



**HAGEMAN  
REALTY**

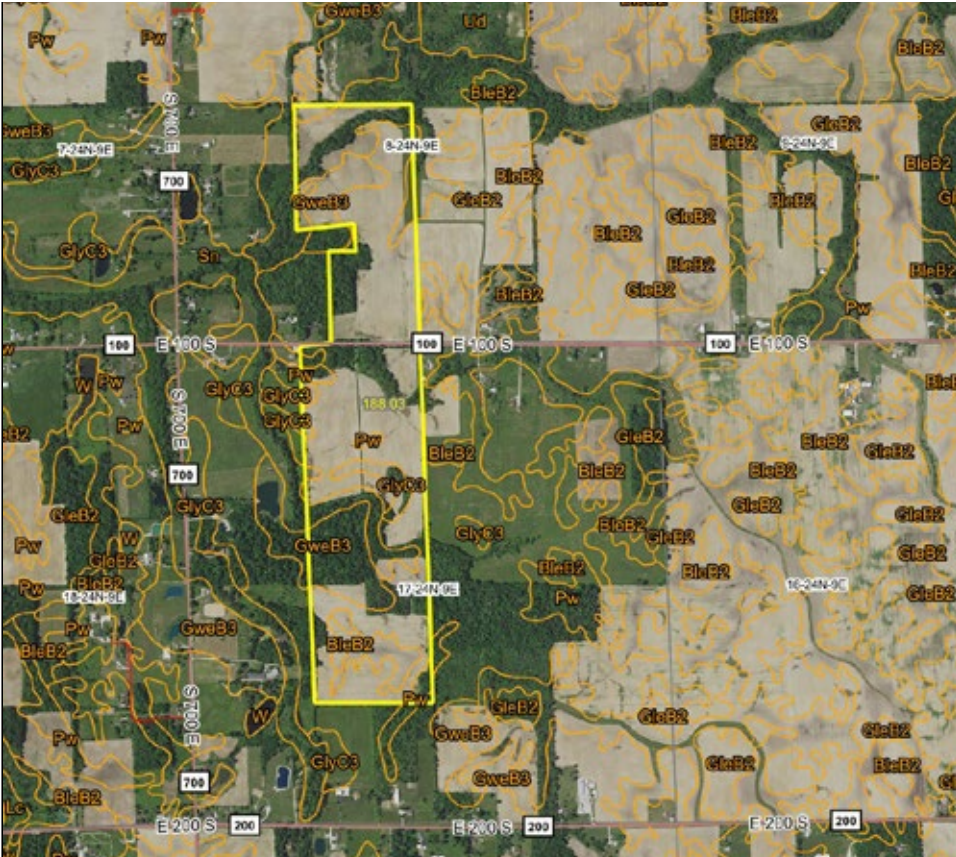
18390 S. 480 W.  
Remington, IN 47977

Phone: 219-261-2000  
HagemanRealty.com

**Proudly presents:**

## **KAHANEK 184 A FARM**

Grant County, Indiana



**TOTAL ACRES: 184.46**  
**TILLABLE ACRES: 130.97**  
**NON-TILLABLE: 7.27**  
**WOODS: 47.40**

**LOCATION:**

1 1/2 miles southeast of I 69& hwy 18.  
6 Miles east of Marion.

