



HAGEMAN
REALTY
Farmland Specialists

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



Proudly Presents:

LARR FARM
Vigo County, Indiana

Located 17 miles southeast of Terre Haute, IN, 7 miles Northeast of Farmersburg, near the intersection of Dickens St and Tryon Dr. Property features 60 acres of mixed farmland and woods with 42.18 FSA tillable acres with a WAPI of 154.6.



TOTAL ACRES: 60
TILLABLE ACRES: 42.18
Non-Tillable ACRES: 17.82

- **LOCATION:**
17 miles southeast of Terre Haute, 7 miles northeast of Farmersburg
- **IMPROVEMENTS:**
None
- **PRICE: \$500,000**
- **VIEW MAP**
<http://bit.ly/Larr60>

Contact for more information:

Sara Hageman Schenck

Managing Broker, ALC
Waynetown, IN
Phone:
219.261.2000
Cell:
765.366.1212



sara.hageman@hagemanrealty.com

Landon Wellman

Broker
Clay County, IN
Phone:
219.261.2000
Cell:
812.927.1080



landon.wellman@hagemanrealty.com

Hinnerk Wolters

Broker
Lebanon, IN
Phone:
219.261.2000
Cell:
317.517.0753



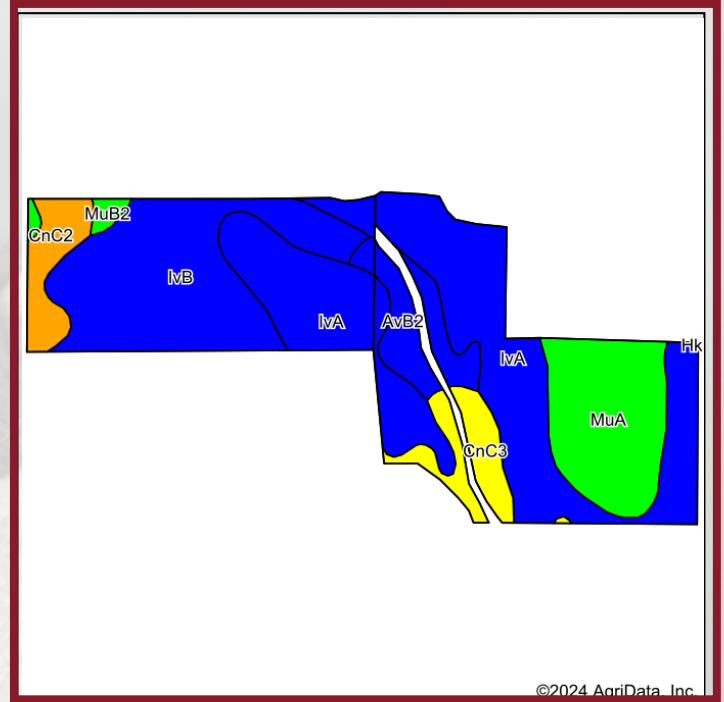
hinnerk.wolters@hagemanrealty.com





PRIMARY SOILS:
Iva silt loam, Muren silt loam

DRAINAGE:
Ditch, and natural



©2024 AgriData, Inc.

Area Symbol: IN167, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu	*n NCCPI Soybeans
IvA	Iva silt loam, 0 to 2 percent slopes	17.45	41.4%		IIw		164	5	11	54		73	87
IvB	Iva silt loam, 2 to 4 percent slopes	10.53	25.0%		IIe		165	5	11	54		74	83
MuA	Muren silt loam, 0 to 2 percent slopes	6.45	15.3%		I		155	5	10	54		70	75
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	2.80	6.6%		IIe	5	131	4	9	46		59	37
CnC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	2.46	5.8%		IVe	4	102	3	7	36	130	46	24
CnC2	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, eroded	2.04	4.8%		IIIe	4	116	4	8	40	3190	52	34
MuB2	Muren silt loam, 2 to 6 percent slopes, eroded	0.45	1.1%		Iw		151	5	10	52		61	79
Weighted Average					2.00	0.8	154.6	4.8	10.3	51.7	161.9	69.1	*n 74.5

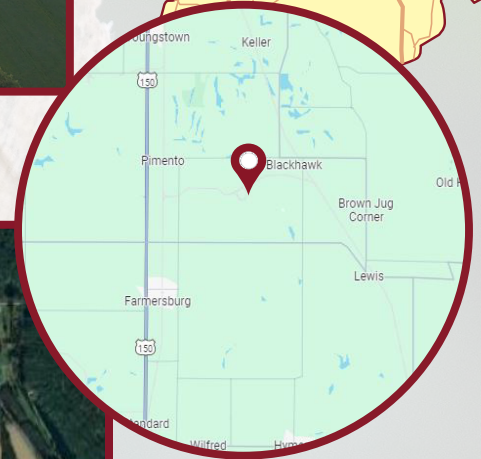
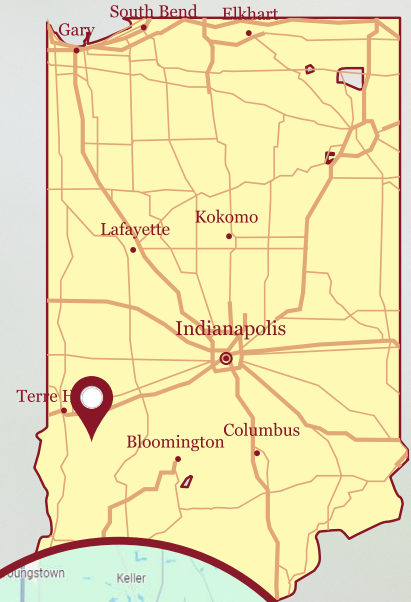


**HAGEMAN
REALTY**
Farmland Specialists

18390 S. 480 W.
Remington, IN 47977

Phone: 219-261-2000
HagemanRealty.com

LARR FARM Vigo County, Indiana



Hageman Realty, Inc. hereby acknowledges that, unless otherwise agreed, is the Selling Broker, and exclusively the agent of the Seller and not of the Purchaser, however, the Selling Broker is under a duty to treat all parties in a transaction fairly. The information in this brochure is thought to be accurate; however, it is subject to verification and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice or approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments and offers may be channeled through: **HAGEMAN REALTY, INC.** 18390 S. 480 W., Remington, IN 47977