



**HAGEMAN**  
**REALTY**  
Farmland Specialists

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



*Proudly Presents:*  
**PADGETT FARM**  
Boone County, Indiana

Located 5 miles southwest of Thorntown Indiana and 1.5 miles southwest of Advance Indiana in Boone County, sit two parcels of high quality farmland. The north parcel features 31.7 acres, all tillable, with a WAPI of 173.7 The south parcel features 40.23 acres, 39.7 tillable, with a WAPI of 169.1



**TOTAL ACRES: 71**  
**TILLABLE ACRES: 70.44**

➤ **LOCATION:**

TRACT 1: North of St Rd 32, west of 75 on 1100 N near 400 N  
TRACT 2: South of St Rd 32, east of 75 at intersection of 700 W and 425 S

➤ **IMPROVEMENTS:**

None

➤ **PRICE: \$1,313,500 (\$18,500/Ac)**

Real Estate Taxes: \$927.02/Yr

➤ **VIEW MAP**

<http://bit.ly/Padgett71>

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## PADGETT FARM - TRACT 1

Boone County, Indiana

**TOTAL ACRES: 30.77**  
**TILLABLE ACRES: 30.77**

**PRICE: \$569,245 (\$18,500/Ac)**  
Real Estate Taxes: \$411.00/Yr

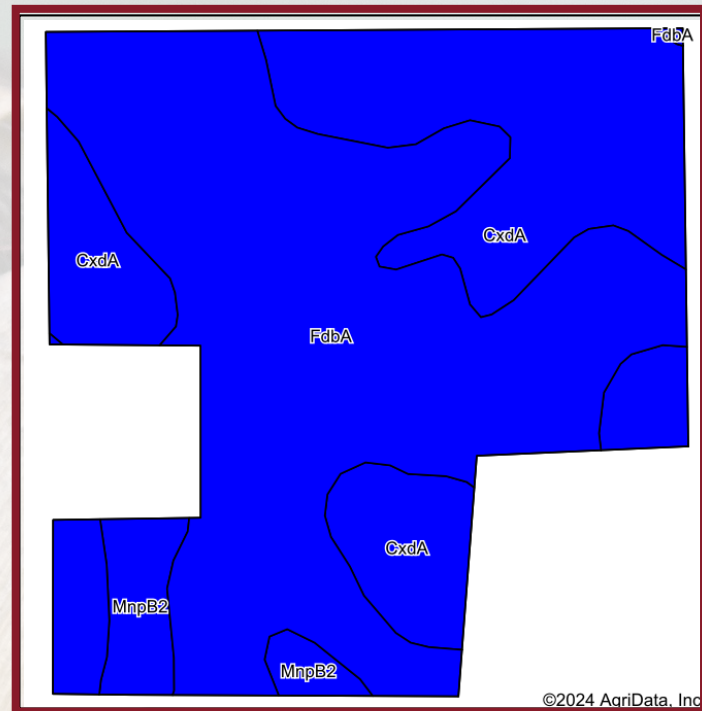
**IMPROVEMENTS:**  
None

**PRIMARY SOILS:**

Fincastle silt loam, Cyclone silty clay loam

**DRAINAGE:**

Underground tile, ditch, and natural



Area Symbol: IN011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
FdbA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	19.58	60.6%		llw	168	5	11	62	65	80
CxdA	Cyclone silty clay loam, 0 to 2 percent slopes	11.20	34.6%		llw	185	6	13	65	75	81
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.56	4.8%		lle	142	5	9	49	63	46
<b>Weighted Average</b>					<b>2.00</b>	<b>172.6</b>	<b>5.3</b>	<b>11.6</b>	<b>62.4</b>	<b>68.4</b>	<b>*n 78.7</b>

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## PADGETT FARM - TRACT 2

Boone County, Indiana

**TOTAL ACRES: 40.23**  
**TILLABLE ACRES: 39.67**

**PRICE: \$744,255 (\$18,500/Ac)**  
Real Estate Taxes: \$516.02/Yr

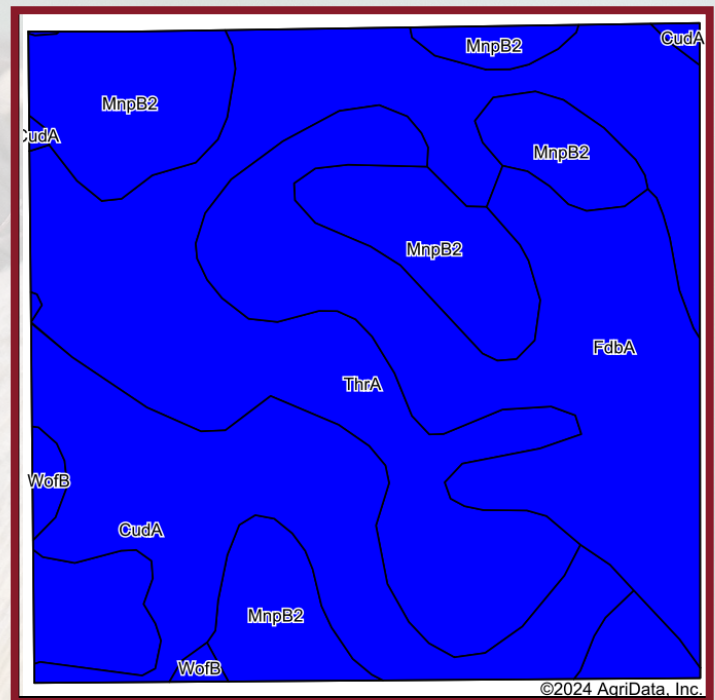
**IMPROVEMENTS:**  
None

**PRIMARY SOILS:**

Treaty silty clay loam, Fincastle silt loam

**DRAINAGE:**

Underground tile, ditch, and natural



Area Symbol: IN011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans	
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	14.58	36.7%		llw	181	6	12	64	61	76	
FdbA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	9.71	24.5%		llw	168	5	11	62	65	80	
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	7.80	19.7%		lle	142	5	9	49	63	46	
CudA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	7.19	18.1%		llw	154	5	10	51	69	59	
WofB	Williamstown-Crosby silt loams, 2 to 4 percent slopes	0.39	1.0%		lle	145	5	10	46	65	57	
<b>Weighted Average</b>						<b>2.00</b>	<b>164.9</b>	<b>5.4</b>	<b>10.8</b>	<b>58</b>	<b>63.9</b>	<b>*n 67.8</b>