



HAGEMAN
REALTY
Farmland Specialists

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



Proudly Presents:
SWANSON FARM
Starke County, Indiana

Located 1 mile east of Grovertown, IN and 10 miles west of Plymouth and 1.5 miles north of State Road 30 on County Road 550 N between 1100 E and 1200 E. Property features 31.95 acres of high quality farmland, with a WAPI of 142.6.



TOTAL ACRES: 31.95
TILLABLE ACRES: 31.95

- **LOCATION:**
1 mile east of Grovertown on County Road 550 N
- **IMPROVEMENTS:**
None
- **PRICE:** \$431,325 (\$13,500/Ac)
- **VIEW MAP**
<http://bit.ly/Swanson34>

Contact for more information:

Sara Hageman Schenck

Managing Broker, ALC
Waynetown, IN

Phone:
219.261.2000

Cell:
765.366.1212

sara.hageman@hagemanrealty.com



Jocque Sheldon

Broker
Remington, IN

Phone:
219.261.2000

Cell:
317.501.1288

jocque.sheldon@hagemanrealty.com



Suzy Hageman

Broker
Remington, IN

Phone:
219.261.2000

Cell:
219.863.1597

suzy.hagemanrealty@gmail.com



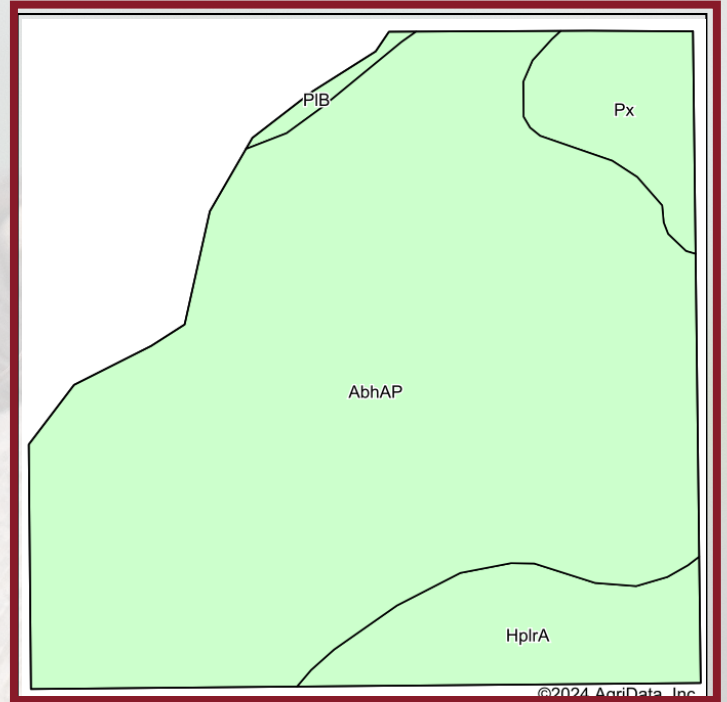


PRIMARY SOILS:

Adrian muck, Houghton muck

DRAINAGE:

Underground tile, ditch, and natural



Area Symbol: IN149, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
AbhAP	Adrian muck, drained, prairie peninsula, 0 to 1 percent slopes	27.26	82.5%	Illw	144	5	10	40	58	86
HplrA	Houghton muck, drained, prairie peninsula, 0 to 1 percent slopes	3.35	10.2%	Illw	154	5	10	54	61	88
Px	Prochaska loamy sand, occasionally flooded	2.13	6.5%	Illw	115	4	8	21	46	35
PIB	Plainfield sand, 2 to 6 percent slopes	0.25	0.8%	Vls	73	3	5	25	29	25
Weighted Average				3.02	142.6	4.9	9.8	40.1	57.3	*n 82.4



