



**HAGEMAN  
REALTY**  
Farmland Specialists

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*Proudly presents.*

## TRACT 1

Rockville, Indiana

208.35 Total Acres with 185.96 Tillable Acres located 9 miles southwest of Rockville at the intersection of State Road 41 and County Road 610 S. Ditch will be dipped and damaged tile to be repaired.

*\*Tract 1 will be sold under condition of seller buying replacement property.*

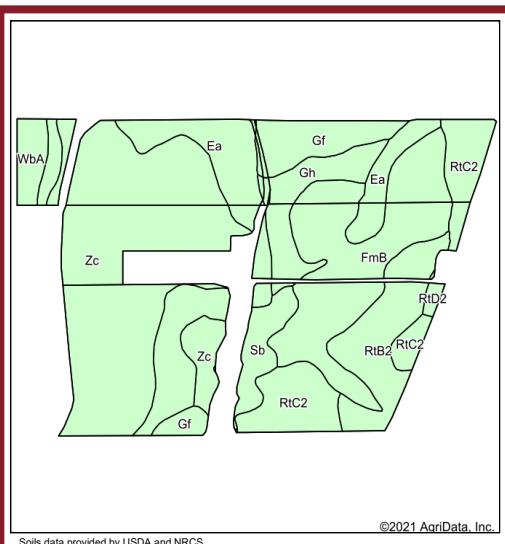


**TOTAL ACRES:** 208.35  
**TILLABLE ACRES:** 185.96  
**WAPI:** 129.54  
**NCCPI:** 73.19

- **PRICE: \$2,083,500**  
Price Per Acre: \$10,000  
Real Estate Taxes: \$4,350.66  
\$20.88/Acre
- **IMPROVEMENTS:**  
40,000 Bushel Grain Storage
- **VIEW MAP**  
<http://bit.ly/Bannon2>

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	Pasture Tons	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
Zc	Zipp silty clay loam	61.44	32.3%	IIIw	145	5	10	10	42	58	51
FmB	Fox loam, 2 to 6 percent slopes	33.79	17.8%	IIe	101	4	7	7	34	45	66
Ea	Eel loam	18.23	9.6%	IIw	116				41		79
RtC2	Russell silt loam, 5 to 8 percent slopes, moderately eroded	17.77	9.3%	IIle	140	5	9	9	49	70	78
RtB2	Russell silt loam, 2 to 6 percent slopes, eroded	15.91	8.4%	IIe	149	5	10	10	53	73	62
Sb	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	15.75	8.3%	IIw	125				43	1	81
Gf	Genesee fine sandy loam	10.64	5.6%	IIw	111				39		71
Gh	Genesee loam	9.99	5.3%	IIw	116				41		78
WbA	Warsaw loam, 0 to 2 percent slopes	3.95	2.1%	IIls	145	5	10	10	47	73	71
WbC2	Warsaw loam, 5 to 8 percent slopes, moderately eroded	1.94	1.0%	IIle	115	4	8	8	37	58	48
RtD2	Russell silt loam, 8 to 15 percent slopes, moderately eroded	0.78	0.4%	IIle	140	5	9	9	49	70	73
<b>Weighted Average</b>				<b>2.43</b>	<b>128.9</b>	<b>3.4</b>	<b>6.5</b>	<b>6.5</b>	<b>42</b>	<b>41.9</b>	<b>*n 65.3</b>



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