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**REALTY**  
Farmland Specialists

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Remington, IN 47977 | HagemanRealty.com



*Proudly Presents:*

# BOGIE PROPERTY

Newton County, Indiana

Located 7 miles Northwest of Rensselaer, IN and 6 miles west of Interstate 65 between Chicago and Indianapolis. This property features 51.13 total acres, 10.07 tillable acres, and 41.06 acres non tillable/woods with a 40 x 64 unfinished pole building. The timber, which has not been harvested in over 30 years, provides a good mixture of open hardwoods and thicker areas for bedding areas. There are also handmade watering holes that provide the deer and turkey with water year-round.

*\*Additional acres available that adjoin this property (Maynard Property)*



**TOTAL ACRES:** 51.13  
**TILLABLE ACRES:** 10.07  
**WOODS/OTHER ACRES:** 41.06

- **LOCATION:**  
7 miles Northwest of Rensselaer
- **IMPROVEMENTS:**  
40 x 64 Pole Building
- **PRICE: \$510,150**  
Real Estate Taxes: \$1,471.62/Yr
- **VIEW MAP**  
<http://bit.ly/Bogie51>

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**PRIMARY SOILS:**

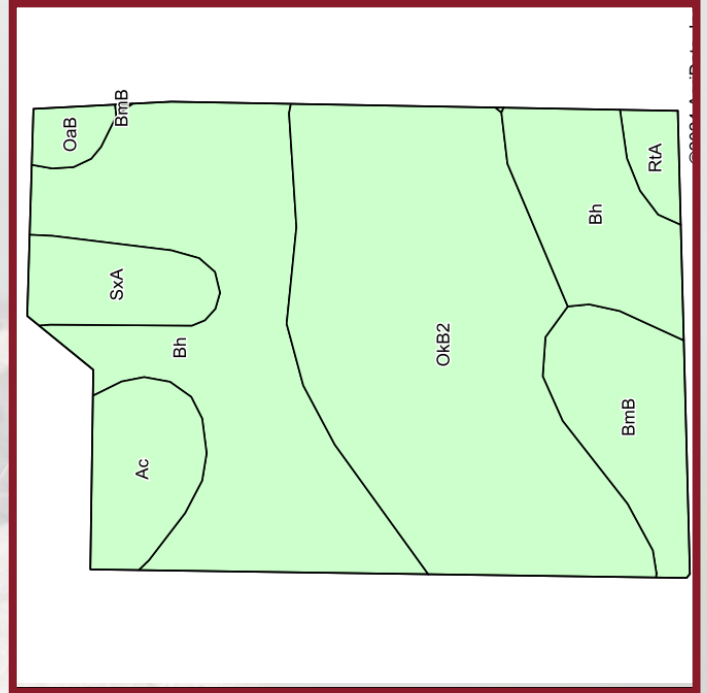
Octagon-Ayr complex, Barry Gilford complex

**DRAINAGE:**

Underground tile, ditch, and natural

**BOGIE PROPERTY**

NEWTON COUNTY, INDIANA



Area Symbol: IN111, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
OkB2	Octagon-Ayr complex, 2 to 6 percent slopes, eroded	4.82	39.2%	Ile	119	4	8	40	56	40
Bh	Barry-Gilford complex	4.67	38.0%	IIw	162	6	11	41	65	60
BmB	Brems loamy sand, 1 to 3 percent slopes	1.05	8.5%	IVs	77	3	5	27	35	29
Ac	Ackerman-Martisco variant complex, drained	0.75	6.1%	IVw	126	4	9	28	50	59
SxA	Sumava-Ridgeville-Odell complex, 0 to 2 percent slopes	0.62	5.0%	IIw	119	4	8	34	54	60
RtA	Ridgeville fine sandy loam, 0 to 2 percent slopes	0.21	1.7%	IIs	122	5	8	33	55	64
OaB	Oakville fine sand, 2 to 6 percent slopes	0.18	1.5%	IVs	72	3	5	26	37	30
<b>Weighted Average</b>				<b>2.32</b>	<b>131.5</b>	<b>4.7</b>	<b>8.9</b>	<b>37.9</b>	<b>56.9</b>	<b>*n 49.1</b>

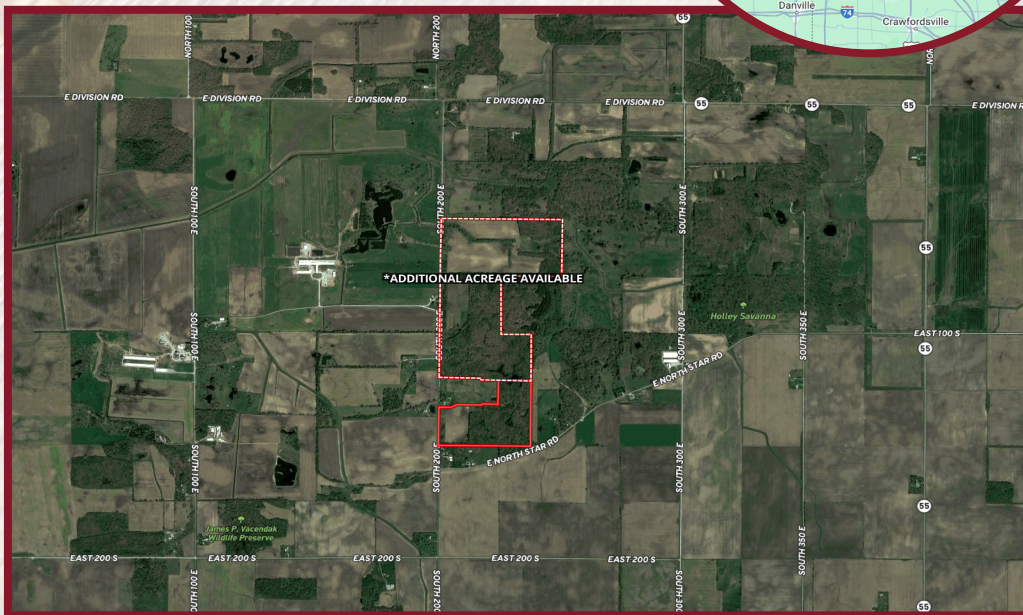
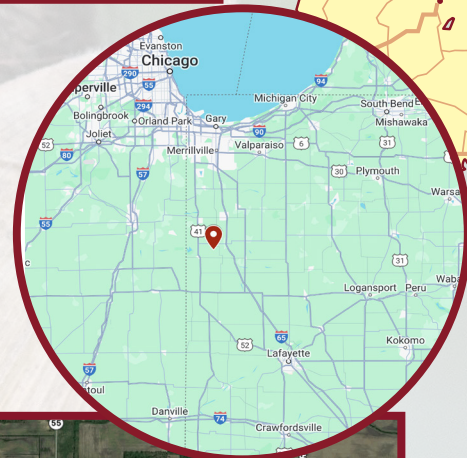




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