



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

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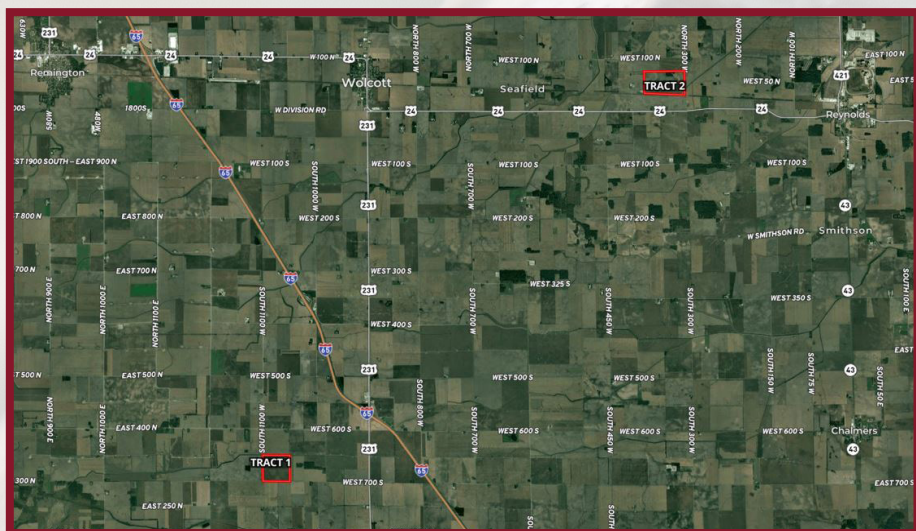


*Proudly Presents:*

# HARTMANN/SAILORS FARM

White County, Indiana

Great opportunity in a very competitive area to own highly productive farmland offered in 2 tracts, with additional income and drainage.



**TOTAL ACRES:** 366.26  
**TILLABLE ACRES:** 348.28

- **LOCATION:**  
Tract 1: 8 miles south of Wolcott, at intersection of 700 S and 1100 W  
  
Tract 2: 3 miles west of Reynolds, on 300 W north of State Road 24
- **IMPROVEMENTS:**  
None
- **PRICE: \$5,401,328**  
Real Estate Taxes: \$6,518.62/Yr
- **VIEW MAP**  
<http://bit.ly/WhiteCo366>

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## SAILORS FARM - TRACT 1

White County, Indiana

**TOTAL ACRES: 160**  
**TILLABLE ACRES: 154.56**

**PRICE: \$2,720,000 (\$17,000/Ac)**

Real Estate Taxes: \$3,145.48/Yr

**IMPROVEMENTS:** None

\* Property includes additional windmill income (Property does not have turbine)

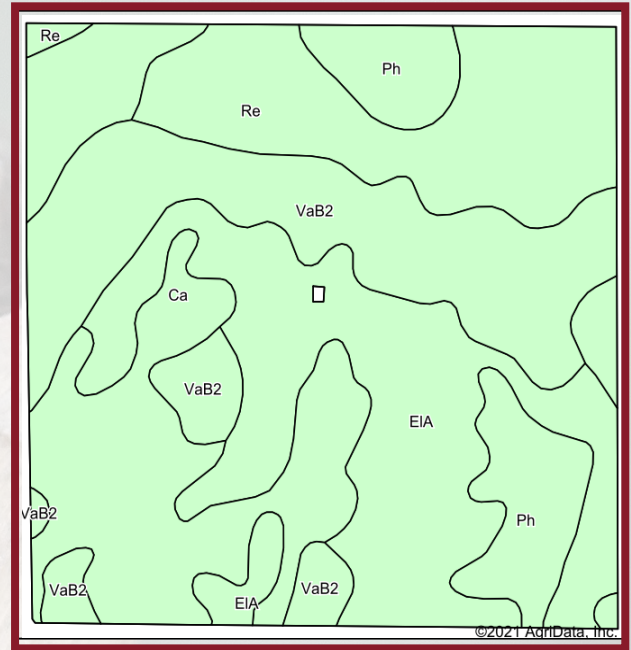
\* Property is leased for 2024 with tenant right through 2026

**PRIMARY SOILS:**

Elliott silt loam, Varna silt loam, Chalmers silty loam

**DRAINAGE:**

Patterned tile on 50 ft centers completed in 2017.



Area Symbol: IN181, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn	Corn silage	Grass legume hay	Grass legume pasture	Oats	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans
EIA	Elliott silt loam, 0 to 2 percent slopes	42.09	27.2%	lls	147	25	4	7	76		48	59	63
VaB2	Varna silt loam, 1 to 6 percent slopes, eroded	36.42	23.6%	lle	131		5			8	43	59	64
Ca	Chalmers silty clay loam	33.94	22.0%	llw	185		6			12	53	74	79
Re	Rensselaer clay loam	26.45	17.1%	llw	175		6			12	49	70	81
Ph	Pella silty clay loam, till substratum	15.67	10.1%	llw	175		6			12	49	70	79
<b>Weighted Average</b>					<b>159.2</b>	<b>6.8</b>	<b>5.2</b>	<b>1.9</b>	<b>20.7</b>	<b>7.8</b>	<b>48.2</b>	<b>65.3</b>	<b>*n 71.5</b>

