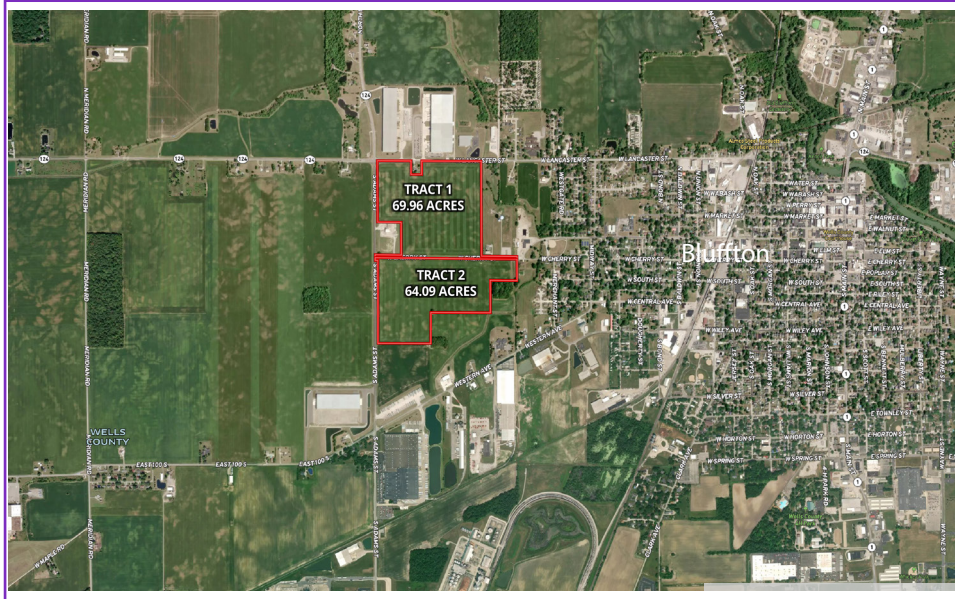




**HAGEMAN
REALTY**
Farmland Specialists

PROUDLY PRESENTS: WELLS COUNTY COMMERCIAL

Bluffton, Indiana



TOTAL ACRES: 134.05 +/-
TILLABLE ACRES: 126.15 +/-

- **Total Price: \$6,032,250**
- **Tract 1: 69.96 Total Acres**
Price: \$3,148,200
RE Taxes: \$36.88/A (\$2,580/Yr)
- **Tract 2: 64.09 Total Acres**
Price: \$2,884,050
RE Taxes: \$41.81/A (\$2,679.51/Yr)
- **VIEW MAP**
<http://bit.ly/WellsCounty134>



Located on the west end of Bluffton, Indiana in Wells County, at the intersection of West Lancaster Street and South Adams Street sits 134.05 total acres of prime development land.

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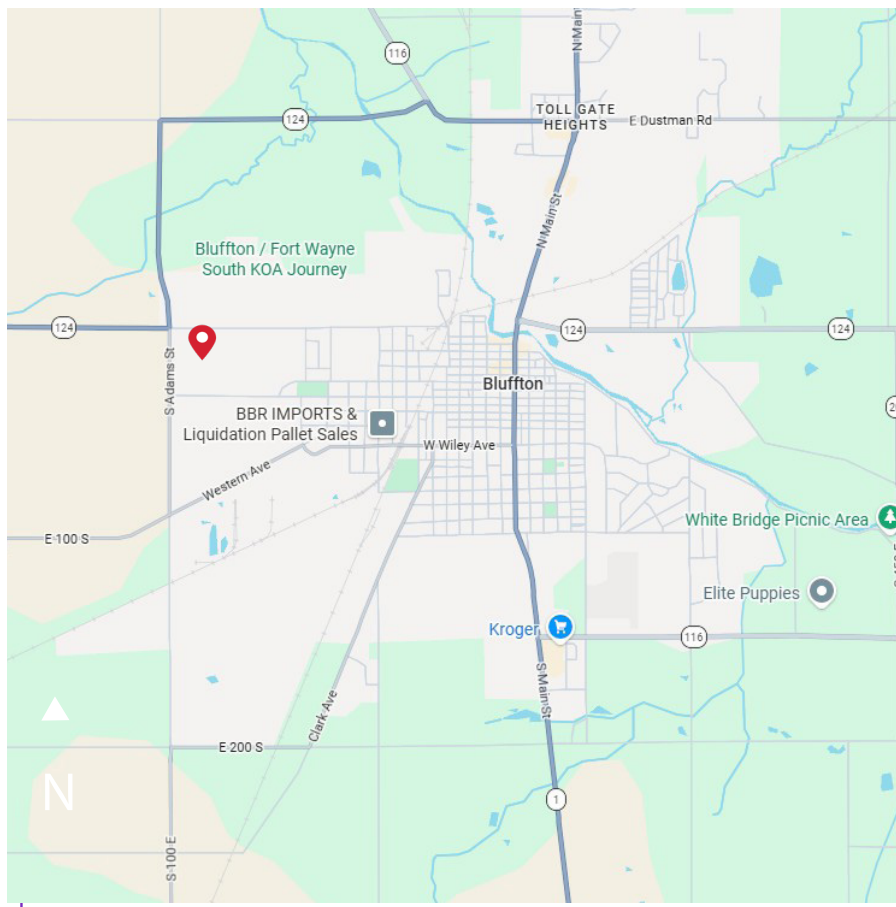
18390 S. 480 W. REMINGTON, IN 47977

SARA HAGEMAN SCHENCK | MANAGING BROKER



WELLS COUNTY COMMERCIAL

BLUFFTON, INDIANA



UTILITY INFORMATION

- **WATER & SEWER**
 - 12" water main & 12" sewer on West Lancaster Street
 - 16" water main on South Adams Street (no sewer on S Adams St)
- **NATURAL GAS & ELECTRIC**
 - 100 MW of Electricity is Planned by 2028

Major City Distances

- **Fort Wayne** ~ 22 Miles
- **Marion** ~ 26 Miles
- **Indianapolis** ~ 80 Miles

WELLS COUNTY DEMOGRAPHIC INFORMATION

Population: 28,926

Median Household Income: \$71,957

Avg Household Income: \$88,952

Median Property Value: \$197,600

Unemployment Rate: 2.6%

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