



**HAGEMAN**  
**REALTY**  
*Farmland Specialists*

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

*Proudly Presents:*  
**PELL FARM - CLAY COUNTY**  
Carbon, Indiana

A highly productive farm with great soils and 645.66 tillable acres. Includes 3 homes, multiple storage and livestock barns, and 12 grain bins throughout 15 tracts. Farm can be devided or sold in entirety.

**TOTAL ACRES: 725.19**  
**Tillable Acres: 645.66**

- **LOCATION:**  
Carbon, IN
- **IMPROVEMENTS:**  
See individual tracts
- **PRICE:** \$6,391,972.50 (\$8,814.20/Acre)  
**Terms:** Cash  
**Real Estate Taxes:** Subject to county parceling
- **VIEW LISTING AND MAP:**  
<https://bit.ly/claycountyfarm>
- **VIEW VIDEO:**  
<https://bit.ly/claycotour>
- **LEASE INFORMATION:**  
Open for 2022 crop year



*Contact for more information:*

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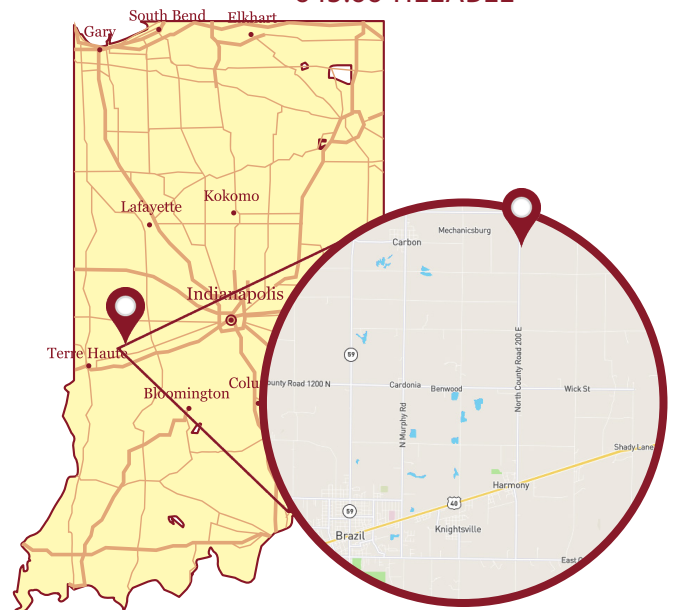


## PELL FARM - CLAY COUNTY

### Carbon, Indiana

- Tract 1: 19.92 acres, 19.92 tillable
- Tract 2: 25.54 acres, 25.30 tillable
- Tract 3: 16.93 acres, 16.93 tillable
- Tract 4: 75.88 acres, 73.65 tillable
- Tract 5: 123.49 acres, 118.64 tillable  
Includes 6 grain bins, 5 operational totaling 41,000 bushels
- Tract 6: 7.0 acres, 0 tillable  
Includes home, barn, and woods
- Tract 7: 114.88 acres, 104.38 tillable  
Includes barn, 2 grain bins, gas well, and pasture
- Tract 8: 29.18 acres, 29.18 tillable
- Tract 9: 57.33 acres, 52.66 tillable  
Pattern tile
- Tract 10: 47.0 acres, 46.65 tillable
- Tract 11: 18.28 acres, 0 tillable  
Includes a home, detached garage, livestock barn, additional shed, and pasture
- Tract 12: 35.0 acres, 20.43 tillable
- Tract 13: 105.85 acres, 98.32 tillable
- Tract 14: 4.11 acres, 0 tillable  
Includes a home, 4 grain bins, and a 100'x52' pole barn
- Tract 15: 44.8 acres, 39.6 tillable

➤ **TOTAL ACERAGE: 725.19 ACRES**  
**645.66 TILLABLE**



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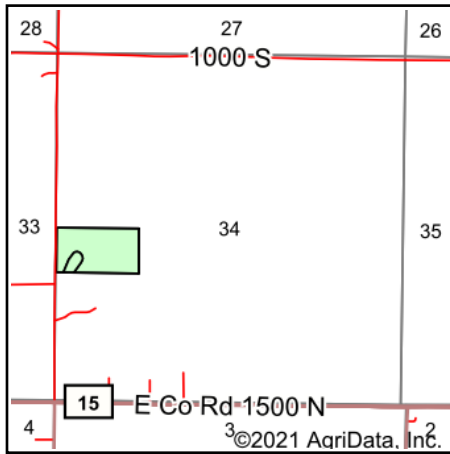




## PELL FARM - CLAY COUNTY Tract 1 (Parke County)

**TOTAL ACRES: 19.92**  
**Tillable Acres: 19.92**  
**WAPI: 163.4**

- **PRIMARY SOILS:**  
Iva silt loam, Alford silt loam
- **DRAINAGE:**  
Underground tile, ditch and natural
- **PRICE: \$179,280.00 (\$9,000.00/Acre)**  
Real Estate Taxes: \$406.50



Soils data provided by USDA and NRCS.