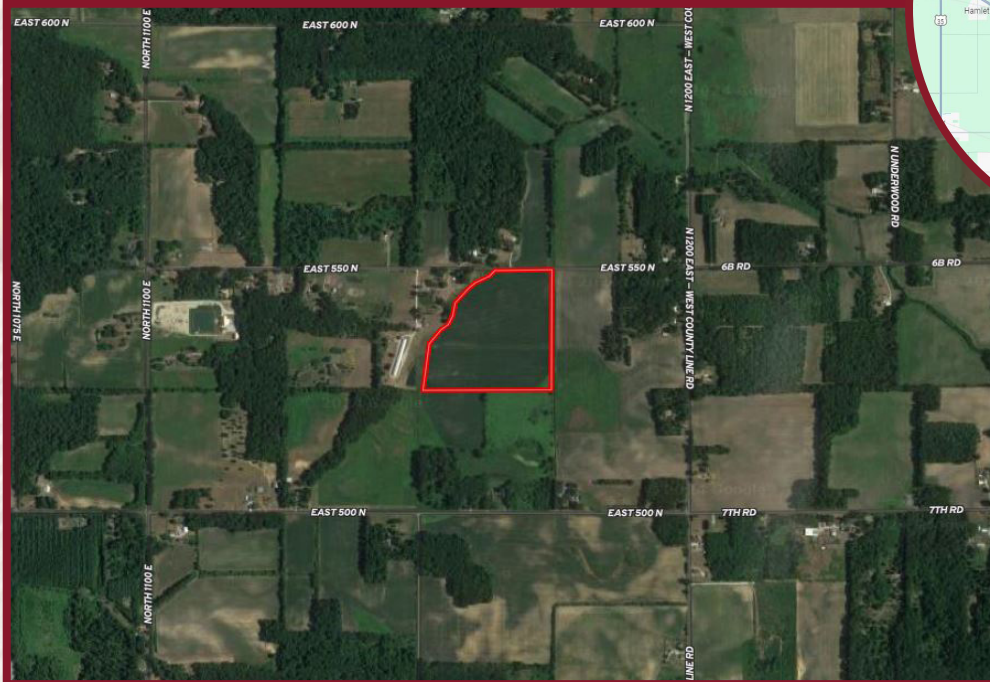
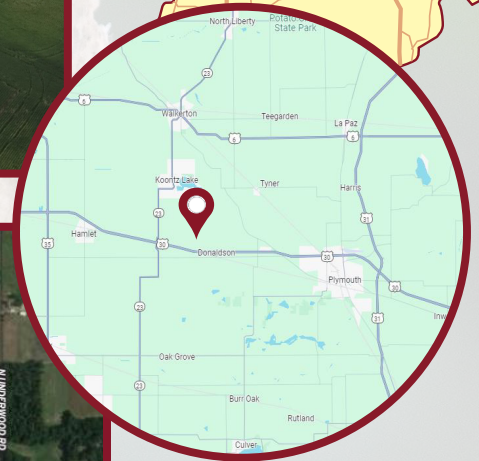
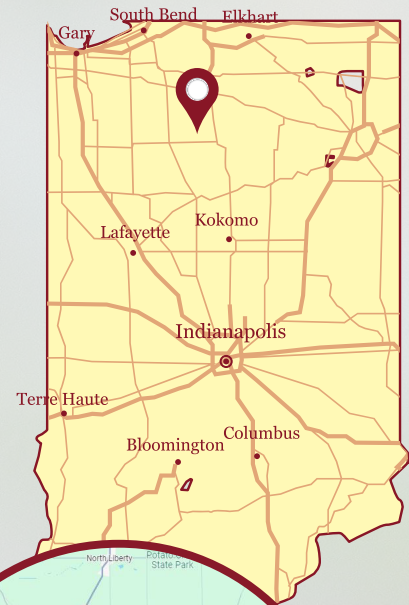


**HAGEMAN
REALTY**
Farmland Specialists

18390 S. 480 W.
Remington, IN 47977

Phone: 219-261-2000
HagemanRealty.com

SWANSON FARM Starke 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