



**HAGEMAN  
REALTY**  
Farmland Specialists

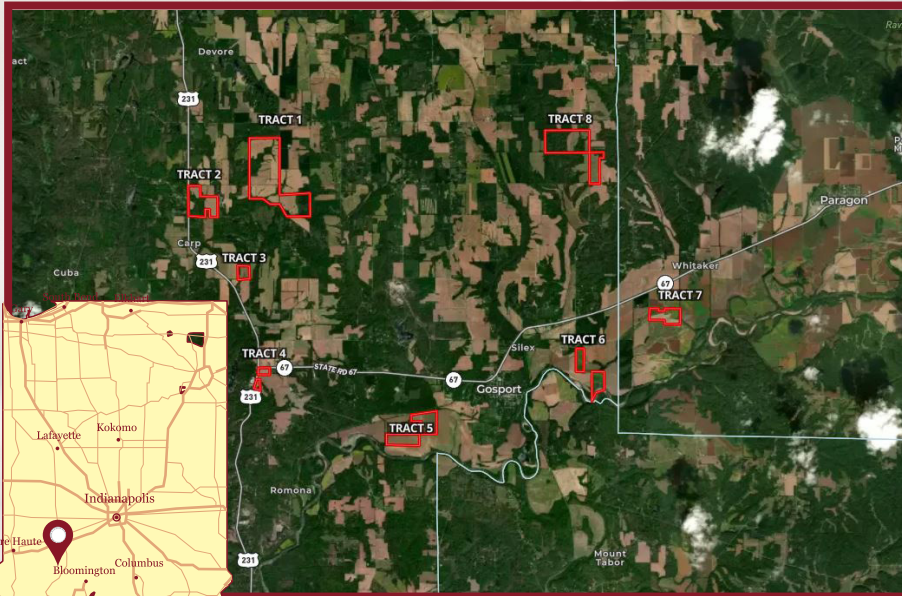
18390 S. 480 W. | Phone: 219-261-2000  
Remington, IN 47977 | HagemanRealty.com

*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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Managing Broker, ALC



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Broker



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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