Area Symbol: IN121, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
IvA	Iva silt loam, 0 to 2 percent slopes	18.40	93.6%	IIw	164	5	11	54	73	88
AfC2	Alford silt loam, 6 to 12 percent slopes, eroded	1.26	6.4%	IIIe	155	5	10	54	62	74
<b>Weighted Average</b>				<b>2.06</b>	<b>163.4</b>	<b>5</b>	<b>10.9</b>	<b>54</b>	<b>72.3</b>	<b>*n 87.1</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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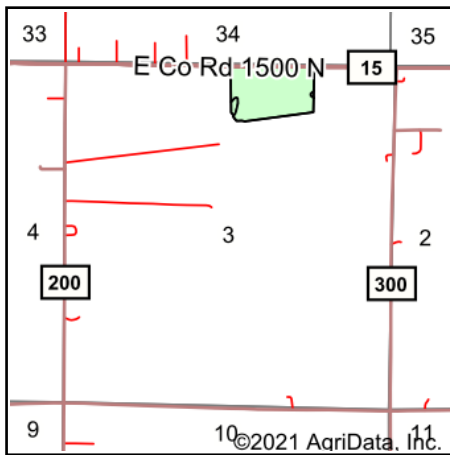


## PELL FARM - CLAY COUNTY - Tract 2

### Carbon, Indiana

**TOTAL ACRES: 25.54**  
**Tillable Acres: 25.30**  
**WAPI: 163.0**

- **PRIMARY SOILS:**  
Iva silt loam, Ava silt loam
- **DRAINAGE:**  
Underground tile, ditch and natural
- **PRICE: \$229,860.00 (\$9,000.00/Acre)**  
Real Estate Taxes: \$585.92



Soils data provided by USDA and NRCS.

Area Symbol: IN021, Soil Area Version: 25

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	24.65	97.4%	IIw		164	5	11	54		73	88
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	0.56	2.2%	IIe	5	131	4	9	46		59	34
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	0.09	0.4%	IVe	4	102	3	7	36	130	46	24
<b>Weighted Average</b>				<b>2.01</b>	<b>0.1</b>	<b>163</b>	<b>5</b>	<b>10.9</b>	<b>53.8</b>	<b>0.5</b>	<b>72.6</b>	<b>*n 86.6</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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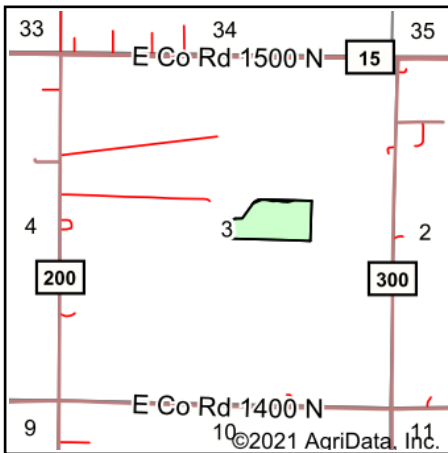


## PELL FARM - CLAY COUNTY - Tract 3

### Carbon, Indiana

**TOTAL ACRES: 16.93**  
**Tillable Acres: 16.93**  
**WAPI: 163.3**

- **PRIMARY SOILS:**  
Iva silt loam, Shoals silt loam
- **DRAINAGE:**  
Underground tile, ditch and natural
- **PRICE: \$152,370.00 (\$9,000.00/Acre)**  
Real Estate Taxes: Subject to county parceling



Soils data provided by USDA and NRCS.

Area Symbol: IN021, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
IvA	Iva silt loam, 0 to 2 percent slopes	16.61	98.1%	IIw	164	5	11	54	73	88
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	0.32	1.9%	IIw	129		1	42	3	81
<b>Weighted Average</b>				<b>2.00</b>	<b>163.3</b>	<b>4.9</b>	<b>10.8</b>	<b>53.8</b>	<b>71.7</b>	<b>*n 87.9</b>

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\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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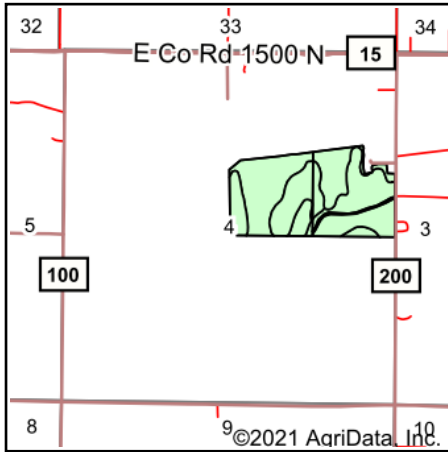




