

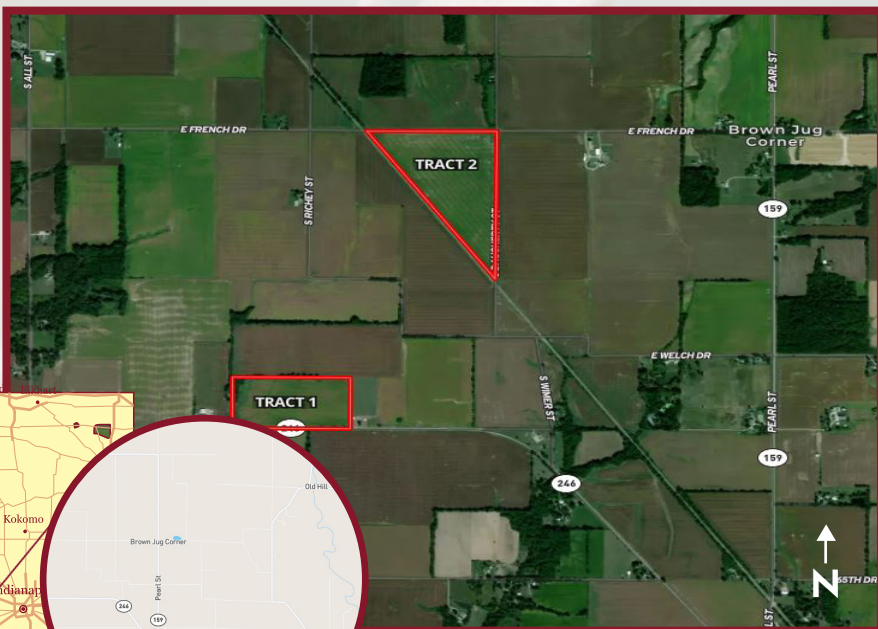


**HAGEMAN
REALTY**
Farmland Specialists

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

Proudly Presents:
VIGO COUNTY FARM
Lewis, Indiana

Located near Lewis, IN in Vigo County. This farm is offered 2 Tracts or as a whole with 89.94 total acres including 85.54 tillable with an average WAPI of 163.5.



- **LOCATION:**
Lewis, IN
- **DRAINAGE:**
Ditch and natural
- **PRICE: \$950,575**
Terms: Cash
Real Estate Taxes: \$2,792.82
- **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

TOTAL ACRES: 89.94
Tillable Acres: 85.54

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VIGO & CLAY COUNTY FARM

TRACT 1 Vigo County

- **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

TOTAL ACRES: 35
Tillable Acres: 30.6
WAPI: 151.8



TRACT 2 Vigo County

- **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

TOTAL ACRES: 54.94
Tillable Acres: 54.94
WAPI: 157.1



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