



HAGEMAN
REALTY
Farmland Specialists

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Proudly Presents:

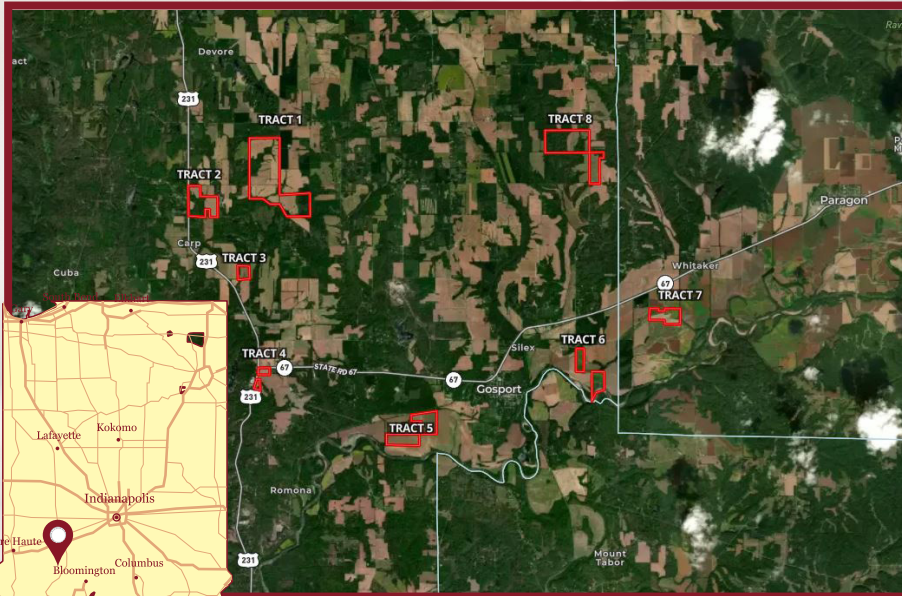
DAVIS FARMS

Owen and Morgan County, IN

TOTAL ACRES: 1111.38
Tillable Acres: 738.85
Non-Tillable Acres: 372.53

Located in northeast Owen County and Southwest Morgan County, between Spencer and Cloverdale IN, sit 1111.38 acres of mixed farmland and woods. This property features 738.85 FSA tillable acres with a WAPI of 120.5. The farm has over 300 acres of high quality woods with mature timber.

- **LOCATION:**
Owen and Morgan County, IN
- **DRAINAGE:**
Ditch, Natural, and Tile
- **PRICE: \$7,644,047.50**
Terms: Cash
Real Estate Taxes: \$23,692.16
- **VIEW LISTING AND MAP:**
<http://bit.ly/davis1111>
- **ACREAGE BREAKDOWN:**



- Tract 1: 425.51 acres, 288.61 tillable, 136.9 non-tillable
- Tract 2: 120.01 acres, 64.95 tillable, 55.06 non-tillable
- Tract 3: 26.04 acres, 19.52 tillable, 6.52 non-tillable
- Tract 4: 24.74 acres, 22.55 tillable, 2.19 non-tillable
- Tract 5: 129.34 acres, 120.44 tillable, 8.9 non-tillable
- Tract 6: 90 acres, 55.91 tillable, 34.09 non-tillable
- Tract 7: 67.75 acres, 65.54 tillable, 2.21 non-tillable
- Tract 8: 227.99 acres, 101.33 tillable, 126.66 non-tillable

Contact for more information:

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TRACT 1

Total Acres: **425.51**
Tillable Acres: **288.61**
Non-Tillable **136.9**
WAPI: **122.5**

- **PRIMARY SOILS:**
Arney Silt Loam- 16.4%
Ryker Silt Loam- 15.2%
- **PRICE:** \$2,978,570
(\$7,000/Ac)
- **Real Estate Taxes:** \$9,415.65

LOCATION: At intersection of McFarren Road and Kirby Road



TRACT 2

Total Acres: **120.01**
Tillable Acres: **64.95**
Non-Tillable **55.06**
WAPI: **122.1**

- **PRIMARY SOILS:**
Pike Silt Loam- 30.6%
Haubstadt Silt Loam- 22.1%
- **PRICE:** \$840,070
(\$7,000/Ac)
- **Real Estate Taxes:** \$1,414.92

LOCATION: US Hwy 231 between Kirby Road and Hudson Hill Road



TRACT 3

Total Acres: **26.04**
Tillable Acres: **19.52**
Non-Tillable **6.52**
WAPI: **139.9**

- **PRIMARY SOILS:**
Stinesville Silt Loam- 41.1%
Elephant Silt Loam- 29.6%
- **PRICE:** \$182,280
(\$7,000/Ac)
- **Real Estate Taxes:** \$1,043.07

LOCATION: Hudson Hill Road east of US Hwy 231, south of Childers Road



TRACT 4

Total Acres: **24.74**
Tillable Acres: **22.55**
Non-Tillable **2.19**
WAPI: **102.3**

- **PRIMARY SOILS:**
Taggart Silt Loam- 27.2%
Pike Silt Loam- 23.8%
- **PRICE:** \$210,290
(\$8,500/Ac)
- **Real Estate Taxes:** \$773.73

LOCATION: US Hwy 231 and State Rd 67





TRACT 5

Total Acres: **129.34**
Tillable Acres: **120.44**
Non-Tillable **8.9**
WAPI: **106.9**

- **PRIMARY SOILS:**
McAdoo Silt Loam- **81.2%**
Wirt Silt Loam- **8.5%**
- **PRICE:** \$937,715
(\$7,250/Ac)
- **Real Estate Taxes:** \$2,707.84

LOCATION: Ramona Road, south of State Rd 67,
1.5 miles west of Gosport



TRACT 6

Total Acres: **90**
Tillable Acres: **55.91**
Non-Tillable **34.09**
WAPI: **125.4**

- **PRIMARY SOILS:**
Armiesburg Silty Loam- **60.3%**
Newark Silt Loam- **15.3%**
- **PRICE:** \$522,000
(\$5,800/Ac)
- **Real Estate Taxes:** \$1,810.23

LOCATION: Lingle Road, south of State Road 67,
1.5 miles east of Gosport



TRACT 7

Total Acres: **67.75**
Tillable Acres: **65.54**
Non-Tillable **2.21**
WAPI: **117.7**

- **PRIMARY SOILS:**
Genesee Silt Loam- **50.4%**
Shoals Silt Loam- **29.7%**
- **PRICE:** \$491,187.50
(\$7,250/Ac)
- **Real Estate Taxes:** \$983.85

LOCATION: Intersection of Old State Rd 67 and Lingle
Rd, south of State Rd 67. *Morgan County



TRACT 8

Total Acres: **227.99**
Tillable Acres: **101.33**
Non-Tillable **126.66**
WAPI: **129.6**

- **PRIMARY SOILS:**
Stinesville silt loam- **58.3%**
Ryker Silt Loam- **27.9%**
- **PRICE:** \$1,481,935
(\$6,500/Ac)
- **Real Estate Taxes:** \$5,542.87

LOCATION: Drunkards Pike Road, 1 mile south of School
House Rd

