



**HAGEMAN  
REALTY**

18390 S. 480 W.  
Remington, IN 47977

Phone: 219-261-2000  
HagemanRealty.com

**Proudly presents:**

## **HUFFER FARM**

Carroll County, Indiana

Farm with highly productive soils in a strong farming area. Mixed with a recreational opportunity that features the beautiful Deer Creek flowing through the property. Owner is willing to divide tillable and recreational acres to fit buyers needs. Centrally located between Delphi, Flora, and Logansport, IN.



**TOTAL ACRES:** 236.72  
**Tillable Acres:** 182.18  
**Wooded Acres:** 54.54  
**AVG NCCPI:** 69.5

**LOCATION:**  
Approx 3 miles east of Camden

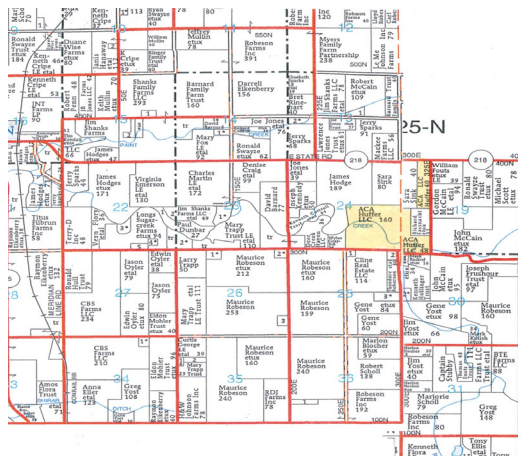
**IMPROVEMENTS:**  
None

**PRICE: \$1,392,000**  
North 39.75 Ac: \$9,000/Acre  
South 197 +/- Ac: \$5,250/Acre  
**Terms:** Cash  
**Real Estate Taxes:** \$3,461.06/yr

**VIEW MAP**  
<http://bit.ly/HufferFarm> ▶

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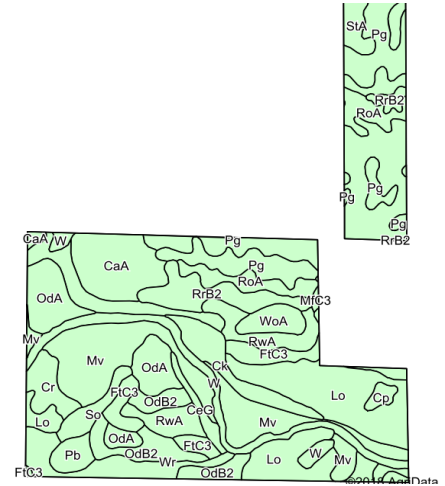
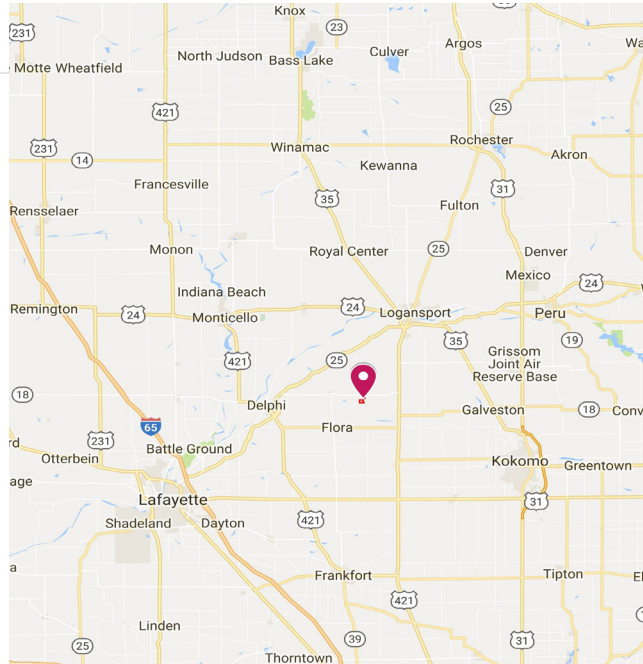


# HUFFER FARM

Carroll County, Indiana

**PRIMARY SOILS:** See map

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



**Area Symbol: IN015, Soil Area Version: 23**

Code	Soil Description	Acres	Percent of field	Non-Irr Class %c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans
Lo	Landes loam, moderately wet, occasionally flooded	20.63	13.9%	IIw	106		4	7	34	53
Mv	Moundhaven-Landes variant complex, frequently flooded	16.65	11.2%	IIIw	73			24		27
OdA	Ockley silt loam, 0 to 2 percent slopes	12.24	8.2%	Ie	134	5	9	47	66	74
CaA	Camden silt loam, 0 to 2 percent slopes	11.74	7.9%	Iw	156	5	10	54	63	77
RwA	Rush silt loam, 0 to 2 percent slopes	10.11	6.8%	I	150	5	10	52	75	82
RrB2	Rockfield-Williamstown complex, 1 to 6 percent slopes, eroded	8.97	6.0%	Ile	133	5	9	47	60	48
OdB2	Ockley silt loam, 2 to 6 percent slopes, eroded	8.40	5.6%	Ile	132	4	9	46	65	59
Pg	Patton silty clay loam, loamy substratum, 0 to 2 percent slopes	8.03	5.4%	IIw	173	6	12	51	69	72
Wr	Westland loam	7.80	5.2%	IIw	175	6	12	49	70	76
StA	Starks silt loam, 0 to 2 percent slopes	7.54	5.1%	IIw	164	5	11	53	66	82
FtC3	Fox gravelly clay loam, 6 to 15 percent slopes, severely eroded	7.02	4.7%	IIIe	73	3	5	25	37	30
Ck	Ceresco variant fine sandy loam, occasionally flooded	6.04	4.1%	IIw	111	4	8	29	50	59
RoA	Rockfield silt loam, 0 to 2 percent slopes	4.93	3.3%	I	145	5	9	51	66	72
Cr	Cohoctah variant very fine sandy loam, frequently flooded	4.71	3.2%	IIIw	120			23		40
WoA	Waynetown silt loam, 0 to 2 percent slopes	4.11	2.8%	IIw	160	5	11	52	72	77
So	Sloan silt loam, occasionally flooded	3.82	2.6%	IIIw	155	5	10	42	62	78
Pb	Palms muck, drained	3.06	2.1%	IIIw	158	5	11	43	63	89
Cp	Cohoctah loam, gravelly substratum, occasionally flooded	1.42	1.0%	IIw	155	5	10	33	62	60
CeG	Casco-Hennepin loams, 30 to 70 percent slopes	0.98	0.7%	VIIe						6
HkG	Hennepin loam, 25 to 50 percent slopes	0.38	0.3%	VIIIe	14	1	1	5	6	5
MfC3	Martinsville, till substratum-Miami clay loams, 6 to 12 percent slopes, severely eroded	0.16	0.1%	IVe	121	4	8	43	58	35
<b>Weighted Average</b>					<b>128.6</b>	<b>4</b>	<b>7.8</b>	<b>41.1</b>	<b>52.4</b>	<b>*n 60.9</b>

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