## PELL FARM - CLAY COUNTY - Tract 4 Carbon, Indiana

**TOTAL ACRES: 75.88**  
**Tillable Acres: 73.65**  
**WAPI: 153.5**

- **PRIMARY SOILS:**  
Iva silt loam, Muren silt loam, Ava silt loam
- **DRAINAGE:**  
Underground tile, ditch and natural
- **PRICE: \$663,950.00 (\$8,750.00/Acre)**  
Real Estate Taxes: \$1,757.76



Soils data provided by USDA and NRCS.

Area Symbol: IN021, Soil Area Version: 25											
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
IvA	Iva silt loam, 0 to 2 percent slopes	32.26	43.8%	IIw		164		5 11	54	73	88
MuB2	Muren silt loam, 2 to 6 percent slopes, eroded	28.04	38.1%	Iw		151		5 10	52	61	82
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	11.89	16.1%	Ile	5	131		4 9	46	59	34
MuA	Muren silt loam, 0 to 2 percent slopes	1.46	2.0%	I		155		5 10	53	68	76
<b>Weighted Average</b>				<b>1.60</b>	<b>0.8</b>	<b>153.5</b>		<b>4.8</b> <b>10.3</b>	<b>51.9</b>	<b>66.1</b>	<b>*n 76.8</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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## PELL FARM - CLAY COUNTY - Tract 5

Carbon, Indiana

**TOTAL ACRES: 123.49**  
**Tillable Acres: 118.64**  
**WAPI: 145.0**

- **PRIMARY SOILS:**  
Iva silt loam, Muren silt loam, Ava silt loam, Hickory loam
- **DRAINAGE:**  
Underground tile, ditch and natural
- **PRICE: \$1,049,665.00 (\$8,500.00/Acre)**  
Real Estate Taxes: Subject to county parceling
- **FEATURES:**
  - 6 Grain Bins
  - 3 - 10,000 Bushel Grain Bins
  - 1 - 7,500 Bushel Grain Bin
  - 1 - 3,500 Bushel Grain Bin
  - 1 - Not Functional



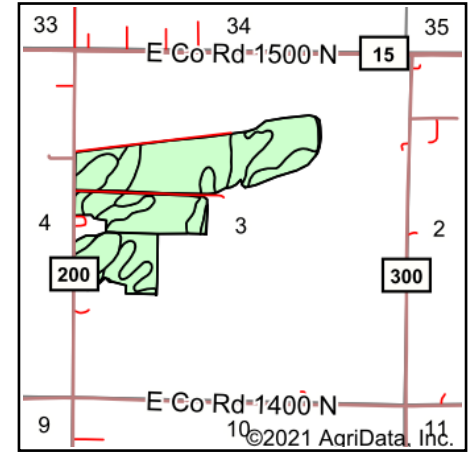
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## PELL FARM - CLAY COUNTY - Tract 5

### Carbon, Indiana



Soils data provided by USDA and NRCS.

Area Symbol: IN021, Soil Area Version: 25												
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	68.06	54.5%	IIw		164		5	11	54	73	88
MuA	Muren silt loam, 0 to 2 percent slopes	23.72	19.0%	I		155		5	10	53	68	76
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	9.31	7.5%	IIe	5	131		4	9	46	59	34
HcE	Hickory loam, 18 to 25 percent slopes	8.23	6.6%	VIe				4	7			51
MuB2	Muren silt loam, 2 to 6 percent slopes, eroded	7.18	5.7%	Iw		151		5	10	52	61	82
CcC2	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, eroded	6.56	5.3%	IIIe	4	116		4	8	40	3190	52
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	1.29	1.0%	IVe	4	102		3	7	36	130	46
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	0.60	0.5%	IIw		129			1	42	3	81
<b>Weighted Average</b>				<b>2.09</b>	<b>0.6</b>	<b>145</b>	<b>4.8</b>	<b>10.1</b>	<b>48.6</b>	<b>168.8</b>	<b>63.8</b>	<b>*n 75.2</b>

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\*c: Using Capabilities Class Dominant Condition Aggregation Method

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## PELL FARM - CLAY COUNTY - Tract 6

Carbon, Indiana



**TOTAL ACRES: 7.00**

► **FEATURES:**

- 1,524 sq. ft. 3 bed, 2 bath, ranch style home with a full basement
- 3,456 sq. ft. Pole Barn

► **PRICE: \$250,000.00**

Real Estate Taxes: Subject to county parceling



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## PELL FARM - CLAY COUNTY - Tract 7