**REAL ESTATE TAXES:**

\$2,964.98/year

**ASKING PRICE:**

**\$1,104,840.00** (\$6,000/acre)

TERMS: Cash

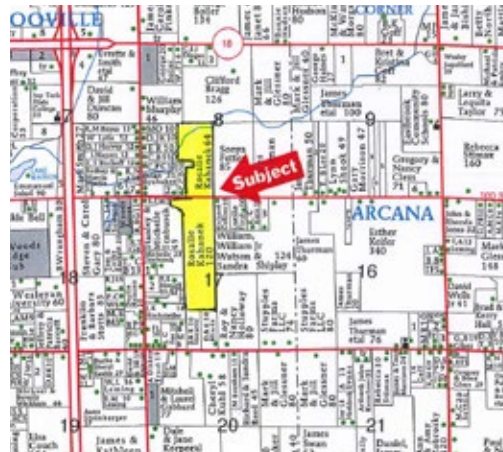
**IMPROVEMENTS:**

None

**VIEW MAP ONLINE** ▶

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# KAHANEK 184 A FARM

Grant County, Indiana



**PRIMARY SOILS:**

See map

**DRAINAGE:**

Underground tile, ditch and natural

**FSA INFORMATION:**

Corn base: 43 acres YIELD: 109 bu/acres

Bean Base: 41.2 acres YIELD: 36 bu/acres

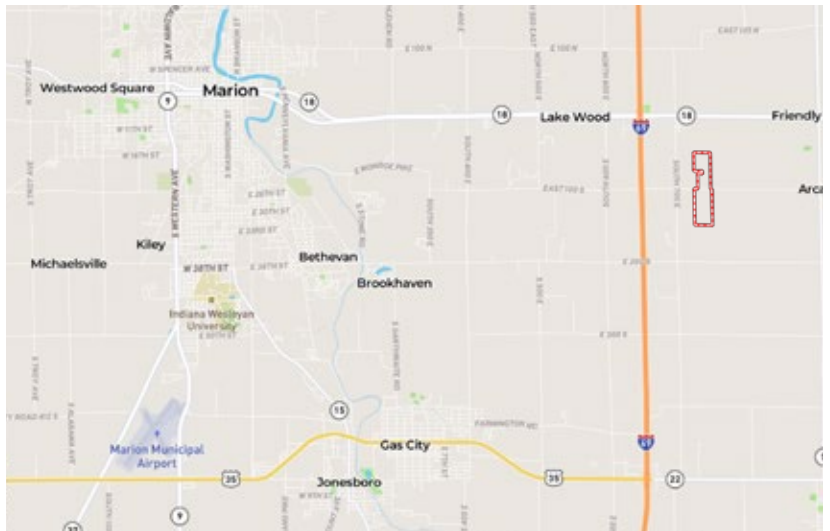
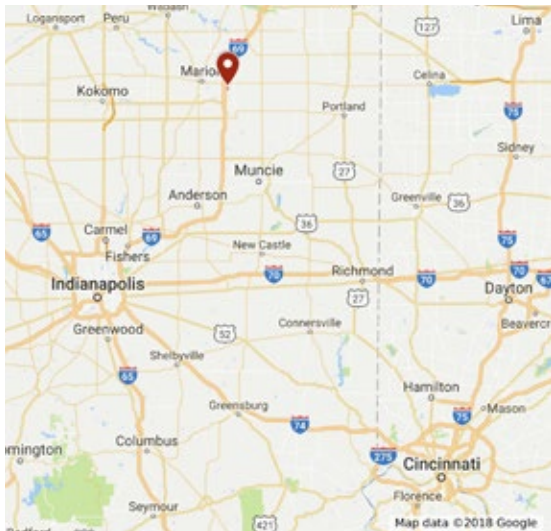
Wheat Base: 45.7 acres YIELD: 55 bu/acres

Area Symbol: IN053, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Winter wheat	Soybeans	Corn	
GleB2	Glywood silt loam, end moraine, 1 to 4 percent slopes, eroded	115.45	61.4%	Ile	4	55	42	123	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	29.73	15.8%	IIw	0	64	47	157	
GweB3	Glywood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	25.94	13.8%	IIIe	7	54	40	120	
Sn	Sloan clay loam, occasionally flooded	8.70	4.6%	IIIw	0	62	42	155	
GlyC3	Glywood-Mississinewa clay loams, 6 to 12 percent slopes, severely eroded	6.42	3.4%	IVe	55	47	27	105	
BleB2	Blount silt loam, end moraine, 1 to 4 percent slopes, eroded	1.79	1.0%	Ile	0	61	44	136	
<b>Weighted Average</b>						<b>5.3</b>	<b>56.4</b>	<b>42</b>	<b>129</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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