



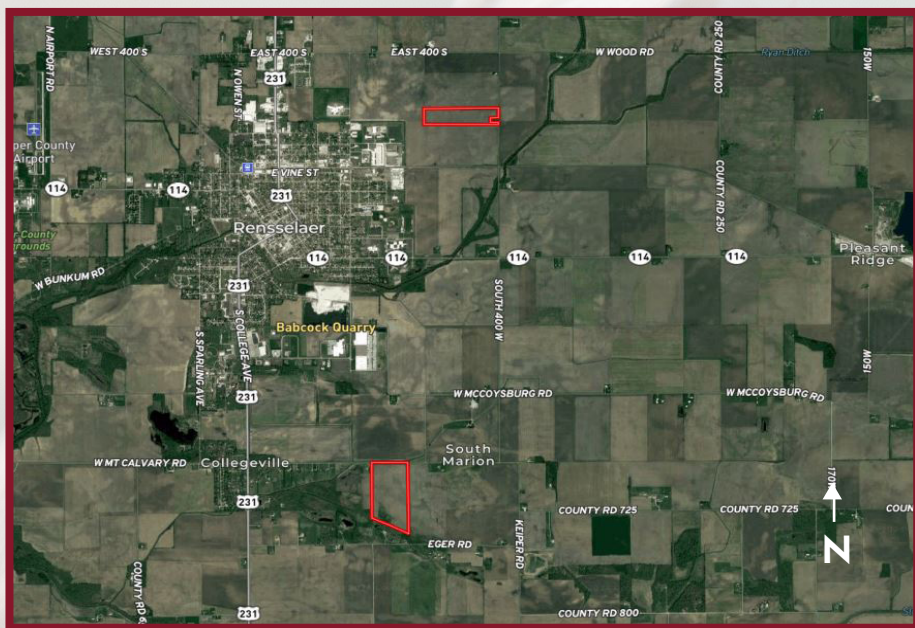
HAGEMAN
REALTY
Farmland Specialists

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



Proudly Presents:
CASTOR FARM
Jasper County, Indiana

Located near Rensselaer, Indiana in Jasper County, sits 111.76 acres of Prime Indiana Farmland. Offered in 2 tracts or its entirety. Tract 1, located just east of State Road 231 on Mt Calvary Rd features 72.84 total acres, with 66.81 FSA tillable acres. Tract 2, just east of Rensselaer near the intersection of 400 S and 400 W offers 38.82 total acres, with 37.54 FSA tillable acres.



TOTAL ACRES: 111.76
TILLABLE ACRES: 104.35

- **LOCATION:**
TRACT 1: South of Rensselaer on Mt Calvary Rd. east of State Road 231
TRACT 2: East of Rensselaer on 400 W near intersection of 400 S
- **IMPROVEMENTS:**
None
- **PRICE: \$1,788,160 (\$16,000/Ac)**
Real Estate Taxes: \$1,587.90/Yr
- **VIEW MAP**
<http://bit.ly/Castor111>

