



**HAGEMAN
REALTY**
Farmland Specialists

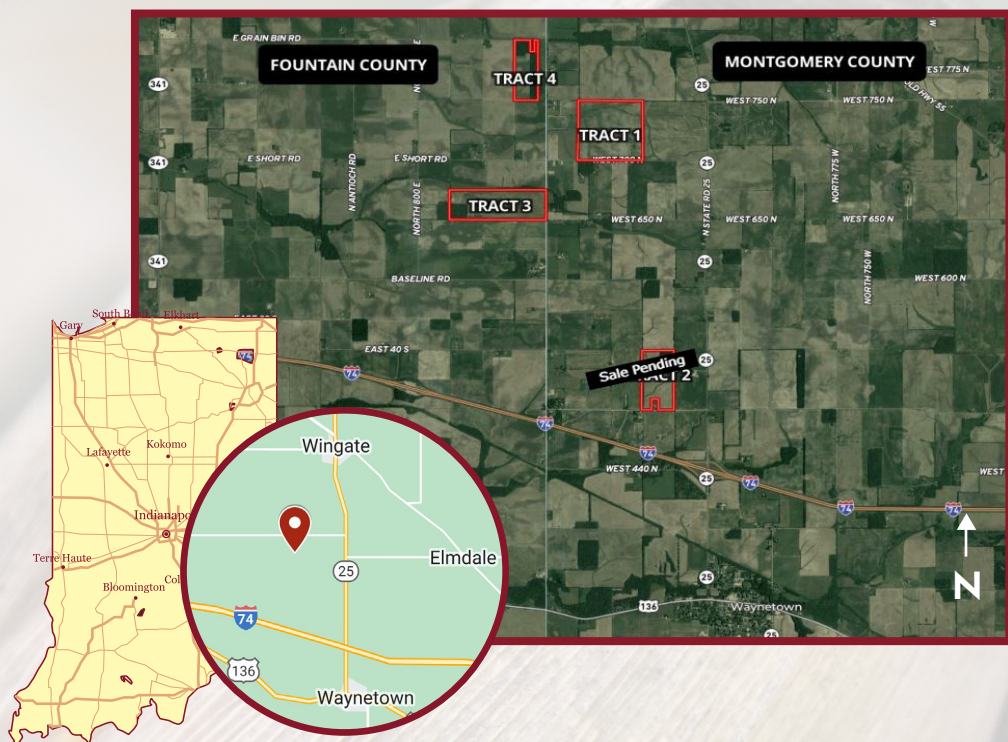
18390 S. 480 W. Phone: 219-261-2000
Remington, IN 47977 HagemanRealty.com

Proudly Presents:

MONTGOMERY & FOUNTAIN COUNTY FARM

Waynetown, Indiana

Large tracts of primarily tillable land located in Montgomery and Fountain County IN. Located 3 to 7 miles northwest of Waynetown, IN just west of State Road 25. These farmland properties contain highly productive soils ranging from a WAPI of 152.1 to 164.6.



- **LOCATION:**
Montgomery and Fountain County northwest of Waynetown, IN
- **PRICE: \$5,514,130**
Terms: Cash
Real Estate Taxes: \$6,846.96
- **VIEW LISTING AND MAP:**
<https://bit.ly/MontgomeryFountain415>
- **ACREAGE BREAKDOWN:**
Tract 1: 160 Acres, 157.49 Tillable
Tract 2: Sale Pending
Tract 3: 120 Acres, 107.38 Tillable
Tract 4: 58.01 Acres, 29.88 Tillable

Contact for more information:

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MONTGOMERY COUNTY TRACT 1

TOTAL ACRES: 160
Tillable Acres: 157.49
WAPI: 163
CRP Acres: 2.99

- **PRIMARY SOILS:**
Mahalasville silty clay loam (38.2%)
Starks silt loam (30.1%)
- **PRICE: \$2,720,000 (\$17,000/Ac)**
Real Estate Taxes: \$3,592.72/Yr

- **LOCATION:**
5 miles northwest of Waynetown, west of State Road 25
on County Road 700 N, near the intersection of County
Road 1000 W



MONTGOMERY COUNTY TRACT 2

TOTAL ACRES: 77
Tillable Acres: 71.31
WAPI: 157.6
CRP Acres: 6.69

- **PRIMARY SOILS:**
Starks silt loam (30.1%)
Mahalasville silty clay loam (38.2%)
- **PRICE: \$1,300,000 (\$17,000/Ac)**
Real Estate Taxes: \$1,523.12/Yr

- **LOCATION:**
3 miles northwest of Waynetown, property is located
0.4 miles west of State Road 25 on County Road 500 N,
south side of the road





FOUNTAIN COUNTY TRACT 3

TOTAL ACRES: 120
Tillable Acres: 107.38
WAPI: 152.1

- **PRIMARY SOILS:**
Mahalasville silty clay loam (26.6%)
Ockley silt loam (20.3%)
- **PRICE: \$2,040,000 (\$17,000/Ac)**
Real Estate Taxes: \$2,467.44/Yr

- **LOCATION:**
6 miles northwest of Waynetown, 1.7 miles west of
State Road 25 at the intersection of County Road 650 N
and County Road 1000 W



FOUNTAIN COUNTY TRACT 4

TOTAL ACRES: 58.01
Tillable Acres: 29.88
WAPI: 164.6
Wooded Acres: 28.13

- **PRIMARY SOILS:**
Mahalasville silty clay loam (46.2%)
Camden silt loam (20.5%)
- **PRICE: \$754,130 (\$13,000/Ac)**
Real Estate Taxes: \$786.80/Yr

- **LOCATION:**
7 miles northwest of Waynetown, property is located 2.4
miles northwest of State Road 25, near the intersection
of E. County Line Road and Grain Bin Road

