



# HAGEMAN REALTY

18390 S. 480 W. • Remington, Indiana 47977  
Phone: (219) 261-2657 • (219) 261-2000  
www.hagemanrealty.com

HAGEMAN REALTY proudly presents

## Lyons Farm Newton County, Indiana

TOTAL ACRES: 80.5  
TILLABLE ACRES: 66.30  
WOODED ACRES: 1.33  
NON-TILLABLE: 12.87

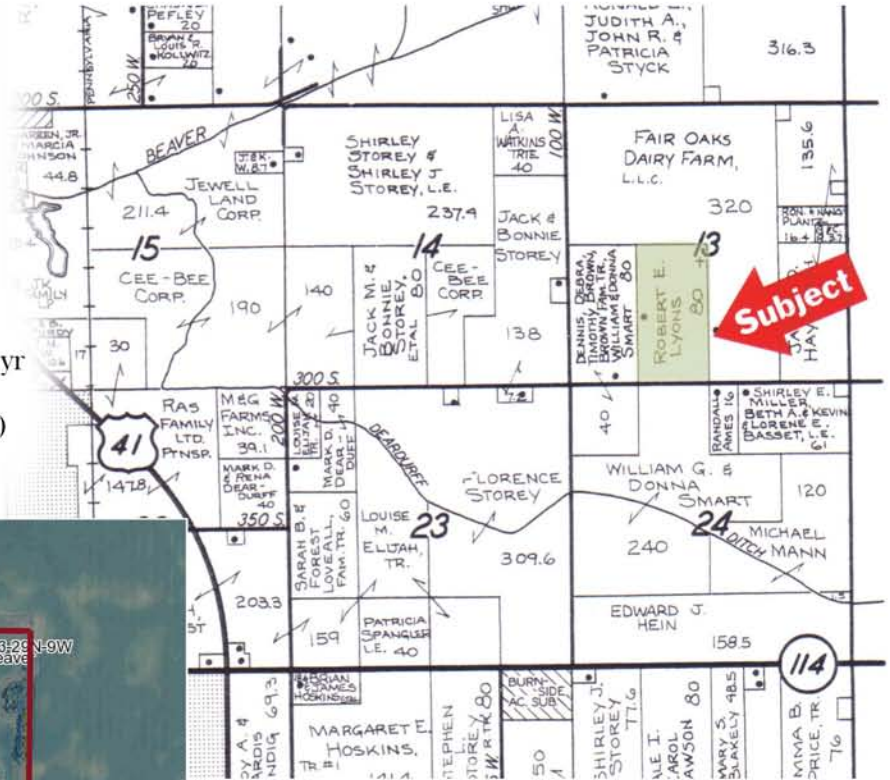
LOCATION:  
Approx. 3 miles northeast of Morocco

IMPROVEMENTS:  
None

REAL ESTATE TAXES: \$2,256.20 / yr

ASKING PRICE: \$480,000.00

TERMS: Cash



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#### PRIMARY SOILS:

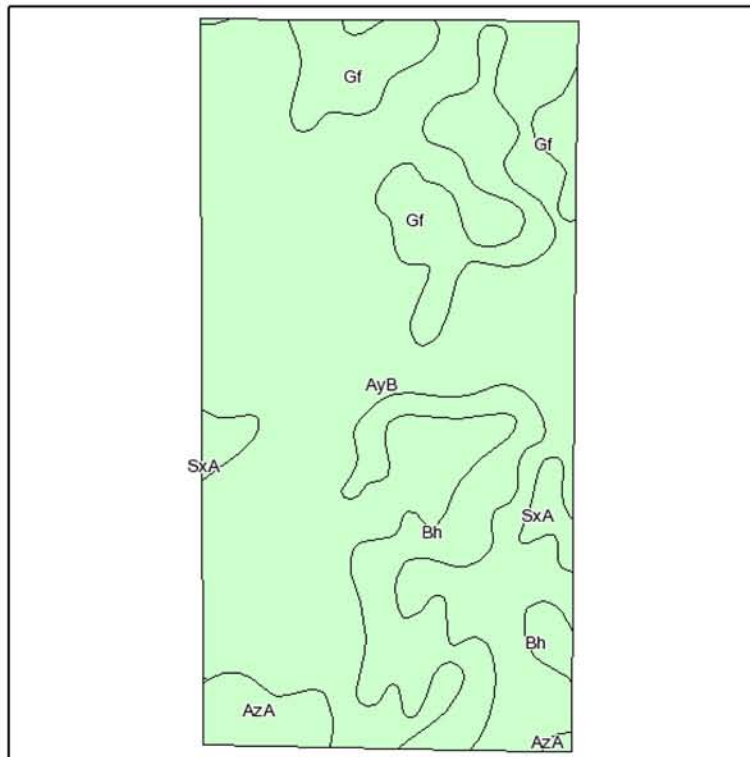
Barry-Gilford, Gilford, Sumava-Ridgeville-Odell,  
 Ayr, Ayrmount

#### DRAINAGE:

Underground tile, ditch, and natural

#### FSA INFORMATION:

Corn Base 28.5 acres Yield: 121 bu/ac  
 Bean Base 19.6 acres Yield: 31 bu/ac



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
AyB	Ayr loamy fine sand, 1 to 4 percent slopes	55.4	70.2%	IIIe	90	3	6	32	41
Gf	Gilford fine sandy loam	9.9	12.6%	IIw	120	4	8	42	48
Bh	Barry-Gilford complex	9.5	12.1%	IIw	130	4.3	8.6	46	52
AzA	Ayrmount loamy fine sand, 0 to 2 percent slopes	2.4	3.0%	IIIs	90	3	6	32	41
SxA	Sumava-Ridgeville-Odell complex, 0 to 2 percent slopes	1.7	2.1%	IIs	125	4.1	8.2	44	50
<b>Weighted Average</b>					<b>99.4</b>	<b>3.3</b>	<b>6.6</b>	<b>35.2</b>	<b>43.4</b>