



**HAGEMAN
REALTY**

18390 S. 480 W.
Remington, IN 47977

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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: 80
Tillable Acres: 79.73
AVG 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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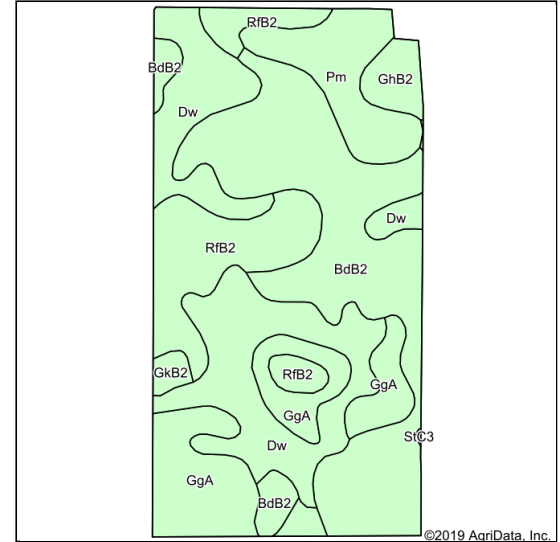
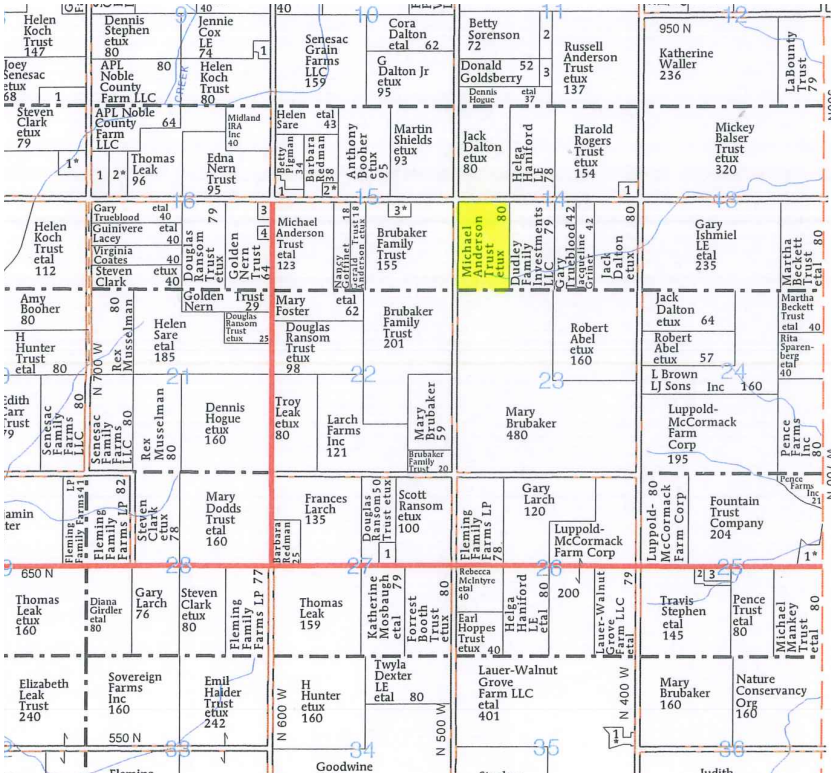
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Primary Soils: See Map

DRAINAGE:

Underground tile, ditch and natural



Area Symbol: IN171. Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans	
BdB2	Barce-Montmorenci silt loams, 2 to 6 percent slopes, eroded	26.63	33.4%	IIe	134		5	9	44	60	
Dw	Drummer silty clay loams	19.79	24.8%	IIw	175		6	12	49	70	
GgA	Gilboa silt loam, 0 to 2 percent slopes	12.30	15.4%	IIw	155		5	10	48	69	
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded	11.25	14.1%	IIe	133		5	9	47	60	
Pm	Peotone silty clay loam, pothole	6.89	8.6%	IIIw	85		3	6	11	34	
GhB2	Glenhall silt loam, 1 to 4 percent slopes, eroded	2.11	2.6%	IIe	140		5	10	47	63	
GkB2	Glenhall silt loam, till substratum, 1 to 4 percent slopes, eroded	0.76	1.0%	IIe	140		5	10	47	63	
Weighted Average					143.3		5.1	9.7	43.5	61.7	*n 61.2

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