

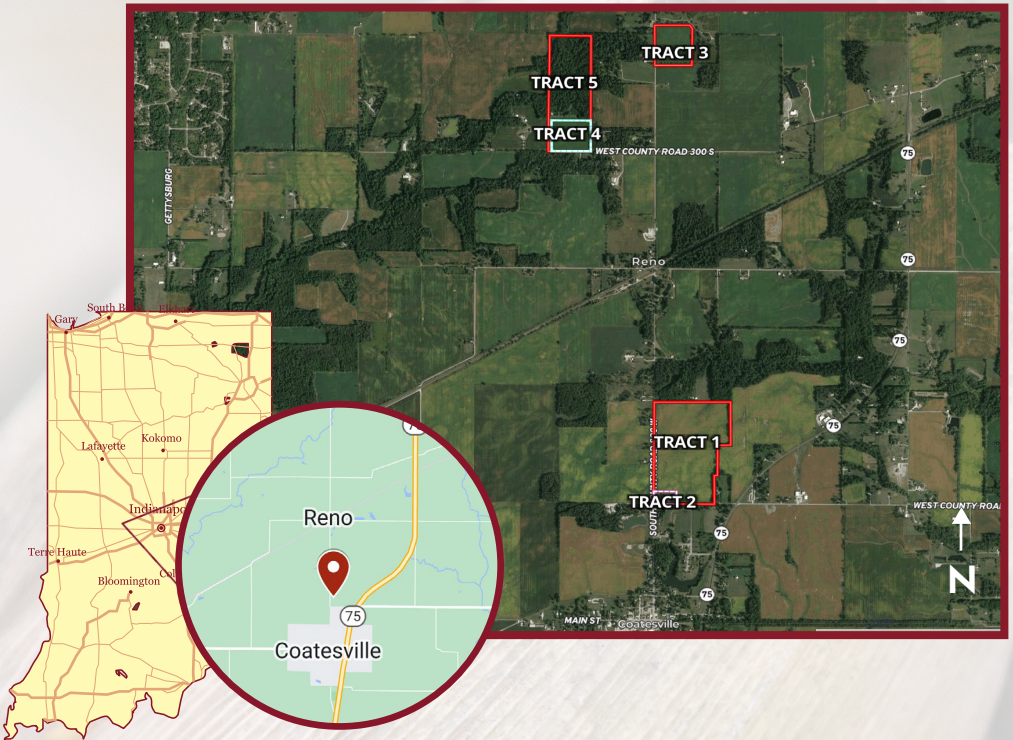


HAGEMAN
REALTY
Farmland Specialists

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Remington, IN 47977 | HagemanRealty.com

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
- *Additional acres available to purchase*





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

