



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

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



*Proudly Presents:*

# MCCULLOUGH FARM

Clay County, Indiana

Located 7.5 miles west of Clay City and 21 miles southeast of Terre Haute in Clay County, IN. This property features a newly constructed 3 bedroom barndominium, tillable acres, and a pasture. This property is move-in ready; enjoy as is or build your dream home with gorgeous views from the top of a hill.



**TOTAL ACRES:** 31.91  
**FSA TILLABLE** 23.47  
**ACRES:** 8.44

- **LOCATION:**  
6117 W CR 750 S  
Lewis, IN 47858
- **IMPROVEMENTS:**  
40x64 Pole Barn containing a  
1,376 sq ft Barn Home, 3 bed and 2 bath
- **PRICE: \$499,000**  
Real Estate Taxes: \$1,872.92/Yr
- **VIEW MAP**  
<https://bit.ly/McCulloughFarm>

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## MCCULLOUGH FARM

Clay County, Indiana

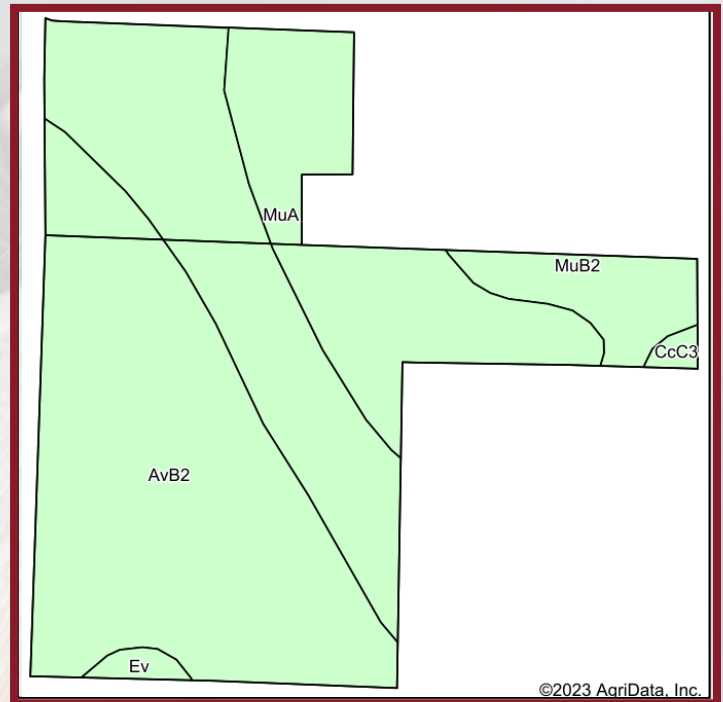
**TOTAL ACRES: 31.91**  
**FSA TILLABLE ACRES: 23.47**

**PRIMARY SOILS:**

Ava silt loam, Muren silt loam

**DRAINAGE:**

Ditch and natural



Area Symbol: IN021, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Tobacco Lbs	Winter wheat Bu	*n NCCPI Soybeans
AvB2	Ava silt loam, 2 to 6 percent slopes, eroded	10.35	45.7%	Ile	5	131	4	9	46		59	37
MuB2	Muren silt loam, 2 to 6 percent slopes, eroded	7.37	32.5%	Iw		151	5	10	52		61	79
MuA	Muren silt loam, 0 to 2 percent slopes	4.59	20.3%	I		155	5	10	53		68	75
Ev	Evansville silt loam, occasionally flooded	0.21	0.9%	Ilw		145	5	10	42		58	79
CcC3	Cincinnati silt loam, Wabash Lowland, 6 to 12 percent slopes, severely eroded	0.14	0.6%	Ive	4	102	3	7	36	130	46	24
<b>Weighted Average</b>				<b>1.48</b>	<b>2.3</b>	<b>142.3</b>	<b>4.5</b>	<b>9.5</b>	<b>49.3</b>	<b>0.8</b>	<b>61.4</b>	<b>*n 58.7</b>

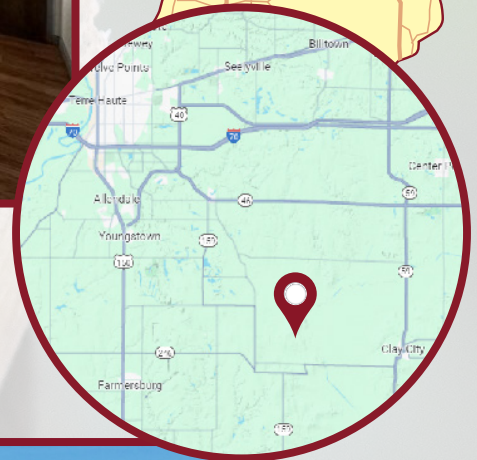
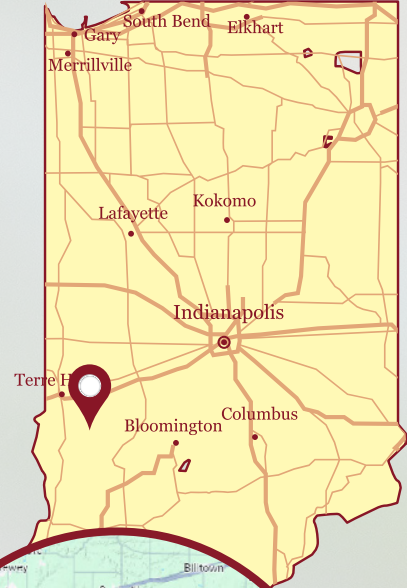




## MCCULLOUGH FARM

Clay County, Indiana

**TOTAL ACRES:** 31.91  
**NON-TILLABLE:** 8.44  
**BARN SIZE:** 40x64 ft.  
**HOME SIZE:** 1,376 sq ft  
**3 bedroom, 2 bath**



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