



**HAGEMAN  
REALTY**

18390 S. 480 W.  
Remington, IN 47977

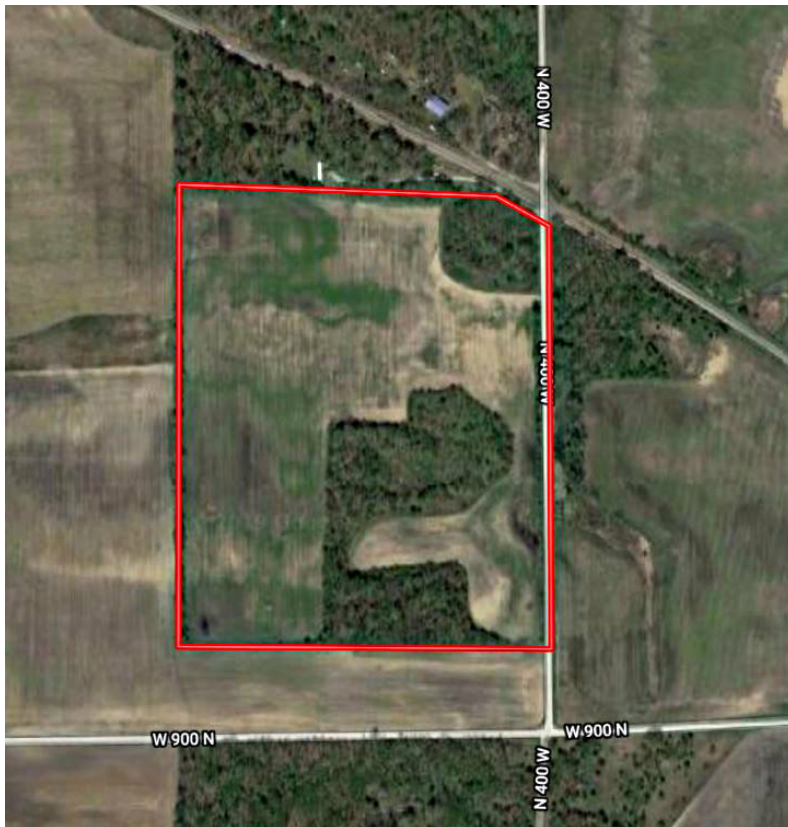
Phone: 219-261-2000  
HagemanRealty.com

**Proudly presents:**

## **WHITE COUNTY FARM**

Monon, Indiana

Located 4 miles northwest of Monon, IN lies a 50 +/- Acre parcel with a mixture of tillable and wooded land. This property features 37.33 tillable acres and 12 wooded acres. This is the opportunity to have your own hunting ground along with tillable acres. If you are looking to build in the country, this is the site for you.



**TOTAL ACRES:** 50 +/-  
**Tillable Acres:** 37.33 +/-  
**Wooded Acres:** 12 +/-  
**AVG NCCPI:** 44

**Price:** \$250,000

**LOCATION:**

4 miles northwest of Monon

**IMPROVEMENTS:**

None

**REAL ESTATE TAXES:** \$555.06

**VIEW LISTING AND MAP**

<http://bit.ly/WhiteCo50> ▶

**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





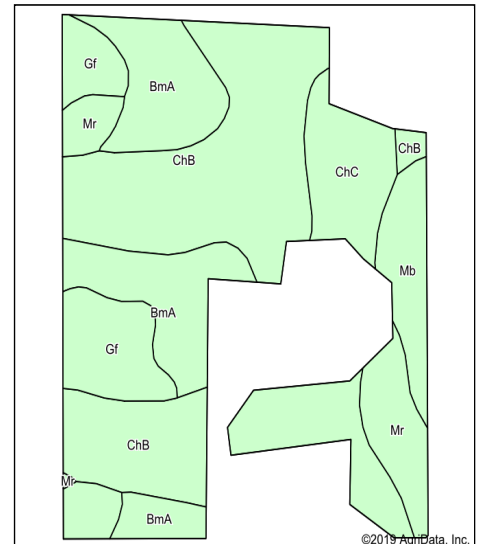
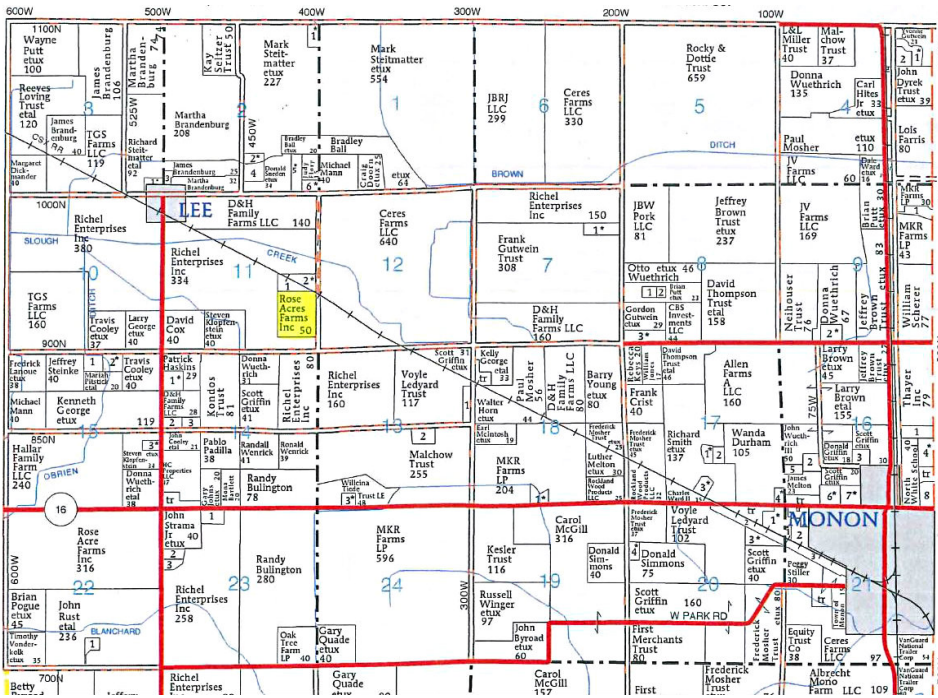
# WHITE COUNTY FARM

Monon, Indiana

**PRIMARY SOILS:** See map

**DRAINAGE:**

Underground tile, ditch and natural



Area Symbol: IN181, 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
ChB	Chelsea fine sand, 2 to 6 percent slopes	17.00	45.4%	IVs	90	3	6	32	41	28
BmA	Brems loamy fine sand, 0 to 2 percent slopes	7.74	20.7%	IVs	82	3	5	29	37	28
Gf	Gilford fine sandy loam	4.52	12.1%	IIw	148	5	10	33	59	55
ChC	Chelsea fine sand, 6 to 15 percent slopes	3.04	8.1%	VIIs	80	3	5	28	36	27
Mr	Morocco fine sand	2.95	7.9%	IVs	97	3	7	27	44	30
Mb	Maumee loamy fine sand, 0 to 1 percent slopes	2.23	5.9%	IIIw	134	5	9	47	54	34
<b>Weighted Average</b>					<b>97.7</b>	<b>3.4</b>	<b>6.5</b>	<b>31.7</b>	<b>42.9</b>	<b>*n 31.7</b>

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