

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

**Proudly presents:** 

# WARREN COUNTY

Boswell, Indiana

Productive farmland located 8 miles southwest of Boswell. Property is located 2 miles west of highway 41 in a strong farming community 80 total acres with home located in northeast corner.



TOTAL ACRES:80Tillable Acres:79.73AVG NCCPI:69.1

**LOCATION:** 8 miles southwest of Boswell

**IMPROVEMENTS:** 848 Sq Ft Home 12 x 16 Wood Deck

PRICE: \$780,000 Terms: Cash

Real Estate Taxes: \$2,023.18/yr

VIEW LISTING AND MAP http://bit.ly/Warren80 →



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## WARREN COUNTY

**Boswell**, Indiana

### Primary Soils: See Map

#### **DRAINAGE:**

Underground tile, ditch and natural

Koch St Trust et 147 80 Joey AP Senesac No 68 1 Fai Steven API	80 ole inty m LLC Noble	40 Jenn Cox LE 74 Hele Koc Trus 80	en h st		Senesac Grain Farms LLC 159 etal 43	D et Dal etux 95		Betty Sorens 72 Donald Goldsbe	52 arry 3	Trus etux 137	erson t	950 N Kathe Walle 236	r	LaBounty Trust 79	N006
etux 79 1* 1 z	1 Thomas	Edi Ne Tri 95	ust	Pigman Betty	Barbara Redman *38 Anthon	95	Aartin hields tux 3	Jack Dalton etux 80	Helga Haniford LE 78	1	4		Mickey Balser Trust etux 320		
Helen Koch Trust etal 112 Gary True Guit Virgi Stev Clai	ivere eta 40 11a 25 40 29 etus	Douglas Ransom Trust	Golden Nern Trust	Micha Ander Trust etal 123	Napcy los	Brul Fam Trus 155	baker ily st	Michael Anderson Trust etux 80	Dudley Family Investments	Trueblood 42	Jack Dalton etux 80		Gary Ishmiel LE etal 235	Martha Beckett Trust etal 80	PINE TWP
Amy Booher 80 H Hunter Trust etal 80	Hele Sare etal 185	Nern	Douglas Ransom Trust etux 25	Mary Foste Dou Ran Tru etu: 98	r 62 Iglas Isom st	Bri	1		2		oert el	Jack Daltor etux Robert Abel etux L Brow	64 57 n 24	Martha Beckett Trust etal 40 Rita Sparen- berg etal 40	TWP.
dith Family Family Family Family Family Family		De Ho etu 160	nnis gue X D	Troy Leak etux 80	Larch Farms Inc 121		And Mary Mary S n 59		Mary Brubake 480	r		LJ Sons Lupj McC Farm Corj 195		Pence Farms Inc 80	W 700
taming family fa	Steven Steven Clark etux	Ma Do Tru eta 160	dds	Barbara Redman 25	Frances Larch 135	as s is	Scott Ransom etux 100	Fleming Family Farms LP 78.	Gary Larch 120	Luppo McCo Farm	rmack Corp	Luppold- 80 McCormack Farm Corp	Fountain Trust Company 204	Inc 21	oo z
650 N Thomas Diana Leak Girdle etux 80 160 80	Gary	Steven Clark etux 80	Fleming Family Farms LP 77	L	homas eak 59	Katherine Mosbaugh	Forrest Booth Trust etux 80	Rebecca McIntyre etal 40 Earl Hoppes Trust etux_40	Helga Haniford LE etal 80 N	200	Lauer-Walnut Grove Farm LLC 19	Travis Steph etal 145	en Pence en Trust etal 80	Michael Mankey Trust etal 80	l
Elizabeth Leak Trust 240 Sovereign Farms Inc 160 250 N		Em Ha Tru etu 242	ider ist x	H Hunter o etux 0 160 z		Twyla Dexter LE etal 80		Lauer-Walnut Grove Farm LLC etal 401		** N 400 W	Mary Bruba 160	ker Natu Cons Org 160	re tervancy		
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BdB2	Pm GhB2
	RfB2 BdB2
GkBz	RHB2 GgA
	GgA BdB2 G2019 AgriData, Inc.

Area Symbol: IN171, Soil Area Version: 22										
	Soil Description		Percent of field	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans
BdB2	2 Barce-Montmorenci silt loams, 2 to 6 percent slopes, eroded		33.4%	lle	134	5	9	44	60	45
Dw	Drummer silty clay loams		24.8%	llw	175	6	12	49	70	80
GgA	Gilboa silt loam, 0 to 2 percent slopes		15.4%	llw	155	5	10	48	69	71
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded		14.1%	lle	133	5	9	47	60	48
Pm	Peotone silty clay loam, pothole		8.6%	Illw	85	3	6	11	34	72
GhB2	Glenhall silt loam, 1 to 4 percent slopes, eroded	2.11	2.6%	lle	140	5	10	47	63	67
GkB2	Glenhall silt loam, till substratum, 1 to 4 percent slopes, eroded	0.76	1.0%	lle	140	5	10	47	63	62
Weighted Average						5.1	9.7	43.5	61.7	*n 61.2

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