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## HARTMANN FARM - TRACT 2

White County, Indiana

**TOTAL ACRES: 206.26**  
**TILLABLE ACRES: 193.72**

**PRICE: \$2,681,328 (\$13,000/Ac)**  
Real Estate Taxes: \$3,373.14/Yr

**IMPROVEMENTS:** None

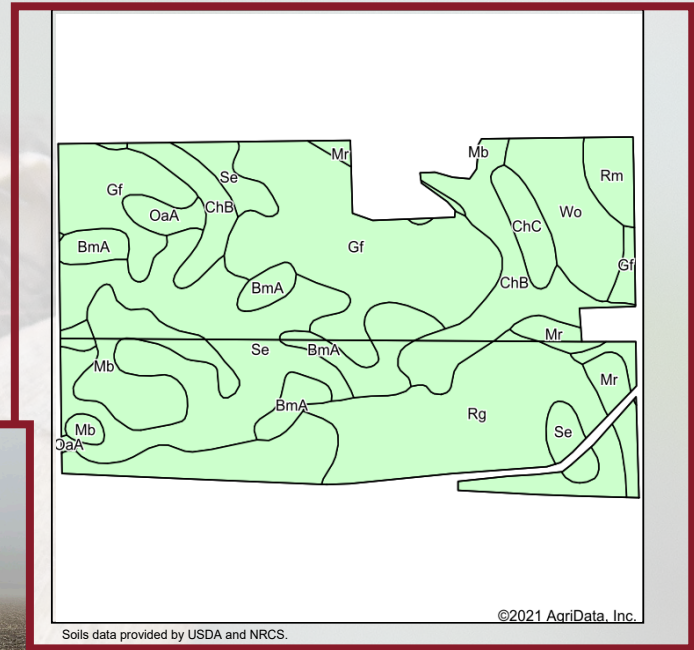
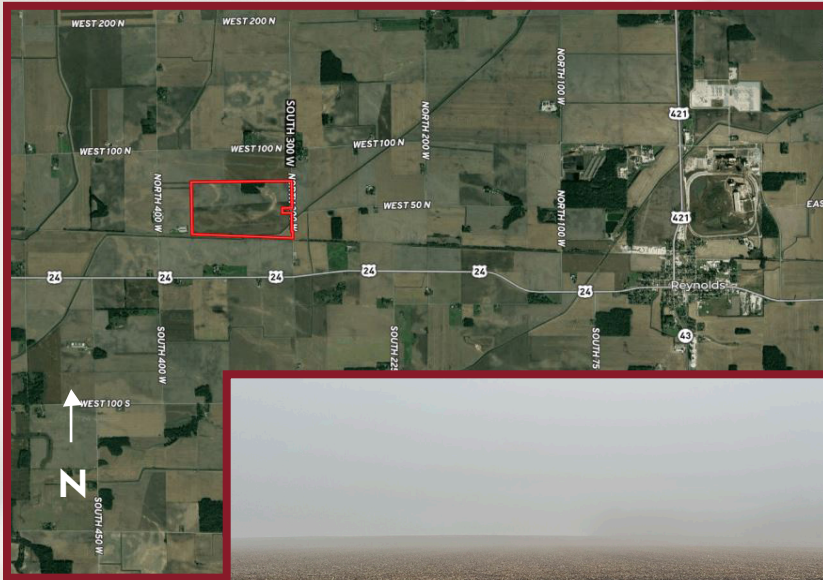
- \* Property has potential for additional income for carbon credits
- \* Property is leased through 2024 crop year

**PRIMARY SOILS:**

Gilford fine sandy loam, Seafield fine sandy loam, Rensselaer fine sandy loam

**DRAINAGE:**

Underground tile, ditch, and natural



Soils data provided by USDA and NRCS.

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Area Symbol: IN181, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans
Gf	Gilford fine sandy loam	54.15	28.0%	IIw	148	5	10	33	59	56
Se	Seafield fine sandy loam	38.36	19.8%	IIw	122	4	8	35	55	43
Rg	Rensselaer loam, sandy substratum	30.76	15.9%	IIw	175	6	12	49	70	80
ChB	Chelsea fine sand, 2 to 6 percent slopes	18.98	9.8%	IVs	91	3	6	32	41	30
BmA	Brems loamy fine sand, 0 to 2 percent slopes	12.72	6.6%	IVs	82	3	5	29	37	28
Mb	Maumee loamy fine sand, 0 to 1 percent slopes	11.47	5.9%	IIIw	134	5	9	47	54	38
Wo	Wolcott clay loam	10.75	5.5%	IIw	175	6	12	49	70	66
Mr	Morocco fine sand	6.22	3.2%	IVs	97	3	7	27	44	31
ChC	Chelsea fine sand, 6 to 12 percent slopes	3.92	2.0%	VIs	82	3	5	29	37	29
Rm	Rensselaer Variant loam	3.79	2.0%	IIw	160	5	11	44	64	72
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	2.60	1.3%	IVs	82	3	6	29	42	30
<b>Weighted Average</b>					<b>134.3</b>	<b>4.6</b>	<b>9</b>	<b>37.2</b>	<b>56</b>	<b>*n 51</b>