



**HAGEMAN
REALTY**

18390 S. 480 W.
Remington, IN 47977

Phone: 219-261-2000
HagemanRealty.com

Proudly presents:

**SULLIVAN COUNTY FARM /
COMMERCIAL PROPERTY**

Sullivan, Indiana

Located 3 miles south of Sullivan, IN 166.66 acres of great farmland adjacent to US Hwy 41. With 132.58 tillable, 28.57 wooded acres and a country home.

US 41 on the west and a railroad on the east of the farm, gives the opportunity for development.



TOTAL ACRES: 166.66
Tillable Acres: 132.58
NCCPI: 73.2
WAPI: 138.7



- **LOCATION:**
3.5 miles south of Sullivan
- **IMPROVEMENTS:**
 - 4 bedroom/2 bath - House
 - 2,528 Sq. ft. home
 - Barn, Utility Out Building
- **PRICE: \$1,570,800**
Terms: Cash
Real Estate Taxes: \$5,380/yr
- **VIEW LISTING AND MAP**
<http://bit.ly/SullivanCo166>

Contact for more information:

**SARA
HAGEMAN
SCHENCK**

Phone:
219.261.2000

Cell:
765.366.1212

sara.hageman@hagemanrealty.com



**HINNERK
WOLTERS**

Phone:
219.261.2000

Cell:
317.517.0753

hinnerk.wolters@hagemanrealty.com



**AMANDA
ANDREONI**

Phone:
219.261.2000

Cell:
219.863.4172

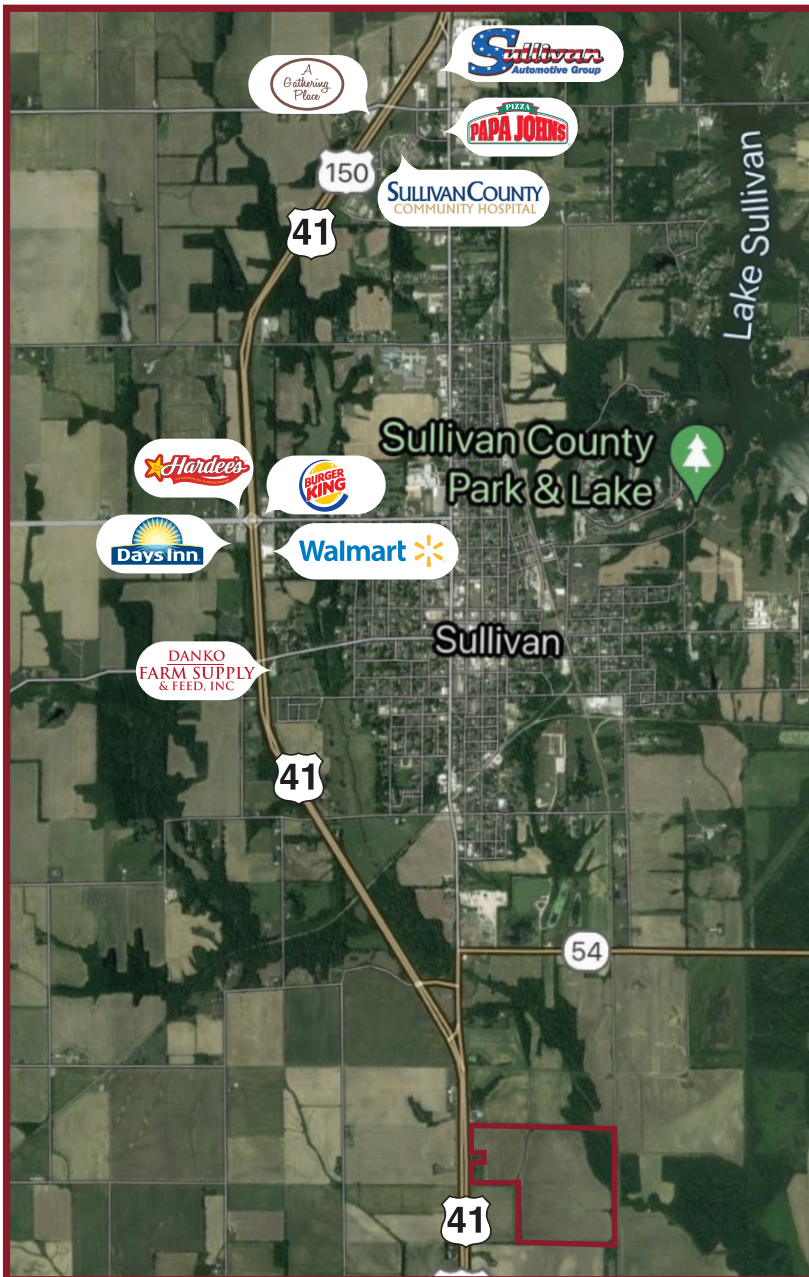
amanda.andreoni@hagemanrealty.com





COMMERCIAL OPPORTUNITY

Indiana Route 41



UTILITY INFORMATION

NATURAL GAS:

Propane

ELECTRIC SUPPLIER:

REMC: Win Energy

TELEPHONE:

Frontier

DEMOGRAPHIC INFORMATION

Population (2019 Census) 20,669

Avg HH Income \$50,245

Age Distribution 20-65 76.04%

Employed Status 95%

TOTAL ACRES: 166.66

LOCATION:

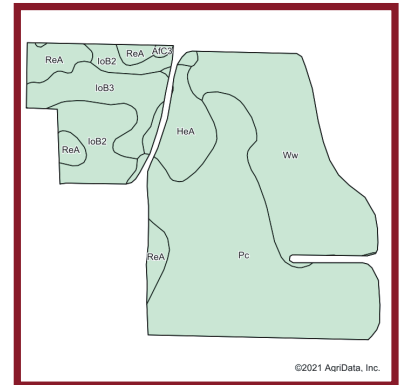
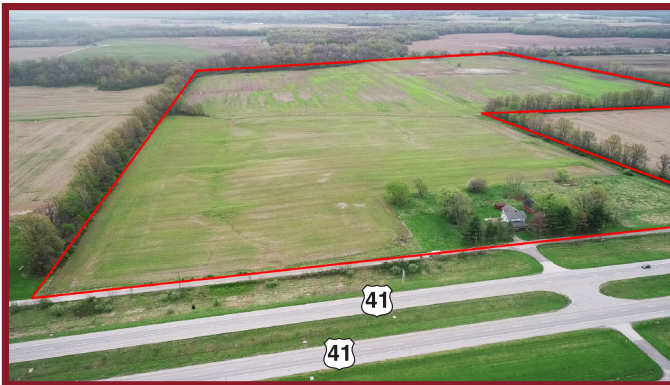
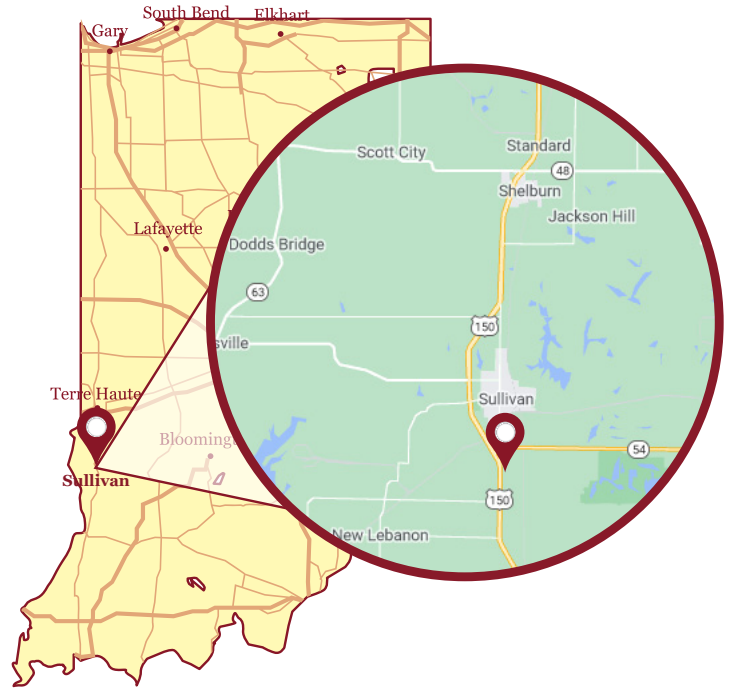
Located 3 miles south of Sullivan, IN adjacent to US 41 on the west and a railroad on the east.

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



SULLIVAN COUNTY FARM

Sullivan, Indiana



Code	Soil Description	Acres	Percent of field	NonIrr. Class *c	Corn	Grain sorghum	Grass legume hay	Grass legume pasture	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans
Pc	Patton silty clay loam, 0 to 2 percent slopes	56.85	42.9%	IIw	141		4	7		45	53	65
Ww	Wilbur silt loam	35.57	26.8%	IIw	125					44		77
IoB2	Iona silt loam, 2 to 6 percent slopes, eroded	12.41	9.4%	IIe	155		5		10	54	70	71
IoB3	Iona silt loam, 2 to 6 percent slopes, severely eroded	10.49	7.9%	IIIe	150		5		10	53	68	64
HeA	Henshaw silt loam, 0 to 2 percent slopes	8.68	6.5%	IIw	145		5		9	48	66	79
ReA	Reesville silt loam, 0 to 2 percent slopes	8.23	6.2%	IIw	137		4	7		44	53	79
AfC3	Afford silt loam, 5 to 10 percent slopes, severely eroded	0.35	0.3%	IVe	116	85	4	6		36	46	52
Weighted Average					138.7	0.2	3.2	3.5	2.3	46.3	42.4	*n 70.5

- **PRIMARY SOILS:**
See map
- **DRAINAGE:**
Underground tile, ditch and natural
- **NCCPI: 73.2**
- **WAPI: 138.7**

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