



HAGEMAN
REALTY
Farmland Specialists

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

Proudly Presents:
KAHANEK FARM - GRANT COUNTY
Marion, Indiana

Located 6 miles east of Marion, Indiana and 1.5 miles south of Hwy 18 sits 64.46 acres of Indiana farmland. With easy access to Hwy 18 and I-69, as well as a WAPI of 130.3, this property serves to be a great investment.

TOTAL ACRES: 64.46
Tillable Acres: 50.8



- **LOCATION:**
Marion, IN
- **DRAINAGE:**
Partial tile and natural
- **PRICE:** \$418,990.00 (\$6,500/Acre)
Terms: Cash
Real Estate Taxes: \$1,012.36
- **VIEW LISTING AND MAP:**
<https://bit.ly/kahanek64>
- **LEASE INFORMATION:**
Under contract for the 2022 season

Contact for more information:

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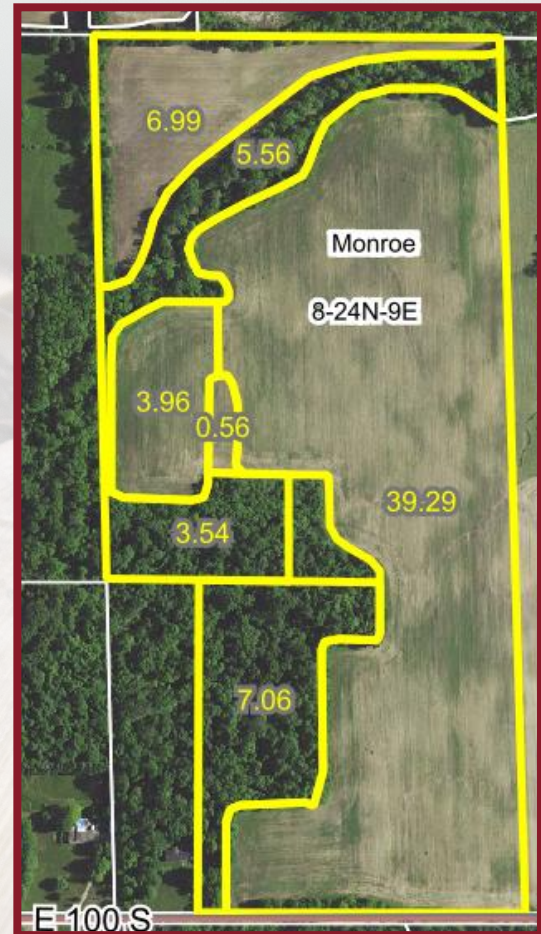
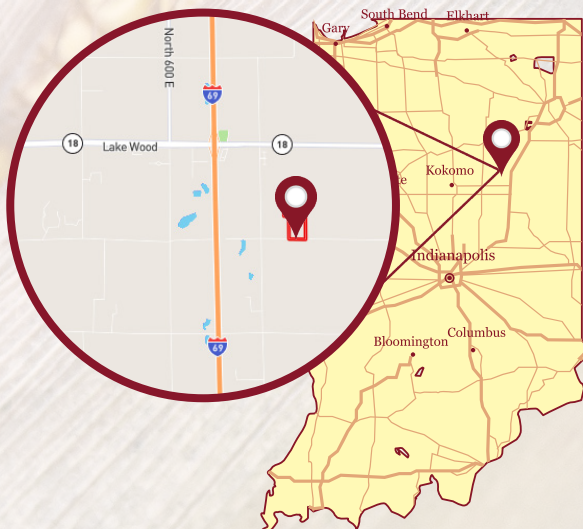
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KANAHEK FARM - GRANT COUNTY

Marion, Indiana

TOTAL ACRES: 64.46
Tillable Acres: 50.8
WAPI: 130.3

- **PRIMARY SOILS:**
Glynwood silt loam, Pewamo silty clay loam, Glynwood-Mississinewa clay loams

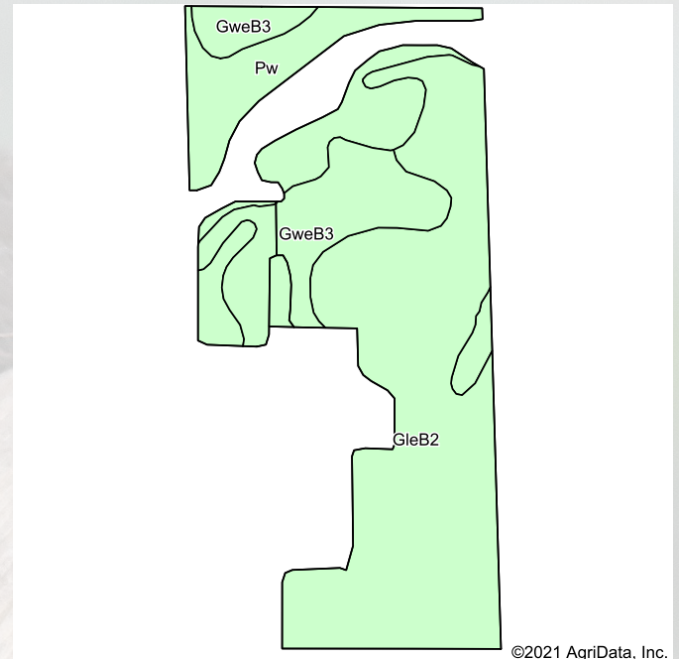
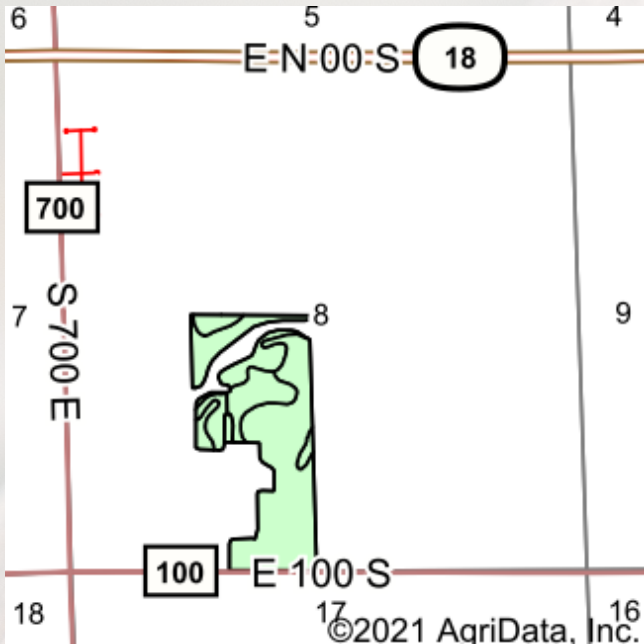


Hageman Realty, Inc. hereby acknowledges that, unless otherwise agreed, is the Selling Broker, and exclusively the agent of the Seller and not of the Purchaser, however, the Selling Broker is under a duty to treat all parties in a transaction fairly. The information in this brochure is thought to be 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 The listing may be withdrawn with or without notice or approval.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



KAHANEK FARM - GRANT COUNTY

Marion, Indiana



Soils data provided by USDA and NRCS.

Area Symbol: IN053, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	29.02	57.1%	IIe	123	4	8	42	55	38
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	11.79	23.2%	IIw	157	5	11	47	64	66
GweB3	Glynwood-Mississinewa clay loams, end moraine, 3 to 8 percent slopes, severely eroded	9.99	19.7%	IIIe	120	4	8	40	54	29
Weighted Average				2.20	130.3	4.2	8.7	42.8	56.9	*n 42.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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