Carbon, Indiana



**TOTAL ACRES: 114.88**  
**Tillable Acres: 104.38**  
**WAPI: 150.0**

- **PRIMARY SOILS:**  
Iva silt loam, Muren silt loam, Ava silt loam, Hickory loam
- **DRAINAGE:**  
Underground tile, ditch and natural
- **FEATURES:**
  - Livestock Barn
  - 2 - 3,200 Bushel Grain Bins
  - Gas Well (Not income producing)
  - Pasture
- **PRICE: \$832,880.00 (\$7,250.00/Acre)**  
Real Estate Taxes: Subject to county parceling



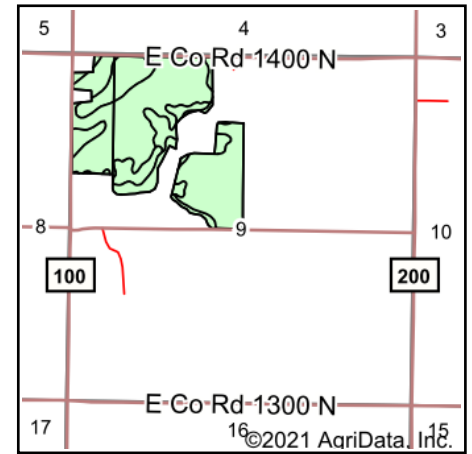
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## PELL FARM - CLAY COUNTY - Tract 7

### Carbon, Indiana



Soils data provided by USDA and NRCS.

Area Symbol: IN021, Soil Area Version: 25

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	71.68	68.7%	IIw		164	5	11	54		73	88
MuB2	Muren silt loam, 2 to 6 percent slopes, eroded	11.17	10.7%	Iw		151	5	10	52		61	82
HcD3	Hickory silt loam, Wabash Lowland, 12 to 18 percent slopes, severely eroded	5.95	5.7%	VIe		104	4	7	36		42	42
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	4.96	4.8%	IVe	4	102	3	7	36	130	46	24
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	4.42	4.2%	IIw		129		1	42		3	81
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	2.88	2.8%	Ile	5	131	4	9	46		59	34
HcE	Hickory loam, 18 to 25 percent slopes	2.49	2.4%	VIe				4	7			51
Ho	Hoosier silt loam	0.83	0.8%	IIIw		175	6	12	53		70	84
<b>Weighted Average</b>				<b>2.32</b>	<b>0.3</b>	<b>150</b>	<b>4.6</b>	<b>9.9</b>	<b>49.9</b>	<b>6.2</b>	<b>63.6</b>	<b>*n 79</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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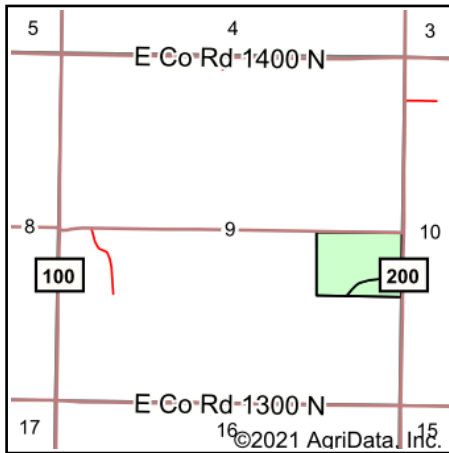




## PELL FARM - CLAY COUNTY - Tract 8 Carbon, Indiana

**TOTAL ACRES: 29.18**  
**Tillable Acres: 29.18**  
**WAPI: 165.7**

- **PRIMARY SOILS:**  
Iva silt loam, Hoosierville silt loam
- **DRAINAGE:**  
Underground tile, ditch and natural
- **PRICE: \$262,620.00 (\$9,000.00/Acre)**  
**Real Estate Taxes: \$1,162.92**



Soils data provided by USDA and NRCS.

Area Symbol: IN021, Soil Area Version: 25										
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
IvA	Iva silt loam, 0 to 2 percent slopes	24.72	84.7%	IIw	164	5	11	54	73	88
Ho	Hoosierville silt loam	4.46	15.3%	IIIw	175	6	12	53	70	84
<b>Weighted Average</b>				<b>2.15</b>	<b>165.7</b>	<b>5.2</b>	<b>11.2</b>	<b>53.8</b>	<b>72.5</b>	<b>*n 87.4</b>

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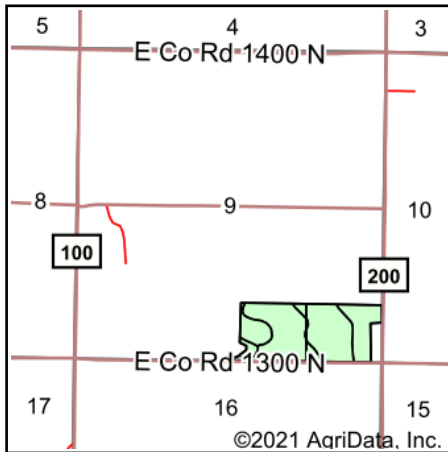


