | 11.14 | 55.7%            |                      | Ilw              |                  | 124        | 4                     | 8           | 41          | 56              | 78                |
| AkeB2                   | Arney silt loam, 2 to 6 percent slopes, eroded | 4.60  | 23.0%            |                      | Ile              | 5                | 128        | 4                     | 9           | 45          | 58              | 70                |
| HnoA                    | Hoosier silt loam, 0 to 1 percent slopes       | 2.03  | 10.1%            |                      | Illw             |                  | 158        | 5                     | 11          | 48          | 63              | 85                |
| SfoA                    | Shakamak silt loam, 1 to 3 percent slopes      | 1.83  | 9.1%             |                      | Ile              | 4                | 104        | 3                     | 7           | 37          | 47              | 65                |
| PIfB2                   | Pike silt loam, 2 to 6 percent slopes, eroded  | 0.42  | 2.1%             |                      | Ile              |                  | 145        | 5                     | 9           | 50          | 58              | 62                |
| <b>Weighted Average</b> |  |       |                  |                      | <b>2.10</b>      | <b>1.5</b>       | <b>127</b> | <b>4</b>              | <b>8.5</b>  | <b>42.5</b> | <b>56.4</b>     | <b>*n 75.3</b>    |

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