

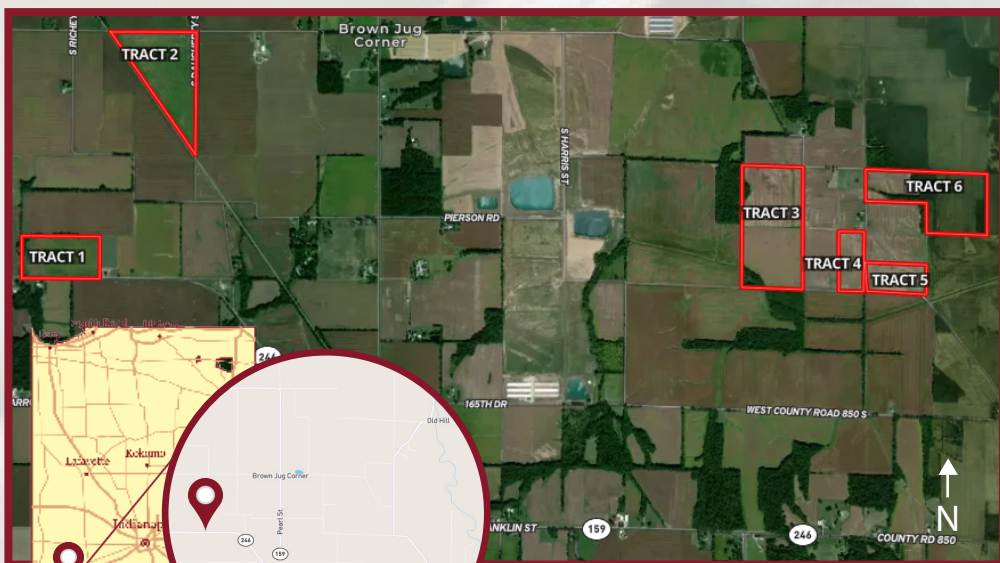


**HAGEMAN**  
**REALTY**  
Farmland Specialists

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

*Proudly Presents:*  
**VIGO & CLAY COUNTY FARM**  
Lewis, Indiana

The Leminger farm is located near Lewis, Indiana in Vigo and Clay counties. This farm features 266.74 acres of solid Indiana farmland. With 234.04 tillable acres across 6 tracts and an average WAPI of 143.1, this farm will prove a steady and safe investment with good returns and future appreciation.



**TOTAL ACRES:** 266.74  
**Tillable Acres:** 234.04

- **LOCATION:**  
Lewis, IN
- **DRAINAGE:**  
Ditch and natural
- **PRICE: \$2,538,725.00**  
Terms: Cash  
Real Estate Taxes: \$5,353.51
- **VIEW LISTING AND MAP:**  
<https://bit.ly/leminger>
- **ACREAGE BREAKDOWN:**  
Tract 1: 35 acres, 30.6 tillable  
Tract 2: 54.94 acres, 54.94 tillable  
Tract 3: 80 acres, 72.4 tillable  
Tract 4: 17.4 acres, 16.52 tillable  
Tract 5: 19.4 acres, 17.58 tillable  
Tract 6: 60 acres, 42 tillable

*Contact for more information:*

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## VIGO & CLAY COUNTY FARM

### TRACT 1 Vigo County

**TOTAL** 35  
**ACRES:** 30.6  
**Tillable** 151.8

- **PRIMARY SOILS:**  
Iva silt loam (52.8%),  
Cory silt loam (21.1%)
- **DRAINAGE:**  
Ditch and natural
- **PRICE: \$332,500 (\$9,500/Acre)**  
Real Estate Taxes: \$991.68



### TRACT 2 Vigo County

**TOTAL** 54.94  
**ACRES:** 54.94  
**Tillable** 157.1

- **PRIMARY SOILS:**  
Cory silt loam (63.2%),  
Iva silt loam (33.7%)
- **DRAINAGE:**  
Ditch and natural
- **PRICE: \$618,075 (\$11,250/Acre)**  
Real Estate Taxes: \$1,801.14



### TRACT 3 Clay County

**TOTAL** 80  
**ACRES:** 72.  
**Tillable** 129.4

- **PRIMARY SOILS:**  
Evansville silt loam (43.9%),  
Henshaw silt loam (23.6%),  
Ava silt loam (14.0%)
- **DRAINAGE:**  
Ditch and natural
- **PRICE: \$760,000 (\$9,500/Acre)**  
Real Estate Taxes: \$1,912.06



Hageman Realty, Inc. hereby acknowledges that, unless otherwise agreed, in 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 forwarded through: **HAGEMAN REALTY, INC.** 18390 S. 480 W., Remington, IN 47977



## VIGO & CLAY COUNTY FARM

### TRACT 4 Clay County

**TOTAL** 17.4  
**ACRES:** 16.52  
**Tillable** 141.5

- **PRIMARY SOILS:**  
Evansville silt loam (66.8%),  
Ava silt loam (24.6%)
- **DRAINAGE:**  
Ditch and natural
- **PRICE: \$174,000 (\$10,000/Acre)**  
Real Estate Taxes: \$452.60



### TRACT 5 Clay County

**TOTAL** 19.4  
**ACRES:** 17.58  
**Tillable** 133.6

- **PRIMARY SOILS:**  
Ava silt loam (32.2%),  
Muren silt loam (29.4%),  
Stendal silt loam (26.7%)
- **DRAINAGE:**  
Ditch and natural
- **PRICE: \$189,150 (\$9,750/Acre)**  
Real Estate Taxes: \$441.52



### TRACT 6 Clay County

**TOTAL** 60  
**ACRES:** 42  
**Tillable** 129.4

- **PRIMARY SOILS:**  
Cincinnati silt loam (41.3%),  
Muren silt loam (37.9%)
- **DRAINAGE:**  
Ditch and natural
- **PRICE: \$465,000 (\$7,750/Acre)**  
Real Estate Taxes: \$1,150.92



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