## PELL FARM - CLAY COUNTY - Tract 9

### Carbon, Indiana

**TOTAL ACRES: 57.33**  
**Tillable Acres: 52.66**  
**WAPI: 169.2**

- **PRIMARY SOILS:**  
Hoosierville silt loam, Iva silt loam
- **DRAINAGE:**  
Pattern tiled, ditch and natural
- **PRICE: \$544,635.00 (\$9,500.00/Acre)**  
**Real Estate Taxes: \$1,456.76**



Soils data provided by USDA and NRCS.

Area Symbol: IN021, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans	
Ho	Hoosierville silt loam	28.70	55.3%	IIIw		175		6	12	53	70	84
IvA	Iva silt loam, 0 to 2 percent slopes	21.81	42.0%	IIw		164		5	11	54	73	88
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	1.38	2.7%	Ile	5	131		4	9	46	59	34
<b>Weighted Average</b>				<b>2.55</b>	<b>0.1</b>	<b>169.2</b>		<b>5.5</b>	<b>11.5</b>	<b>53.2</b>	<b>71</b>	<b>*n 84.4</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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**HAGEMAN**  
**REALTY**  
*Farmland Specialists*

18390 S. 480 W.  
Remington, IN 47977

Phone: 219-261-2000  
HagemanRealty.com

## PELL FARM - CLAY COUNTY - Tract 10

Carbon, Indiana

**TOTAL ACRES: 47.00**  
**Tillable Acres: 46.65**  
**AVG NCCPI: 148.3**

- **PRIMARY SOILS:**  
Iva silt loam, Hoosierville silt loam, Hickory loam
- **DRAINAGE:**  
Underground tile, ditch and natural
- **PRICE: \$340,750.00 (\$7,250.00/Acre)**  
Real Estate Taxes: Subject to county parceling



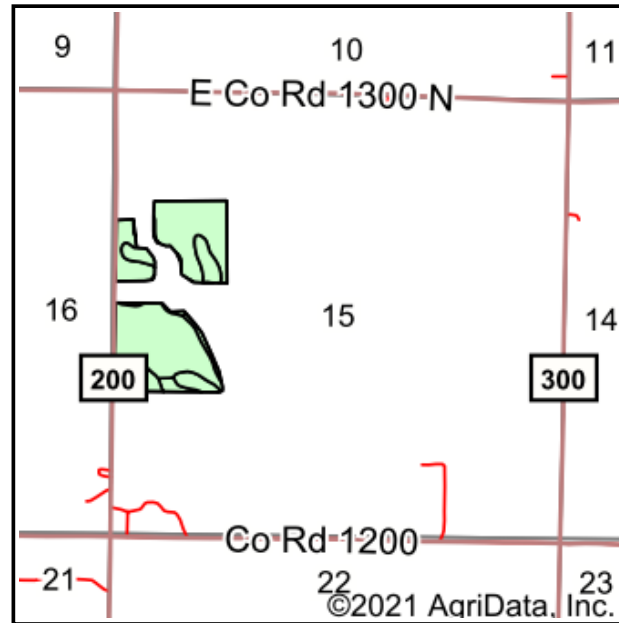
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## PELL FARM - CLAY COUNTY - Tract 10

### Carbon, Indiana



Soils data provided by USDA and NRCS.

Area Symbol: IN021, Soil Area Version: 25

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	32.41	69.5%	IIw		164	5	11	54		73	88
Ho	Hoosierville silt loam	4.19	9.0%	IIIw		175	6	12	53		70	84
HcE	Hickory loam, 18 to 25 percent slopes	2.71	5.8%	VIe			4	7				51
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	2.29	4.9%	Ile	5	131	4	9	46		59	34
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	2.06	4.4%	IVe	4	102	3	7	36	130	46	24
HcD3	Hickory silt loam, Wabash Lowland, 12 to 18 percent slopes, severely eroded	2.01	4.3%	VIe		104	4	7	36		42	42
MuA	Muren silt loam, 0 to 2 percent slopes	0.98	2.1%	I		155	5	10	53		68	76
<b>Weighted Average</b>				<b>2.56</b>	<b>0.4</b>	<b>148.3</b>	<b>4.9</b>	<b>10.4</b>	<b>48.8</b>	<b>5.7</b>	<b>65.2</b>	<b>*n 77.8</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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## PELL FARM - CLAY COUNTY - Tract 11

Carbon, Indiana

**TOTAL ACRES: 18.28**



### FEATURES:

- 1008 sq. ft. 2 Bed, 1 Bath Home
- 1280 sq. ft. Livestock Barn
- 960 sq. ft. Pole Barn
- 480 sq. ft. Detached Garage
- 1200 sq. ft. Lean-To



### LAND:

- Fenced in pasture for livestock



### PRICE: \$200,000.00

Real Estate Taxes: Subject to county parceling.



