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REALTY

18390 S. 480 W.
Remington, IN 47977

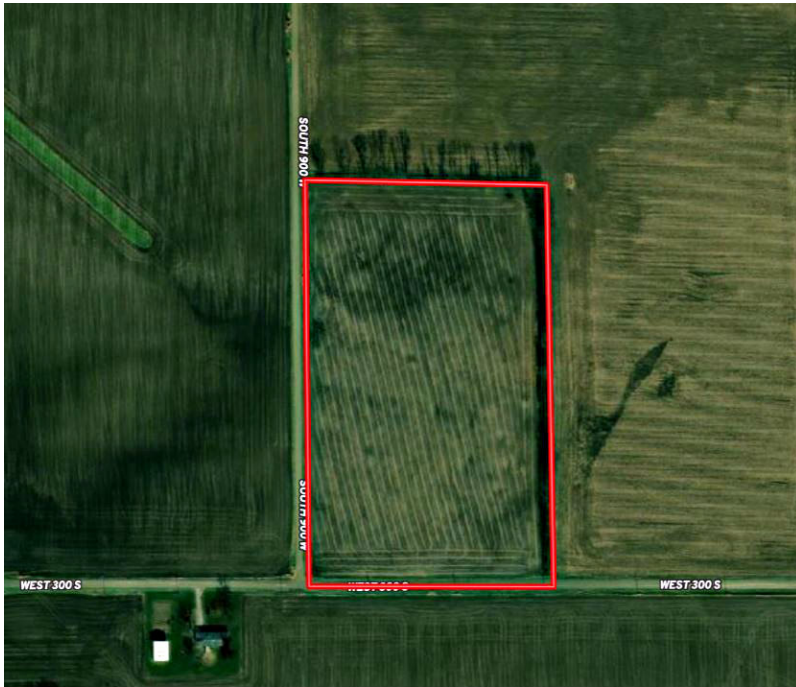
Phone: 219-261-2000
HagemanRealty.com

Proudly presents:

MONTGOMERY COUNTY

Waynetown, IN

Productive tillable farmland providing a great investment opportunity located south of Waynetown, IN.



TOTAL ACRES: 12.99
Tillable Acres: 12.79

LOCATION:

Approximately 6 miles south of Waynetown

IMPROVEMENTS:

None

PRICE: \$90,930.00

Terms: Cash

Real Estate Taxes: \$371.80/Yr

VIEW MAP

<http://bit.ly/Mont13Farm> ▶

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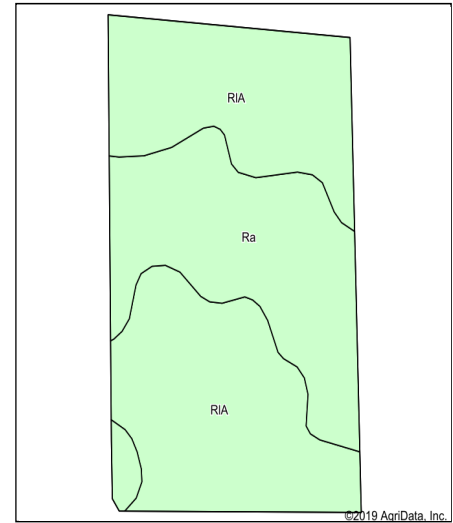
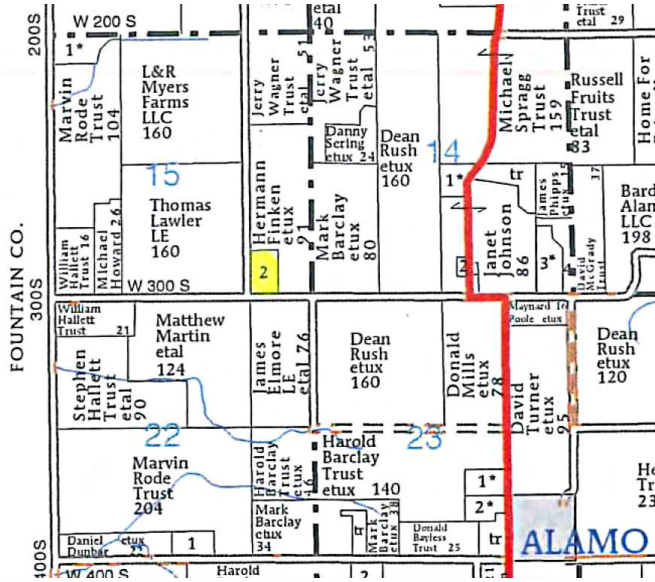


MONTGOMERY COUNTY

Waynetown, Indiana

PRIMARY SOILS: See map

DRAINAGE:
Underground tile, ditch and natural



Area Symbol: IN107, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	Orchardgrass alfalfa hay	Orchardgrass red clover hay	Tall fescue	Kentucky bluegrass	*n NCCPI Soybeans
RIA	Reesville silt loam, 0 to 2 percent slopes	8.57	63.3%	llw	161	5	10	53	70	5	5	5	4	78
Ra	Ragsdale silty clay loam, 0 to 2 percent slopes	4.97	36.7%	llw	187	6	12	54	75	1	1	1		78
Weighted Average					170.5	5.4	10.7	53.4	71.8	3.5	3.5	3.5	2.5	*n 78

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