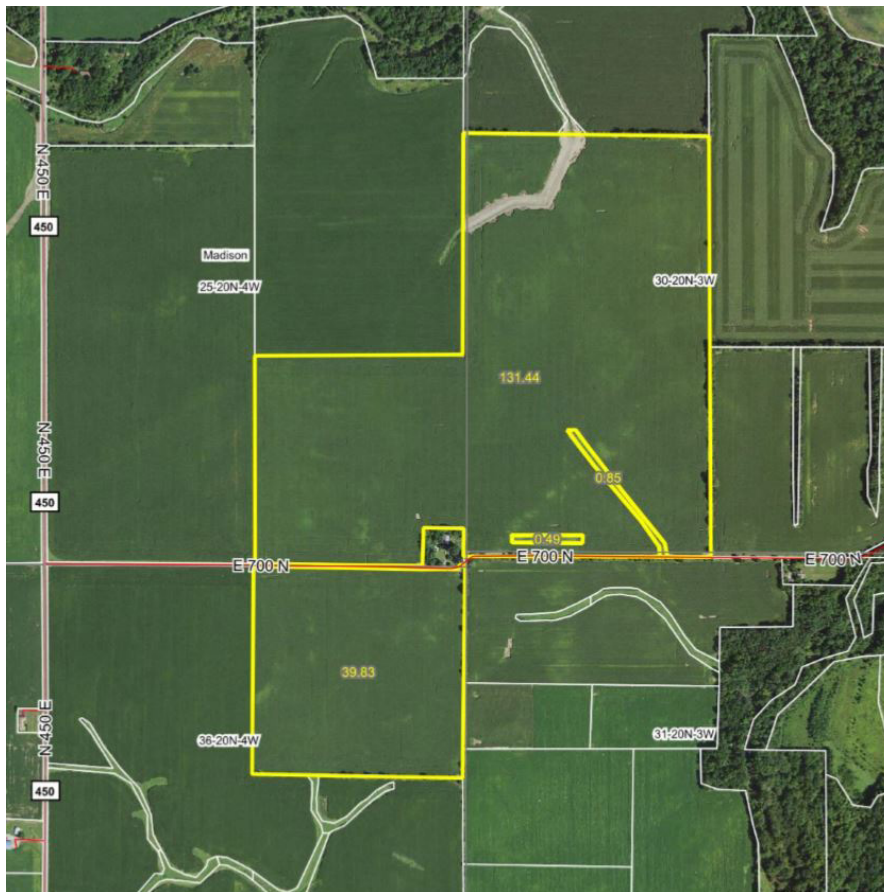




Phone: 219-261-2000
HagemanRealty.com

MYERS FARM

170 Acres of quallity farmground located in northern Montgomery County, IN. 165+/- Tillable acres that are located in Sugar Creek and Madison Township, 8 miles southwest of Linden.

**LOCATION:**

Approx 5 miles east and 3 miles south of Livingston, IN

IMPROVEMENTS:

None

PRICE: \$1,615,000

Terms: Cash

Real Estate Taxes: \$5,702.58/yr

[VIEW LISTING AND MAP](#)

<http://bit.ly/MyersFarm> ▶

SARA HAGEMAN SCHENCK

sarahageman@hagemanrealty.com

Phone:

219.261.2000

Cell:

765,366,1212



HINNERK WOLTERS

hinnerk.wolters@hagemanrealty.com

Phone:

219.261.2000

Cell:

317.517.0753



HAGEMANREALTY.COM



SARA HAGEMAN SCHENCK | BROKER



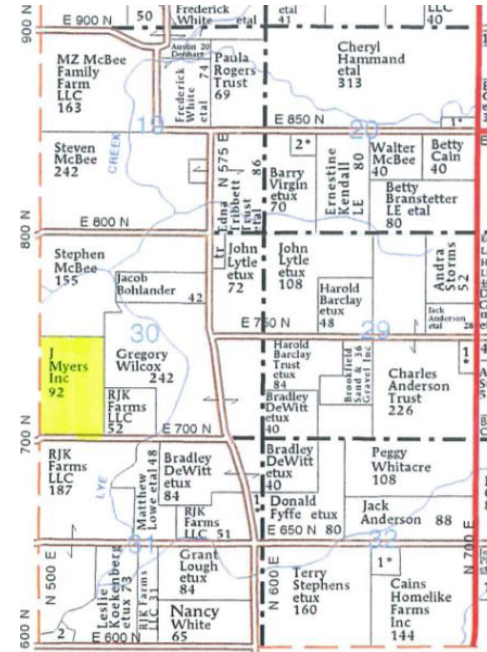
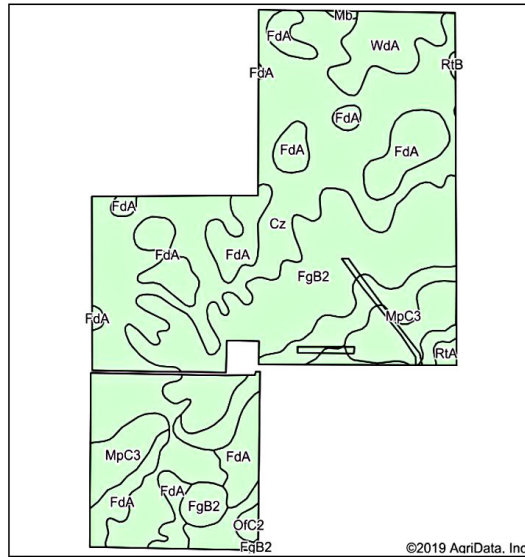
Madison Township

PRIMARY SOILS: See map

DRAINAGE:

Underground tile, ditch and natural

Sugar Creek Township



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	*n NCCPI Soybeans
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	79.48	46.0%	IIw	185	6	13	65	75	79
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	38.30	22.2%	Ile	143	5	10	48	64	48
FdA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	29.65	17.2%	IIw	168	5	11	54	74	81
MpC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	14.59	8.5%	IVe	121	4	8	41	54	25
WdA	Waynetown silt loam, 0 to 2 percent slopes	8.54	4.9%	IIw	160	5	11	52	72	70
OfC2	Ockley silt loam, kame, 6 to 12 percent slopes, eroded	0.87	0.5%	IIIe	120	4	8	42	60	57
RfA	Rush silt loam, 0 to 1 percent slopes	0.69	0.4%	I	155	5	10	54	78	77
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	0.30	0.2%	IIw	181	6	12	52	71	80
RfB	Rush silt loam, 2 to 6 percent slopes	0.19	0.1%	Ile	150	5	10	53	75	76
Weighted Average					165.6	5.4	11.4	56.5	70.4	*n 67.3

Hageman Realty, Inc. hereby acknowledges that, unless otherwise agreed, is the Selling Broker, and exclusively the agent of the Seller and not of the Purchaser; however, the Selling Broker is under a duty to treat all parties in a transaction fairly. The information in this brochure is thought to be accurate; however, it is subject to verification and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice or approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments and offers may be channeled through:

HAGEMAN REALTY, INC.
18390 S. 480 W.
Remington, IN 47977