



HAGEMAN
REALTY
Farmland Specialists

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Remington, IN 47977 | HagemanRealty.com



Proudly Presents:

SOUTH FORK FARM

Hendricks County, Indiana

Located 2 miles northeast of Coatesville, IN in Hendricks County sit 50.7 acres with a variety of opportunities, 10 miles southwest of Danville and 37 miles from Indianapolis. The farm has 35 +/- acres of pasture that can be converted to quality tillable. With a history of numerous whitetail deer harvests, this property also creates a lot of opportunities and space that can be developed to create even better habitat.



TOTAL ACRES: 50.7
PASTURE ACRES: 35 +/-

- **LOCATION:**
Located 2 miles northeast of Coatesville, IN on County Road 350 S near Highway 75
- **IMPROVEMENTS:**
1848 Sq Ft Home
- **PRICE: \$810,000**
Real Estate Taxes: \$1,531.55/Yr
- **VIEW MAP**
<http://bit.ly/SouthFork50>

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Hinnerk Wolters

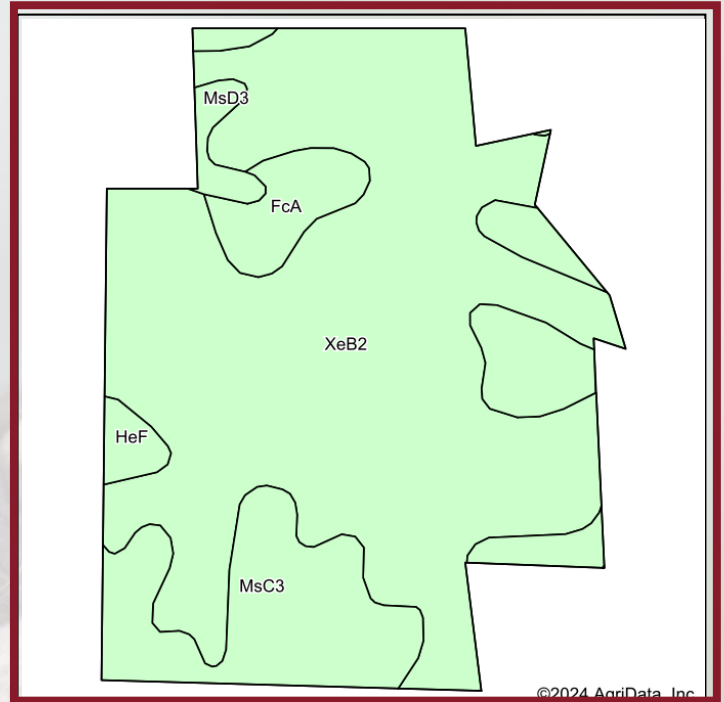
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Area Symbol: IN063, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Orchardgrass alfalfa hay Tons	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Tall fescue AUM	Winter wheat Bu	*n NCCPI Soybeans
XeB2	Xenia silt loam, 2 to 6 percent slopes, eroded	21.06	71.7%	Ile	152	5	1	1	10	53	1	68	71
Msc3	Miami clay loam, 6 to 12 percent slopes, severely eroded	6.06	20.6%	IVe	126	4			8	44		56	35
FcA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	1.23	4.2%	IIw	168	5			11	62		65	80
MsD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	0.61	2.1%	VIe	110	4			7	38		49	32
HeF	Hennepin loam, 25 to 50 percent slopes	0.42	1.4%	VIIe	14	1			1	5		6	9
Weighted Average				2.57	144.5	4.7	0.7	0.7	9.4	50.5	0.7	64.1	*n 62.3

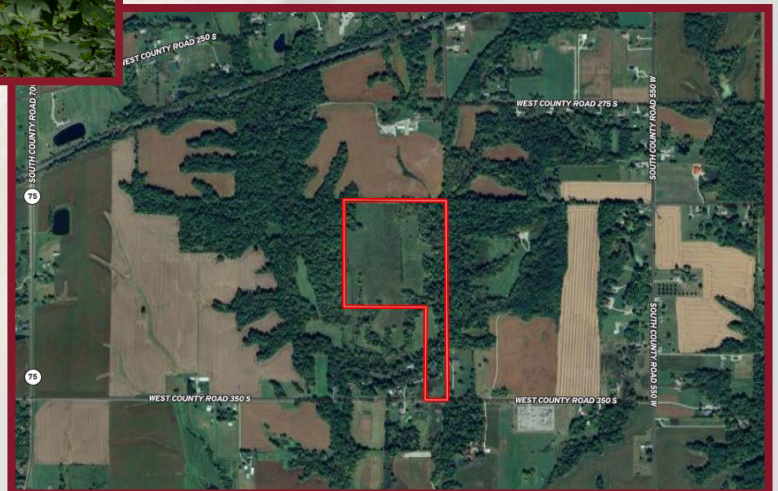


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SOUTH FORK FARM Hendricks County, Indiana



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