



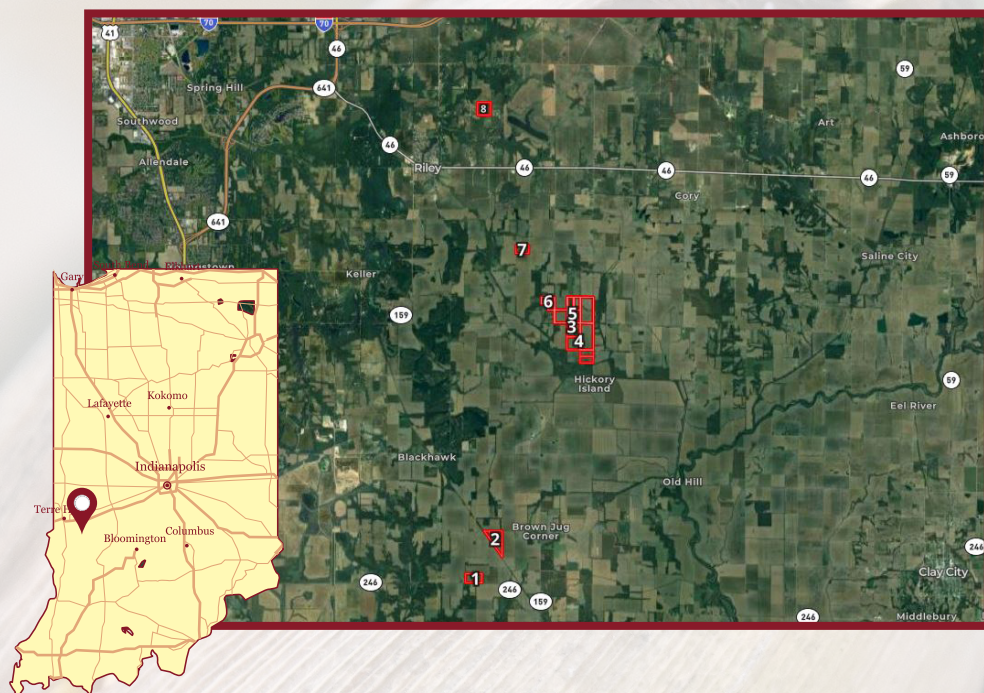
**HAGEMAN
REALTY**
Farmland Specialists

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

Proudly Presents:
LEMINGER FAMILY FARMS
Vigo County, IN

TOTAL ACRES: 625.44
Tillable Acres: 592.12

Located in the southwestern quarter of Vigo County near Terre Haute and Lewis, sits 625.44 of quality Indiana farmland. This property features 592.12 tillable acres and is available in 8 tracts or in combinations. The farm features top class soils with six tracts having a WAPI of 150 or greater. This offering includes a home with 1866 square feet on 5.49 acres.



- **LOCATION:**
Vigo County, IN
- **DRAINAGE:**
Ditch, Natural, and Tile
- **PRICE: \$7,084,575**
Terms: Cash
Real Estate Taxes: \$26,627.96
- **VIEW LISTING AND MAP:**
<http://bit.ly/vigo625>
- **ACREAGE BREAKDOWN:**
 - Tract 1: 35.5 acres, 32.73 tillable
 - Tract 2: 54.94 acres, 54.94 tillable
 - Tract 3: 5.49 acres, Home Site
 - Tract 4: 234.51 acres, 226 tillable
 - Tract 5: 200 acres, 184.53 tillable
 - Tract 6: 30 acres, 29.52 tillable
 - Tract 7: 25 acres, 25 tillable
 - Tract 8: 40 acres, 39.4 tillable

Contact for more information:

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TRACT 1

- **PRIMARY SOILS:**
Iva Silt Loam- 52.7%
Cory Silt Loam- 21.2%

Total Acres: 35.5
Tillable Acres: 32.73
WAPI: 150.5

- **PRICE: \$310,625**
(\$8,750/Ac)
- Real Estate Taxes: \$1,406.28
(\$39.61/Ac)

LOCATION: Northwest of Lewis, on State Road 246,
3/4 mile west of All St



TRACT 2

- **PRIMARY SOILS:**
Cory Silt Loam- 63.2%
Iva Silt Loam- 33.7%

Total Acres: 54.94
Tillable Acres: 54.94
WAPI: 157.1

- **PRICE: \$604,340**
(\$11,000/Ac)
- Real Estate Taxes: \$2,108.22
(\$38.37/Ac)

LOCATION: Northwest of Lewis, intersection of
French Dr and Daugherty St



TRACT 3

- **HOME INFORMATION:**
1866 Sq Ft
3 Bedrooms
1 Bath

Total Acres: 5.49

- **PRICE: \$300,000**
Real Estate Taxes: \$3,843.28

LOCATION: 11025 E Eastwind Dr, Terre Haute, IN 47802



TRACT 4

- **PRIMARY SOILS:**
Iva Silt Loam- 49.0%
Ragsdale Silt Loam- 25.4%

Total Acres: 234.51
Tillable Acres: 226
WAPI: 167.5

- **PRICE: \$2,579,610**
(\$11,000/Ac)
- Real Estate Taxes: \$9,391.06
(\$40.05/Ac)

IMPROVEMENTS: 30 x 40 Equipment Shed, 50 x 50 Steel Frame Equipment
Shed, 50 x 60 Quansit Shed, 1 9,000 bushel bin, 3 5,500 Bushel Bin

LOCATION: 11025 E Eastwind Dr, Terre Haute, IN 47802





TRACT 5

Total Acres: 200
Tillable Acres: 184.53
WAPI: 137.9

- **PRIMARY SOILS:**
Iva Silt Loam- 36.1%
Cincinnati Silt Loam- 18.6%

- **PRICE: \$2,000,000**
(\$10,000/Ac)

- Real Estate Taxes: \$6,633.66
(\$33.17/Ac)

IMPROVEMENTS: 32 x 40 Hay/Livestock Shed, 40 x 40 Equipment Shed

LOCATION: 11025 E Eastwind Dr, Terre Haute, IN 47802
North side of Eastwind Dr



TRACT 6

Total Acres: 30
Tillable Acres: 29.52
WAPI: 151.9

- **PRIMARY SOILS:**
Cory Silt Loam- 49.3%
Iva Silt Loam- 29.5%

- **PRICE: \$315,000**
(\$10,500/Ac)

- Real Estate Taxes: \$856.22
(\$28.54/Ac)

LOCATION: Southeast of Riley, Moseman St, 1/2 mile
north of Eastwind Dr



TRACT 7

Total Acres: 25
Tillable Acres: 25
WAPI: 152.4

- **PRIMARY SOILS:**
Cory Silt Loam- 93.6%
Ava Silt Loam- 4.0%

- **PRICE: \$275,000**
(\$11,000/Ac)

- Real Estate Taxes: \$964.34
(\$38.57/Ac)

LOCATION: Southeast of Riley, Clingerman St, 1/2 mile
north of Dallas Dr



TRACT 8

Total Acres: 40
Tillable Acres: 39.4
WAPI: 155.4

- **PRIMARY SOILS:**
Iva Silt Loam- 68.4%
Reeseville Silt Loam- 30.2%

- **PRICE: \$700,000**
(\$17,500/Ac)

- Real Estate Taxes: \$1,424.90
(\$35.62/Ac)

LOCATION: Northeast of Riley, intersection of Jeffers St
and Fenway Dr