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CASTOR FARM - TRACT 1

Jasper County, Indiana

TOTAL ACRES: 72.84
TILLABLE ACRES: 66.81

PRICE: \$1,165,440 (\$16,000/Ac)
Real Estate Taxes: \$1,318.59/Yr

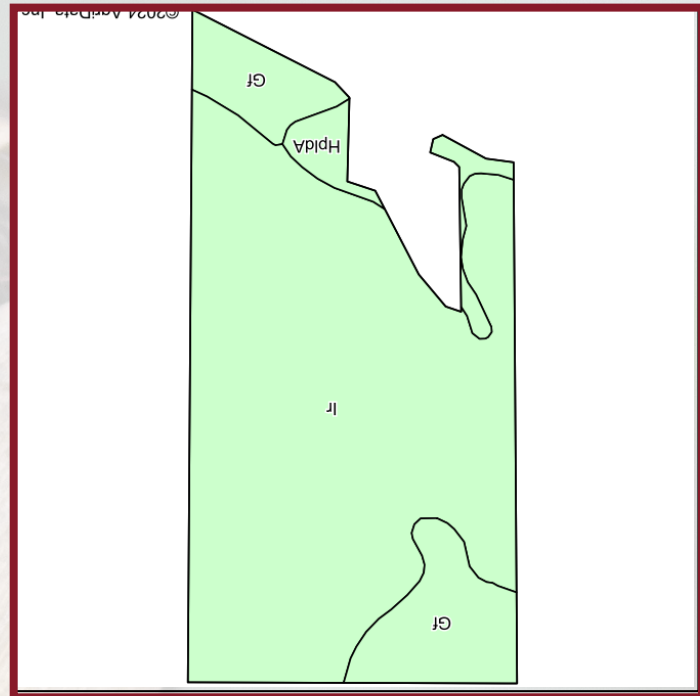
IMPROVEMENTS:
None

PRIMARY SOILS:

Iroquois fine sandy loam, Gilford fine sandy loam

DRAINAGE:

Underground tile, ditch, and natural



Area Symbol: IN073, Soil Area Version: 24

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
Ir	Iroquois fine sandy loam	53.56	80.5%	IIw	170	6	11	47	68	66
Gf	Gilford fine sandy loam, 0 to 2 percent slopes	10.33	15.5%	IIw	148	5	10	51	48	49
HpldA	Houghton muck, drained, disintegration moraine, 0 to 1 percent slopes	2.68	4.0%	IIIw	154	5	10	54	61	88
Weighted Average				2.04	165.9	5.8	10.8	47.9	64.6	*n 64.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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CASTOR FARM - TRACT 2

Jasper County, Indiana

TOTAL ACRES: 38.92
TILLABLE ACRES: 37.54

PRICE: \$622,768 (\$16,000/Ac)
Real Estate Taxes: \$612.48/Yr

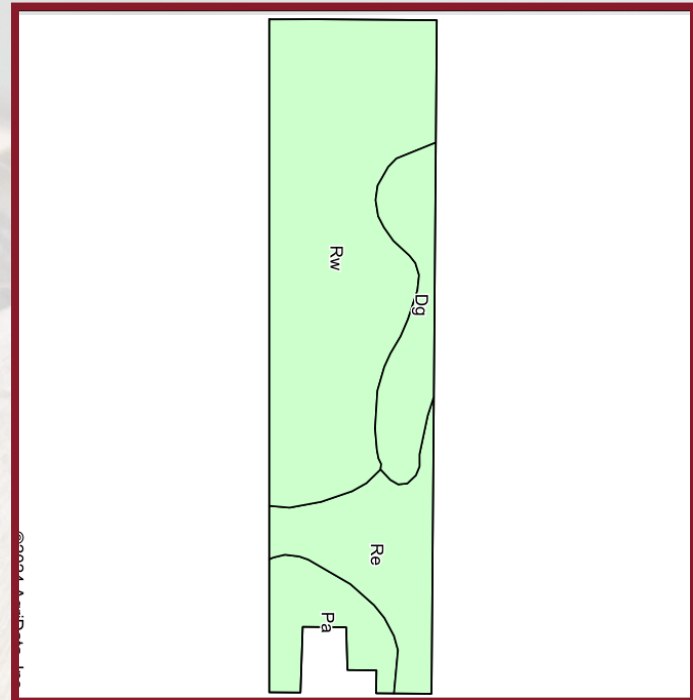
IMPROVEMENTS:
None

PRIMARY SOILS:

Rensselaer, till substratum Wolcott complex,
Rensselaer loam

DRAINAGE:

Underground tile, ditch, and natural



Area Symbol: IN073, Soil Area Version: 24

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
Rw	Rensselaer, till substratum-Wolcott complex	22.48	59.3%	IIw	175	6	12	49	70	77
Re	Rensselaer loam, 0 to 1 percent slopes	6.83	18.0%	IIw	167	6	11	49	68	81
Dg	Darroch, till substratum-Odell complex	4.83	12.7%	IIw	155	5	10	48	69	74
Pa	Papineau sandy loam	3.77	9.9%	IIw	150	5	10	46	68	55
Weighted Average				2.00	168.5	5.8	11.4	48.6	69.3	*n 75.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method