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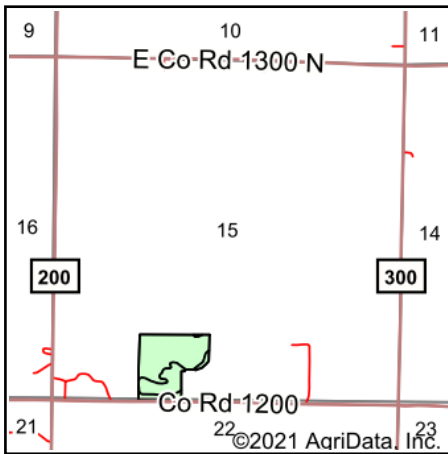


## PELL FARM - CLAY COUNTY - Tract 12

### Carbon, Indiana

**TOTAL ACRES: 35.00**  
**Tillable Acres: 20.43**  
**WAPI: 152.1**

- **PRIMARY SOILS:**  
Iva silt loam, Ava silt loam
- **DRAINAGE:**  
Underground tile, ditch and natural
- **PRICE: \$253,750.00 (\$7,250.00/Acre)**  
Real Estate Taxes: \$550.30



Soils data provided by USDA and NRCS.

Area Symbol: IN021, Soil Area Version: 25												
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans	
IvA	Iva silt loam, 0 to 2 percent slopes	15.11	74.4%	IIw		164		5	11	54	73	88
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	4.65	22.9%	Ile	5	131		4	9	46	59	34
HcE	Hickory loam, 18 to 25 percent slopes	0.54	2.7%	Vle				4	7			51
<b>Weighted Average</b>					<b>2.11</b>	<b>1.1</b>	<b>152.1</b>	<b>4.7</b>	<b>10.4</b>	<b>50.7</b>	<b>67.9</b>	<b>*n 74.6</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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## PELL FARM - CLAY COUNTY - Tract 13

Carbon, Indiana

**TOTAL ACRES: 105.85**  
**Tillable Acres: 98.32**  
**WAPI: 138.2**

- **PRIMARY SOILS:**  
Iva silt loam, Fairpoint shaly silt loam, Muren silt loam
- **DRAINAGE:**  
Underground tile, ditch and natural
- **PRICE: \$767,412.50 (\$7,250.00/Acre)**  
Real Estate Taxes: Subject to county parceling



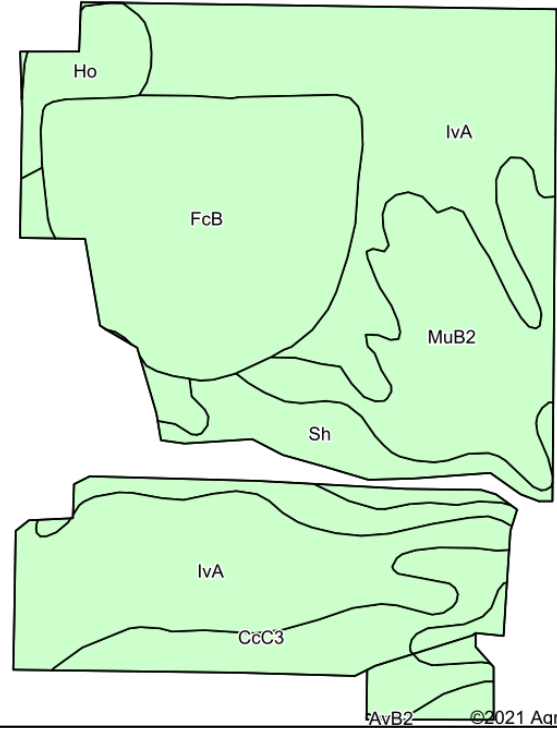
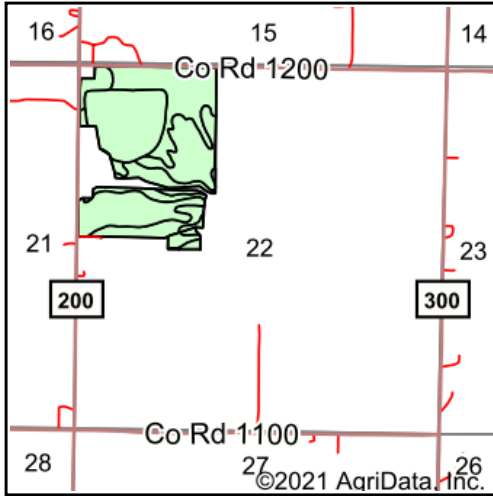
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## PELL FARM - CLAY COUNTY - Tract 13

### Carbon, Indiana



Soils data provided by USDA and NRCS.

