



**HAGEMAN  
REALTY**  
*Farmland Specialists*

18390 S. 480 W.  
Remington, IN 47977

Phone: 219-261-2000  
HagemanRealty.com

*Proudly presents:*

## LEMINGER - SULLIVAN COUNTY

Sullivan, Indiana

Large tract of productive farm land along with recreational acres. Offered in 2 tracts; Tract 1 nearly all tillable acres, featuring 160 +/- total acres with 151 +/- tillable. Tract 2 100 +/- acres including nearly 40 acres of pasture ground, pond, and 60 acres of woods.



**TOTAL ACRES:** 260 +/-  
**Tillable Acres:** 151 +/-  
**Wooded Acres:** 67 +/-

- **LOCATION:**  
1.6 Miles north west of Sullivan  
on County Road 225
- **PRICE: \$2,000,000**  
**Tract 1: \$1,550,000**  
**Tract 2: \$450,000**  
  
Real Estate Taxes: \$27.69/Acre
- **VIEW LISTING**  
<http://bit.ly/Sullivan260>

*Contact for more information:*

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SARA HAGEMAN SCHENCK | BROKER





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## LEMINGER - FARMLAND TRACT

Sullivan, Indiana

Large tract of productive farm land. Nearly all tillable acres, featuring 160 +/- total acres with 151 +/- tillable.



**TOTAL ACRES:** 160 +/-  
**Tillable Acres:** 151 +/-  
**Wooded Acres:** 7  
**WAPI:** 152.7

- **LOCATION:**  
1.6 Miles north west of Sullivan  
on County Road 225
- **PRICE: \$1,550,000**  
Price Per Acre: \$9,687.50  
Real Estate Taxes: \$27.69/Acre
- **VIEW MAP**  
<http://bit.ly/SullTract1>

*Contact for more information:*

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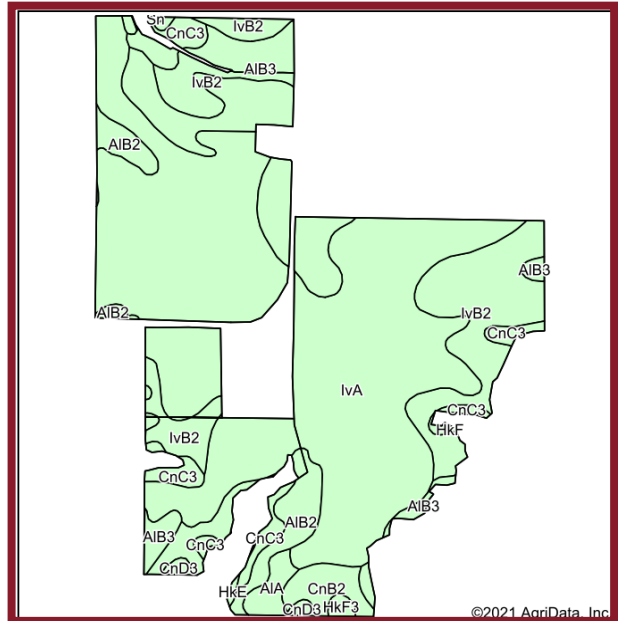
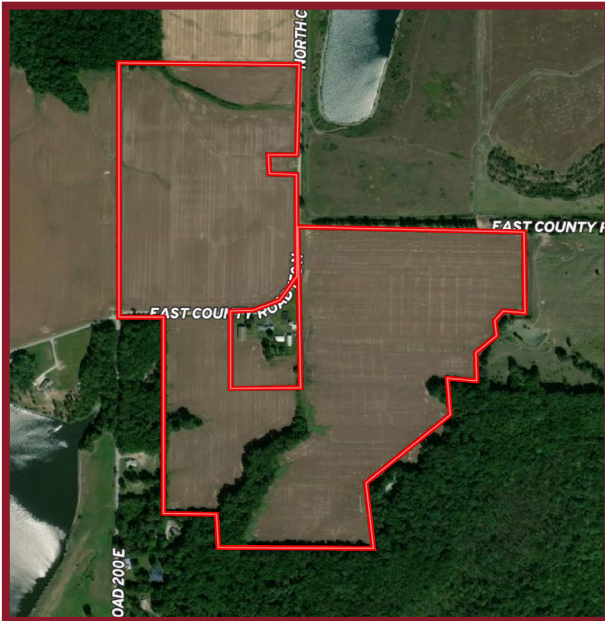


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Soils data provided by USDA and NRCS.

Area Symbol: IN153, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu	*n NCCPI Soybeans
IvA	Iva silt loam, 0 to 2 percent slopes	89.20	58.2%	IIw		164	5	11	54		73	88
IvB2	Iva silt loam, 2 to 4 percent slopes, eroded	32.60	21.3%	Ile		155	5	11	51		70	74
AIB3	Ava silt loam, 2 to 6 percent slopes, severely eroded	9.45	6.2%	IIIe		120	4	8	42		54	23
AIB2	Ava silt loam, 2 to 6 percent slopes, eroded	8.85	5.8%	Ile	5	131	4	9	46		59	34
CnC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	6.33	4.1%	IVe	4	102	3	7	36	130	46	24
CnC2	Cincinnati silt loam, Wabash Lowland, 2 to 6 percent slopes, eroded	3.22	2.1%	Ile	5	129	4	9	45	3325	58	34
AIA	Ava silt loam, 0 to 2 percent slopes	1.86	1.2%	IIw		130	4	9	46		59	45
CnC3	Cincinnati silt loam, 12 to 18 percent slopes, severely eroded	0.69	0.5%	VIe		97	3	7	34		43	21
HkF3	Hickory silt loam, 18 to 35 percent slopes, severely eroded	0.49	0.3%	VIe								8
HkE	Hickory silt loam, 18 to 25 percent slopes	0.19	0.1%	VIe								55
CnC2	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, eroded	0.16	0.1%	IIIe	4	116	4	8	40	3190	52	31
Sn	Stendal silt loam	0.09	0.1%	IIw		121			39			76
HkF	Hickory silt loam, 25 to 35 percent slopes	0.06	0.0%	VIIe								9
Weighted Average				2.18	0.6	152.7	4.7	10.4	50.8	78.1	68.3	*n 73

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





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## LEMINGER - RECREATIONAL TRACT

Sullivan, Indiana

100 +/- Acre tract including nearly 40 acres of pasture ground, pond, and 60 acres of woods. Great opportunity for a cabin, food plots, hunting and recreational.



**TOTAL ACRES:** 100 +/-  
**Wooded Acres:** 60 +/-

- **LOCATION:**  
1.6 Miles north west of Sullivan  
on County Road 225
- **PRICE: \$450,000**  
Price Per Acre: \$4,500  
Real Estate Taxes: \$27.69/Acre
- **VIEW MAP**  
<http://bit.ly/SullTract2>

