



**HAGEMAN**  
**REALTY**  
*Farmland Specialists*

18390 S. 480 W. | Phone: 219-261-2000  
Remington, IN 47977 | HagemanRealty.com

*Proudly Presents:*

# CASTER FARM - MONTGOMERY COUNTY

## Crawfordsville, Indiana

Just 5.5 miles northwest of Interstate 74 in Crawfordsville and 1.5 miles west of U.S. 231 sits 35.02 acres highly-productive Indiana farmland.

With easy access to the highway and a 153.1 WAPI, this piece of land offers great potential.

**TOTAL ACRES: 35.023**  
**Tillable Acres: 34.73**



- **LOCATION:**  
Crawfordsville, IN
- **DRAINAGE:**  
Pattern tile
- **PRICE:** \$367,741.50 (\$10,500/Acre)  
**Terms:** Cash  
**Real Estate Taxes:** \$773.08
- **VIEW LISTING AND MAP:**  
<https://bit.ly/Caster35>
- **LEASE INFORMATION:**  
Under contract for 2022 crop season

*Contact for more information:*

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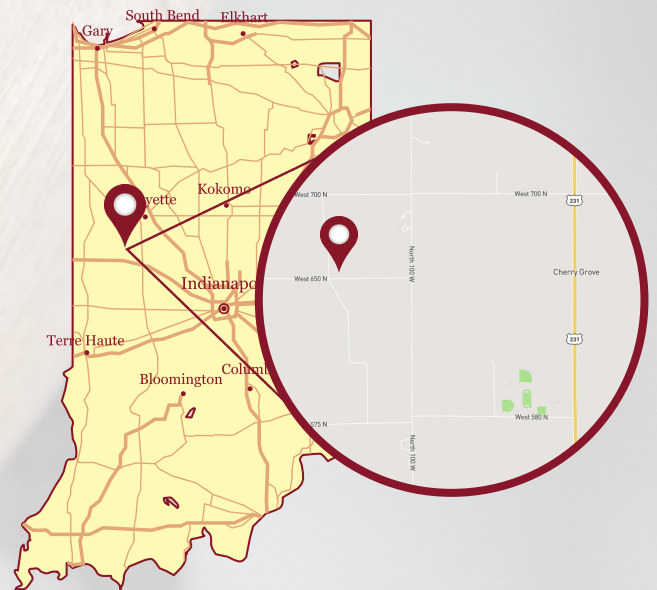


## CASTER FARM - MONTGOMERY COUNTY

Crawfordsville, Indiana

- **PRIMARY SOILS:**  
Mahalassville silty clay loam, Crosby-Miami silt loams, Ockley silt loam

**TOTAL ACRES: 35.023**  
**Tillable Acres: 34.73**  
**WAPI: 153.1**



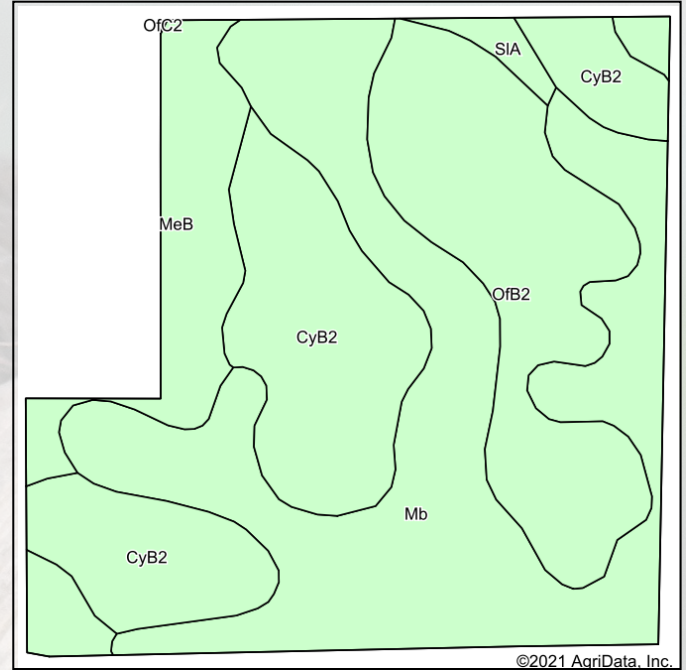
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## MONTGOMERY COUNTY 35

Crawfordsville, Indiana



Soils data provided by USDA and NRCS.

Area Symbol: IN107, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	14.42	41.5%	llw	175	6	12	61	58	77
CyB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	8.74	25.2%	lle	138	5	9	46	62	45
OfB2	Ockley silt loam, kame, 2 to 6 percent slopes, eroded	7.33	21.1%	lle	130	4	9	46	65	62
MeB	Martinsville-Ockley silt loams, till substratums, 2 to 6 percent slopes	3.85	11.1%	lle	148	5	10	51	73	72
SIA	Starks silt loam, 0 to 2 percent slopes	0.39	1.1%	llw	164	5	11	53	66	79
<b>Weighted Average</b>				<b>2.00</b>	<b>153.1</b>	<b>5.2</b>	<b>10.4</b>	<b>52.9</b>	<b>62.2</b>	<b>*n 65.2</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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