



**HAGEMAN  
REALTY**

18390 S. 480 W.  
Remington, IN 47977

Phone: 219-261-2000  
HagemanRealty.com

*Proudly presents:*

## MADISON COUNTY FARM

*Anderson, Indiana*

Located 3 miles northwest of Anderson, IN in Lapel School System sits a great farm surrounded by residential growth. 37.58+/- total acres with 37.77 tillable, this farm has development potential with current farmland returns.



**TOTAL ACRES:** 37.58  
**Tillable Acres:** 37.77  
**WAPI:** 152.3

- **LOCATION:**  
3.5 miles Northwest of Anderson, IN
- **IMPROVEMENTS:**  
None
- **PRICE: \$340,000**  
Terms: Cash  
Real Estate Taxes: \$1,048.18/yr
- **VIEW LISTING AND MAP**  
<http://bit.ly/Madison37>

*Contact for more information:*

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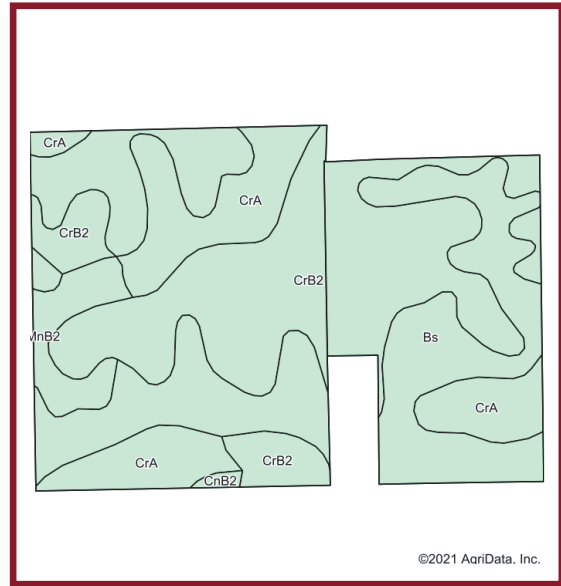
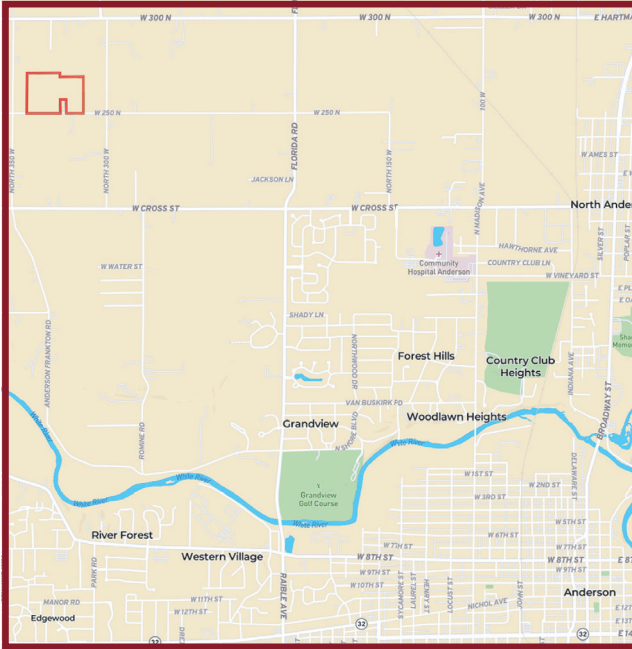


# MADISON COUNTY FARM

## Anderson, Indiana

➤ **PRIMARY SOILS:**  
See Map

➤ **DRAINAGE:**  
Underground tile, ditch and natural



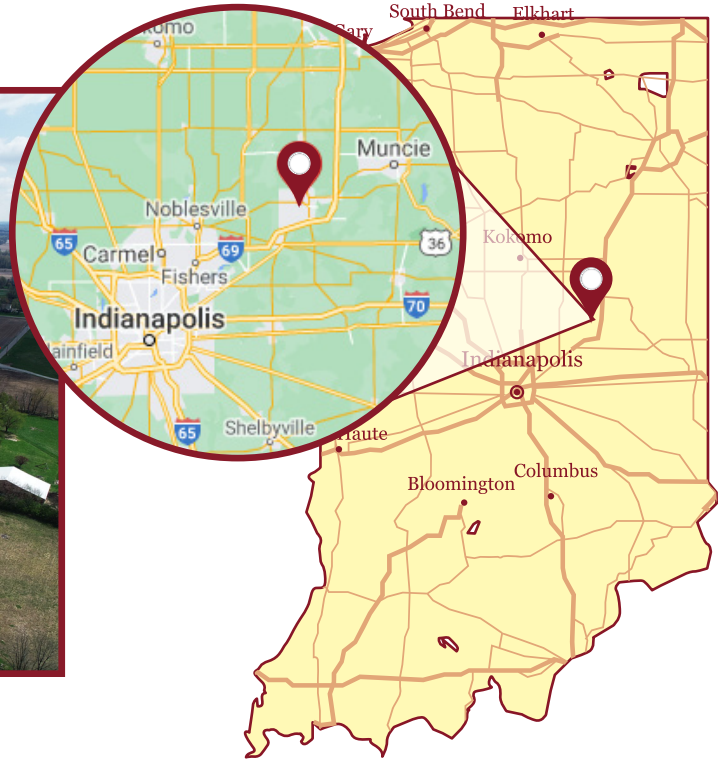
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Code	Soil Description	Acres	Percent of field	Non Irr Class 'c	Alfalfa hay	Corn	Grass legume hay	Kentucky bluegrass	Oats	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Pasture	Soybeans	Tall fescue	Wheat	Winter wheat
CrB2	Crosby silt loam, 2 to 4 percent slopes, eroded	14.77	39.1%	Ile		134	5					9	44			60
Bs	Brookston silty clay loam, 0 to 2 percent slopes	14.15	37.5%	IIw		173	6					12	51			70
CrA	Crosby silt loam, fine loamy subsoil, 0 to 2 percent slopes	6.98	18.5%	IIw		154	5					10	51			69
MnB2	Miami silt loam, 2 to 6 percent slopes, moderately eroded	1.73	4.6%	Ile		135	5					9	48			61
CnB2	Celina silt loam, 2 to 6 percent slopes, eroded	0.14	0.4%	Ile	4	125	4	4	67	5	4	8	40	6	43	52
<b>Weighted Average</b>					*	<b>152.3</b>	<b>5.4</b>	*	<b>0.2</b>	*	*	<b>10.3</b>	<b>48.1</b>	*	<b>0.2</b>	<b>65.4</b>

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



## **MADISON COUNTY FARM** *Anderson, Indiana*



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