



HAGEMAN
REALTY

18390 S. 480 W.
Remington, IN 47977

Phone: 219-261-2000
HagemanRealty.com

Proudly presents:

MONTGOMERY COUNTY FARM

Linden, Indiana

Quality Farmland 2.5 miles southwest of Linden, IN. 37.51+/- total acres that include 35.40+/- tillable acres. Easily accessible location 1/2 mile west of State Road 231 with road frontage on County Road 800 N.



TOTAL ACRES: 37.51
Tillable Acres: 35.40
Wooded Acres: 2.8
AVG NCCPI: 68.7

LOCATION:

2.5 Miles southwest of Linden

IMPROVEMENTS:

None

PRICE: \$375,100

Terms: Cash

Real Estate Taxes: \$1,219.56/yr

VIEW MAP

<http://bit.ly/MontgomeryCo37> ▶

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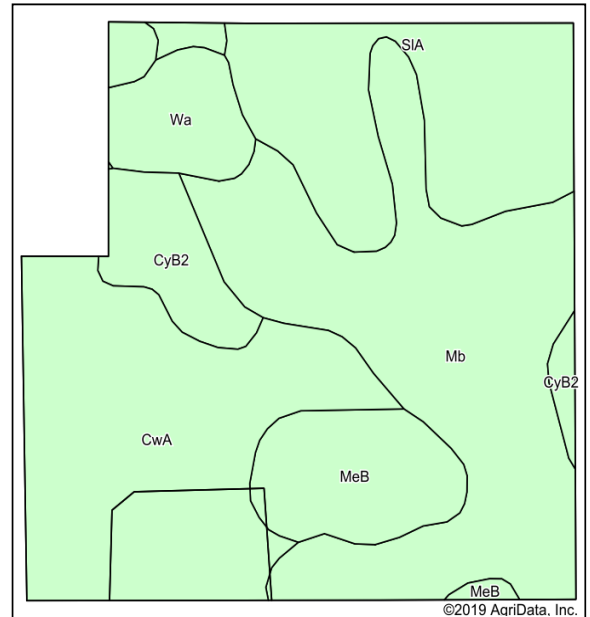
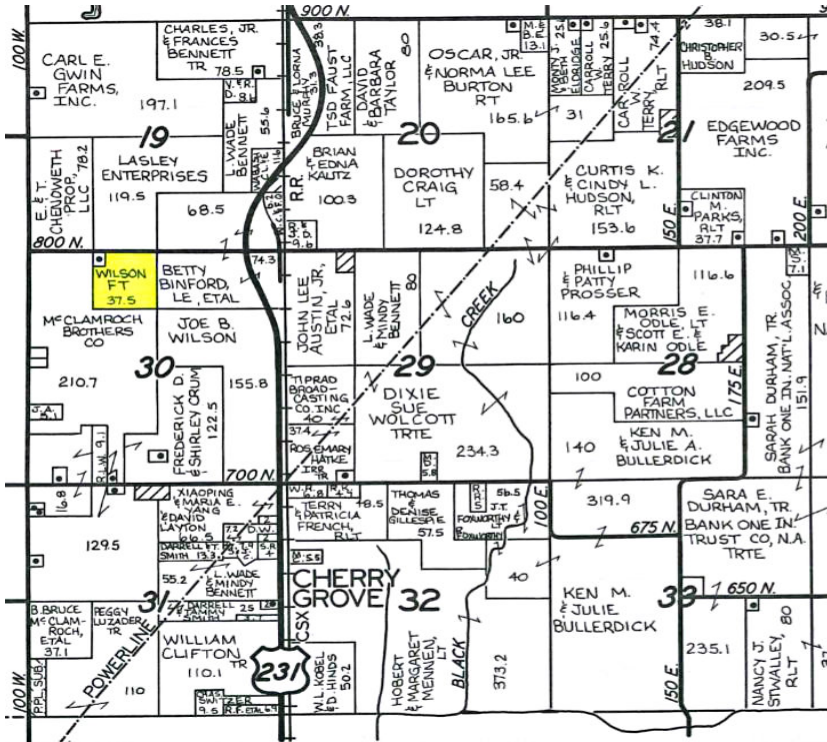
MONTGOMERY COUNTY FARM

Linden, 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	Cor n	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	12.81	33.7%	Ilw	181	6	12	52	71	80
CwA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	10.75	28.3%	Ilw	154	5	10	51	69	51
SIA	Starks silt loam, 0 to 2 percent slopes	7.00	18.4%	Ilw	164	5	11	53	66	82
MeB	Martinsville-Ockley silt loams, till substratums, 2 to 6 percent slopes	3.21	8.4%	Ile	148	5	10	51	73	72
CyB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	2.32	6.1%	Ile	138	5	9	46	62	34
Wa	Walkkill silt loam	1.91	5.0%	Illw	165	5	11	49	66	80
Weighted Average					164	5.3	10.8	51.3	68.9	*n 68.7

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