



**HAGEMAN  
REALTY**  
Farmland Specialists

18390 S. 480 W.  
Remington, IN 47977

Phone: 219-261-2000  
HagemanRealty.com

*Proudly presents:*

## **MONTGOMERY COUNTY COMMERCIAL**

Crawfordsville, Indiana

70.96 total acres located on the southern growing edge of Crawfordsville, IN. This property is currently tillable ground with US 231 frontage on the edge of development in Crawfordsville.



- **PRICE: \$1,916,190**  
Real Estate Taxes: \$1,450.96  
\$20.44/Acre
- **TOTAL ACRES:**  
70.96
- **LOCATION:**  
Southern edge of Crawfordsville  
with US 231 frontage
- **VIEW MAP**  
<http://bit.ly/CrawComm>

*Contact for more information:*

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SARA HAGEMAN SCHENCK | BROKER





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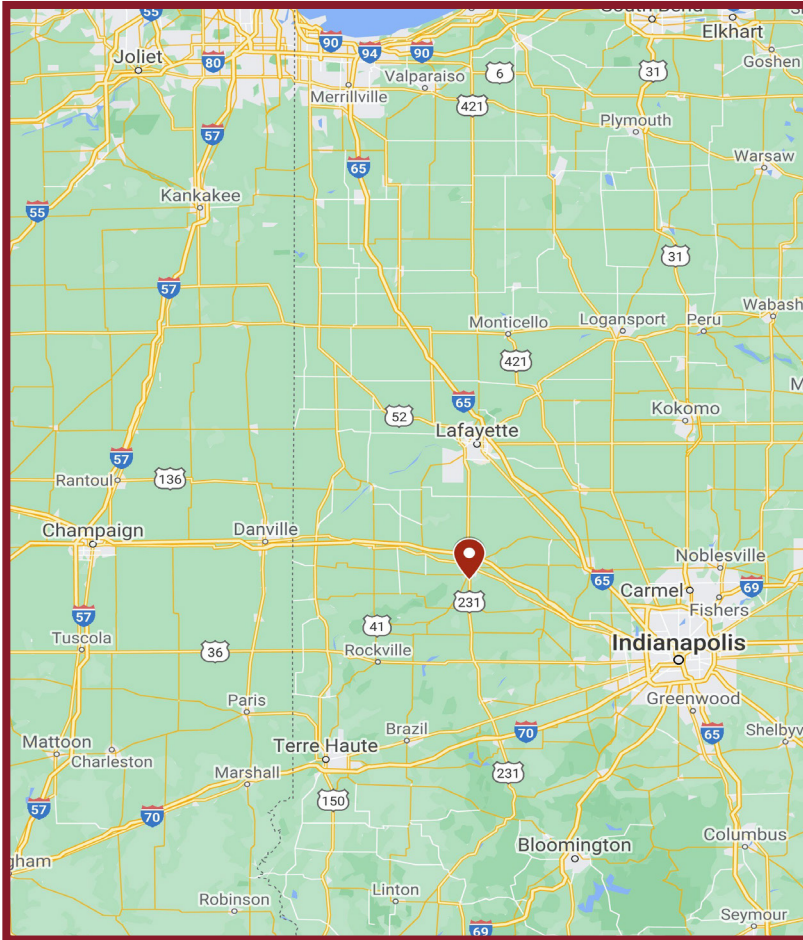
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## MONTGOMERY COUNTY COMMERCIAL

### Crawfordsville, IN



### UTILITY INFORMATION

- **WATER:**  
Indiana American Water
- **SANITARY SEWER:**  
Well and Septic
- **GAS PROVIDER:**  
CERES
- **ELECTRICITY:**  
CELP
- **TELEPHONE:**  
Frontier

### *Demographic Information:*

**30 Mile Radius**

**Population: 371,656**

**Avg HH Income: \$78,240**

**Age Distribution: 18-64: 58.31%**

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 The listing may be withdrawn with or without notice or approval.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

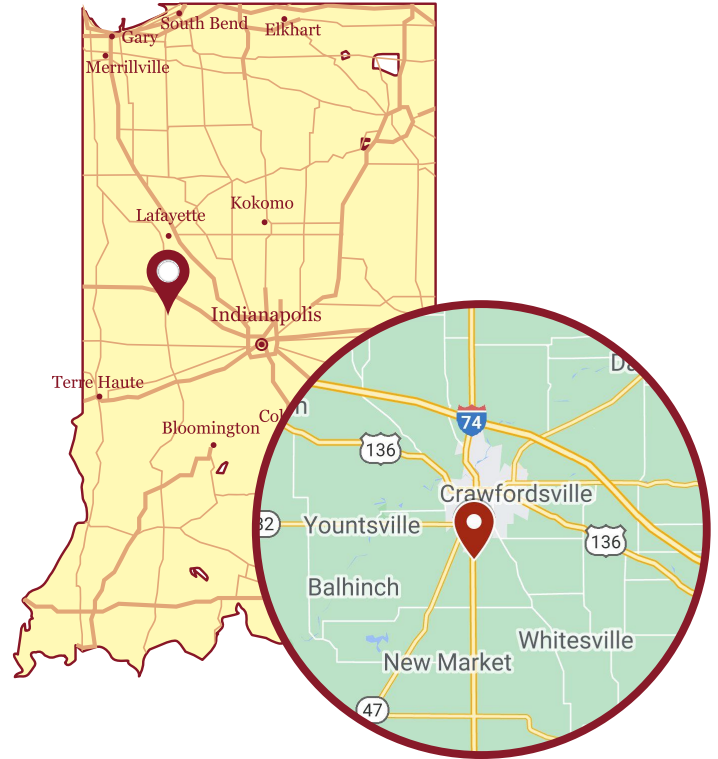




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