Area Symbol: IN021, Soil Area Version: 25

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	39.77	40.3%	IIw		164	5	11	54		73	88
FcB	Fairpoint shaly silt loam, 0 to 8 percent slopes	22.92	23.2%	Vle		101	4	7	35		51	37
MuB2	Muren silt loam, 2 to 6 percent slopes, eroded	14.64	14.8%	Iw		151	5	10	52		61	82
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	11.47	11.6%	IVe	4	102	3	7	36	130	46	24
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	6.67	6.8%	IIw		129		1	42		3	81
Ho	Hoosier silt loam	3.25	3.3%	IIIw		175	6	12	53		70	84
<b>Weighted Average</b>				<b>3.05</b>	<b>0.5</b>	<b>138.2</b>	<b>4.2</b>	<b>8.8</b>	<b>46.4</b>	<b>15.1</b>	<b>58.1</b>	<b>*n 67.2</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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## PELL FARM - CLAY COUNTY - Tract 14 Carbon, Indiana

**TOTAL ACRES: 4.11**



➤ **FEATURES:**

- 1,237 sq. ft. 2 Bed, 1 Bath
- Single-Story Home
- 320 sq. ft. Detached Garage
- 5,100 sq. ft. Pole Barn
- 4 Grain Bins with the Shivers floor system
  - 2 - 10,000 Bushel
  - 1 - 7,500 Bushel
  - 1 - 20,000 Bushel

➤ **PRICE: \$200,000.00**  
Real Estate Taxes: \$648.00



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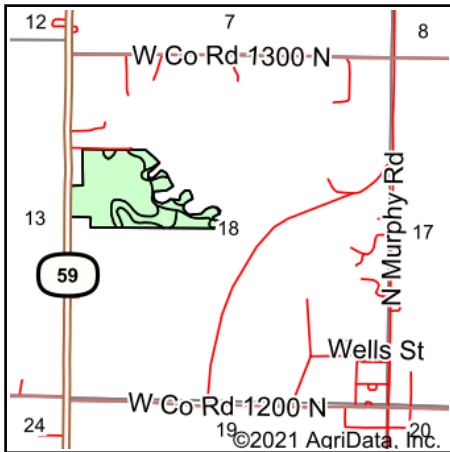


## PELL FARM - CLAY COUNTY - Tract 15

### Carbon, Indiana

**TOTAL ACRES: 44.80**  
**Tillable Acres: 39.60**  
**WAPI: 136.1**

- **PRIMARY SOILS:**  
Iva silt loam, Ava silt loam, Hickory loam
- **DRAINAGE:**  
Underground tile, ditch and natural
- **PRICE: \$324,800.00 (\$7,250.00/Acre)**  
**Real Estate Taxes: \$794.28**



Soils data provided by USDA and NRCS.

Area Symbol: IN021, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans	
IvA	Iva silt loam, 0 to 2 percent slopes	26.24	66.3%	IIw		164	5	11	54	73	88	
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	7.48	18.9%	Ile	5	131	4	9	46	59	34	
HcF	Hickory loam, 30 to 70 percent slopes	5.05	12.8%	VIIe			3	6			9	
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	0.83	2.1%	IIw		129		1	42	3	81	
<b>Weighted Average</b>					<b>2.64</b>	<b>0.9</b>	<b>136.1</b>	<b>4.5</b>	<b>9.8</b>	<b>45.4</b>	<b>59.6</b>	<b>*n 67.6</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

