



HAGEMAN
REALTY
Farmland Specialists

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



Proudly Presents:
TOTORO FARM
Benton County, Indiana

Located 5 miles northeast of Fowler, Indiana in Benton County, sit 76.74 Acres of quality Indiana farmland.
Tenancy open for the 2025 crop year.



TOTAL ACRES: 76.73
TILLABLE ACRES: 71.55
CRP ACRES: 2.1

- **LOCATION:**
5 miles northeast of Fowler on 400 E near the intersection of 500 N
- **IMPROVEMENTS:**
None
- **PRICE: \$1,266,045 (\$16,500/Ac)**
Real Estate Taxes: \$1,587.90/Yr
- **VIEW MAP**
<http://bit.ly/Totoro76>

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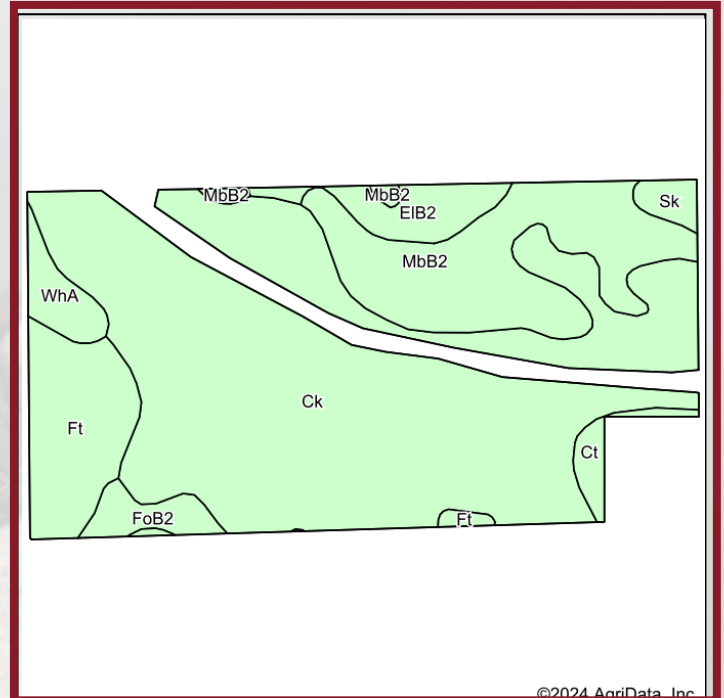


PRIMARY SOILS:

Comfrey silty clay loam, Markham silt loam

DRAINAGE:

Underground tile, ditch, and natural



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Area Symbol: IN007, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
Ck	Comfrey silty clay loam, sandy substratum, occasionally flooded	44.84	62.7%	Illw	150		5			10	39	60	78
MbB2	Markham silt loam, 2 to 6 percent slopes, eroded	12.21	17.1%	Ile	132	1	4		5	7	43	53	47
Ft	Free clay loam	6.60	9.2%	Ilw	175		6			12	49	70	68
EIB2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	2.65	3.7%	Ile	142		4	7	73		47	57	43
WhA	Wea silt loam, 0 to 2 percent slopes	1.75	2.4%	Ils	145		5			9	48	73	68
FoB2	Foresman silt loam, 1 to 5 percent slopes, eroded	1.62	2.3%	Ile	141		5			9	46	64	71
Ct	Crane silt loam	1.03	1.4%	Ilw	150		5			10	46	67	76
Sk	Selma silty clay loam, moderately fine substratum	0.85	1.2%	Ilw	175		6			12	49	70	79
Weighted Average				2.63	148.9	0.2	4.9	0.3	3.6	9.3	41.5	60.2	*n 70.1

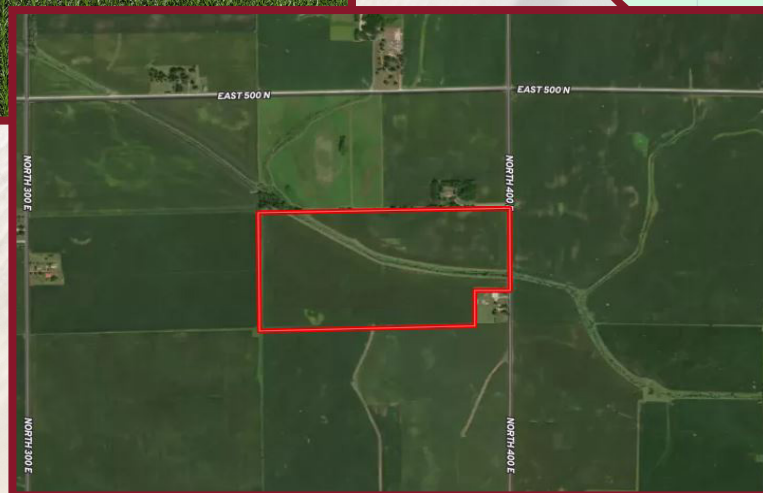
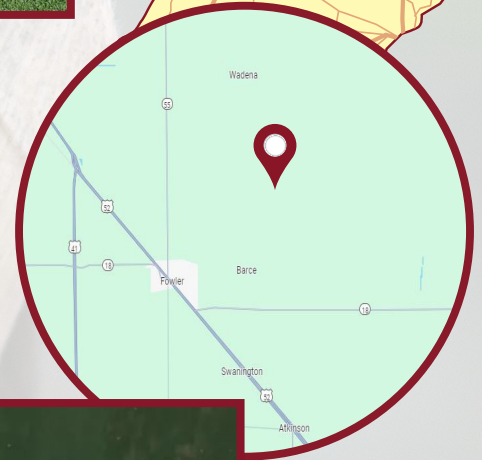
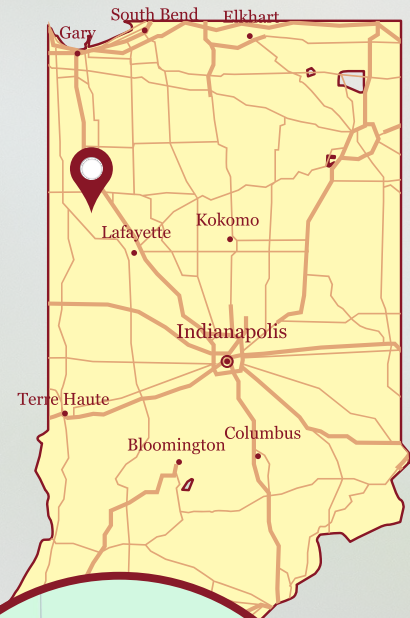


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