



**HAGEMAN
REALTY**

18390 S. 480 W.
Remington, IN 47977

Phone: 219-261-2000
HagemanRealty.com

Proudly presents:

NEWTON COUNTY FARM

Brook, Indiana

High quality farm ground located on the west edge of Brook, IN. This property has 137.08 total acres which includes 130.75 tillable acres with 3.7 CRP acres adding additional income. Great location with State Road 16 road frontage. Located in a strong farming community.



TOTAL ACRES: 137.08
Tillable ACRES: 130.75
CRP ACRES: 3.7
AVG NCCPI: 73.9

LOCATION:

Located on the west edge of Brook, IN

IMPROVEMENTS: None

PRICE: \$1,165,180

Terms: Cash

Real Estate Taxes: \$4,340.78/yr

CRP Income: \$601.00/yr
10 year contract

VIEW Listing and Map

<http://bit.ly/NewtonCo137> ▶

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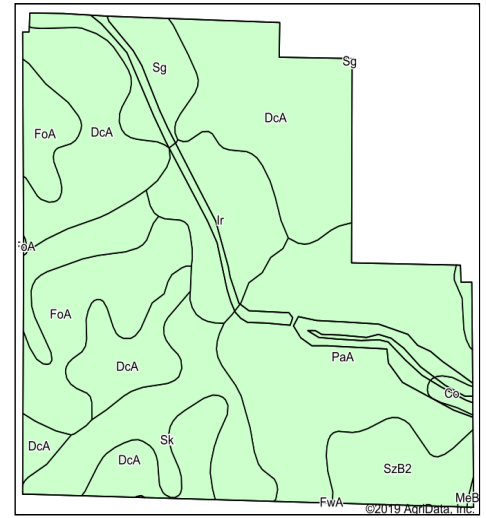
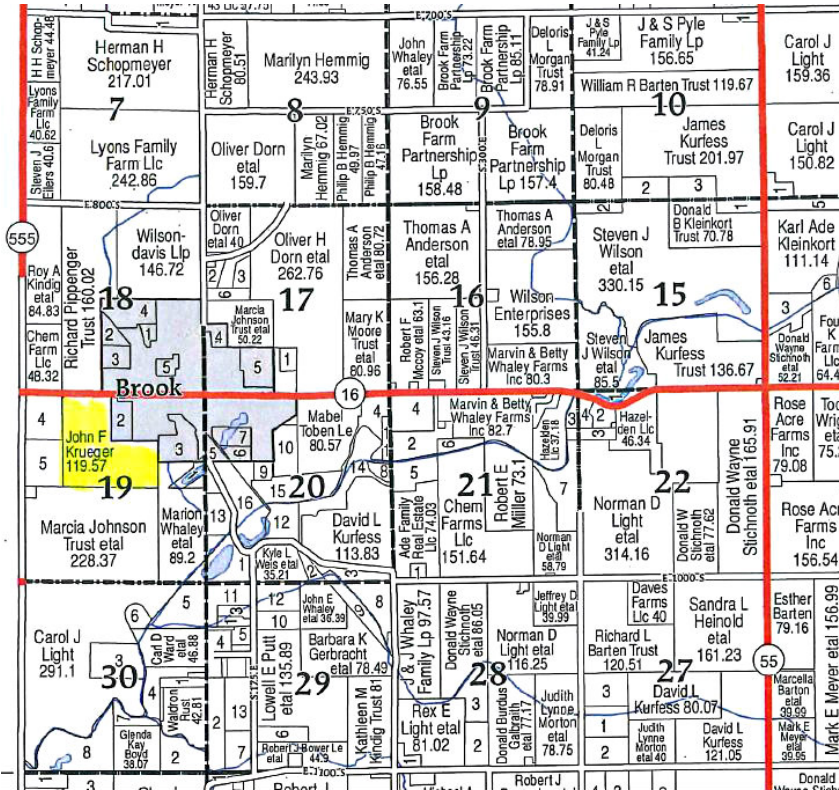


NEWTON COUNTY FARM

Brook, Indiana

PRIMARY SOILS: See map

DRAINAGE:
Underground tile, ditch and natural



Soils data provided by USDA and NRCS.

Area Symbol: IN111. Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture	Oats	*n NCCPI Soybeans
DcA	Darroch silt loam, 0 to 2 percent slopes	44.09	32.6%	lw	5	153		50	60	8	79	78
PaA	Papineau fine sandy loam, 0 to 1 percent slopes	32.68	24.2%	llw	5	150	10	46	68			62
Sk	Selma silty clay loam, till substratum	16.93	12.5%	llw	6	175	12	49	70			75
FoA	Foresman silt loam, 0 to 2 percent slopes	14.93	11.1%	l	5	145	9	48	66			82
Ir	Iroquois fine sandy loam	11.36	8.4%	llw	6	170	11	47	68			70
SzB2	Swygert variant-Simonin complex, 2 to 6 percent slopes, eroded	7.39	5.5%	llle	4	130	9	43	59			30
Sg	Selma loam, 0 to 2 percent slopes	6.75	5.0%	llw	6	154		50	60	10	78	77
Co	Comfrey loam, frequently flooded, undrained	0.86	0.6%	Vlw								20
MeB2	Martinsville-Williamstown complex, 2 to 6 percent slopes, eroded	0.08	0.1%	lle	5	128	8	45	62			52
Weighted Average					5.2	153.4	6.3	47.7	64.1	3.1	29.7	*n 70.5

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:

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