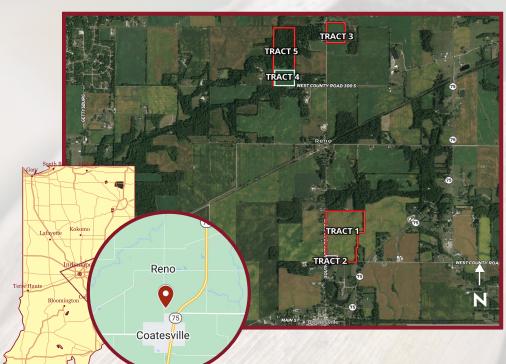


Proudly Presents: HENDRICKS COUNTY FARM

Coatsville, Indiana

Located in Hendricks County near Coatsville this property is offered in 5 Tracts or as a whole including 143.56 total acres, 99.32 of which are tillable. Included are 3 farmland tracts, a home on 3 acres with multiple outbuildings, and a recreational tract with a building site, a pond and solid timber income potential! The home is located just a half mile from Vandalia Bike Trail and 45 minutes from downtown Indianapolis.



LOCATION:

North of Coatsville on 800 W & 300 S

> PRICE: \$2,053,670

Terms: Cash

Real Estate Taxes: \$8,770.42

VIEW LISTING AND MAP: https://bit.ly/hendricksco143

ACREAGE BREAKDOWN:

Tract 1: 71.66 Acres, 69.45 Tillable

Tract 2: 3 Acres, Home Site

Tract 3: 15.9 Acres. 15.27 Tillable

Tract 4: 14 Acres, 14 Tillable

Tract 5: 39 Wooded Acres

Contact for more information:

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TRACT 1

TOTAL ACRES: 71.66 Tillable Acres: 69.45 **WAPI: 156.9**

> PRIMARY SOILS:

Fincastle silt loam (49.6%) Miami silt loam (20.0%)

➤ PRICE: \$859,920 (\$12,000/Ac)

Real Estate Taxes: Subject to

County Parceling



TRACT 2 Home and Buildings

TOTAL ACRES: 3 +/-Tillable Acres: 0.6 +/- **HOME INFORMATION:**

1800 Square Foot **500 Square Foot Attached Garage** 3 Bed, 2 Baths Full Basement, 9 ft ceiling

OUTBUILDINGS:

32 x 70 Shed 14 x 32 Shed

> PRICE: \$359,000

Real Estate Taxes: Subject to County Parceling

Addtional acres available to purchase



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 The listing may be withdrawn with or without notice or approval.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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TRACT 3

TOTAL ACRES: 15.9 Tillable Acres: 15.27 WAPI: 167.3

> PRIMARY SOILS:

Fincastle silt loam (54.3%), Ragsdale silty Clay loam (21.5%) Xenia Silt loam (21.1%)

➤ PRICE: \$198,750 (\$12,500/Ac)
Real Estate Taxes: \$372.28



TRACT 4

TOTAL ACRES: 14 +/-Tillable Acres: 14 +/-WAPI: 133.6

> PRIMARY SOILS:

Ava silt loam (32.2%), Muren silt loam (29.4%), Stendal silt loam (26.7%)

➤ PRICE: \$168,000 \$12,000/Ac)
Real Estate Taxes: Subject to County
Parceling



TRACT 5 Woods and Pond

TOTAL ACRES: 39

PROPERTY DETAILS:

Secluded wooded acres complete with pond, perfect for recreation, relaxation, and a great building site!

> TIMBER INVENTORY:

Current appraised value is over \$160,000 (appraisal report available to serious buyers)

> PRICE: \$468,000

Real Estate Taxes: Subject to County Parceling



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