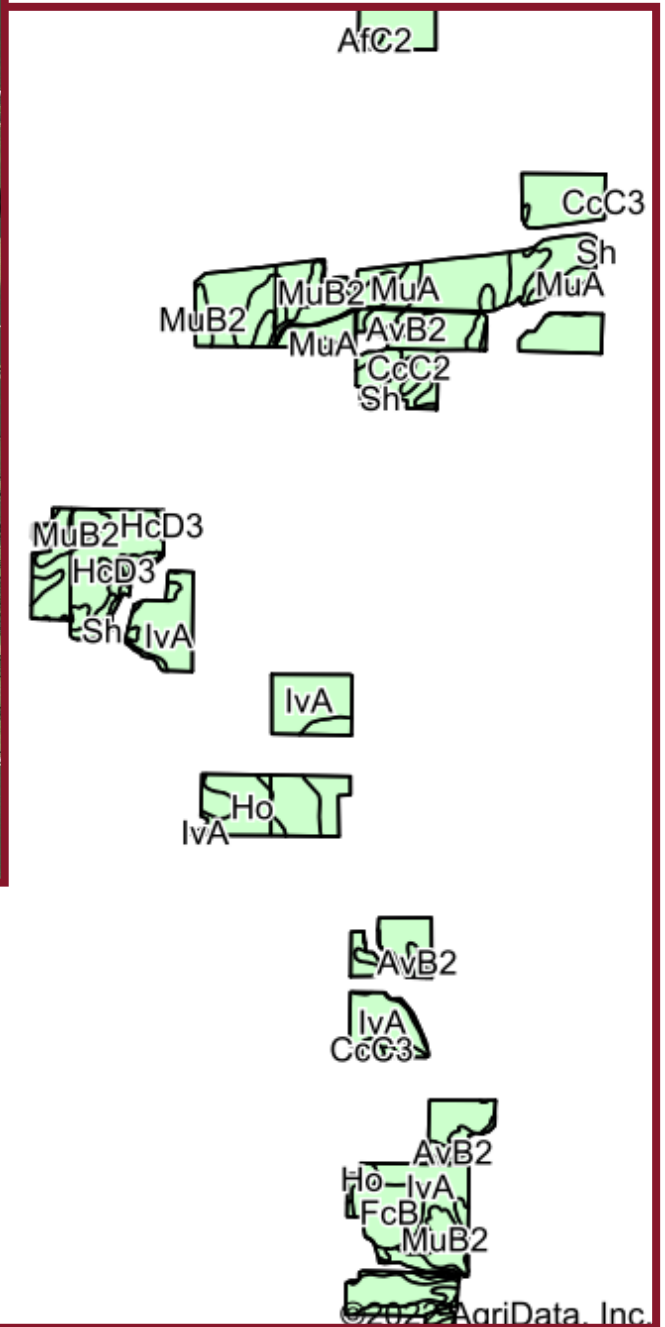
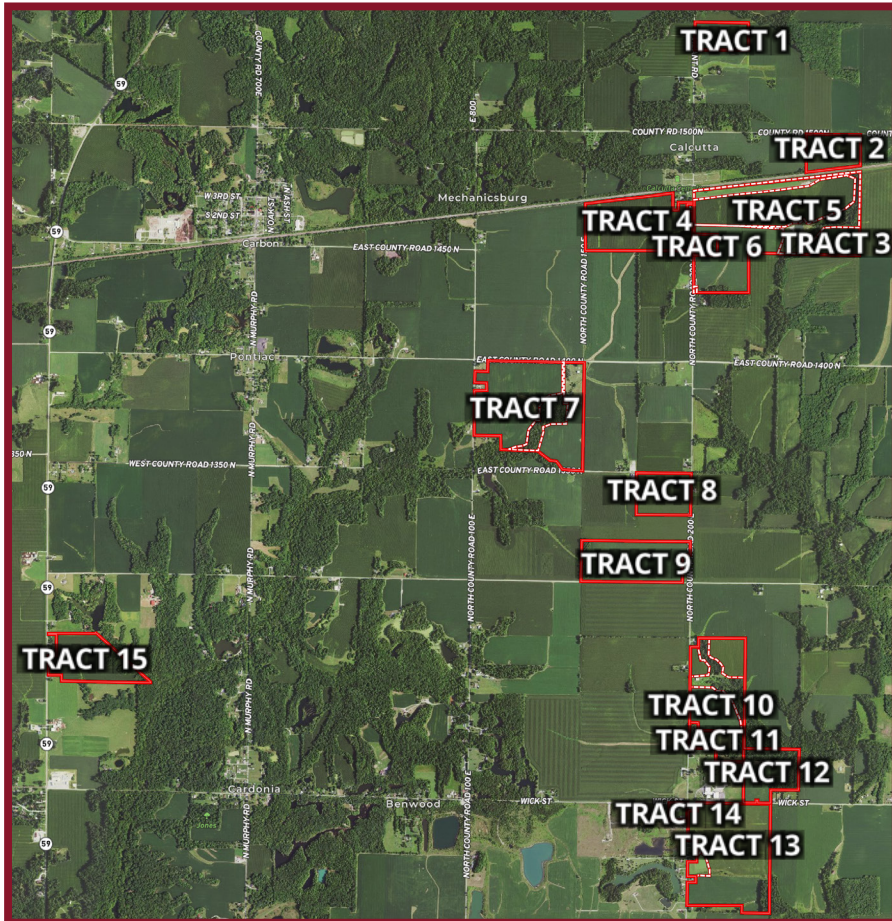
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## PELL FARM - CLAY COUNTY - All Tracts

Carbon, Indiana



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