

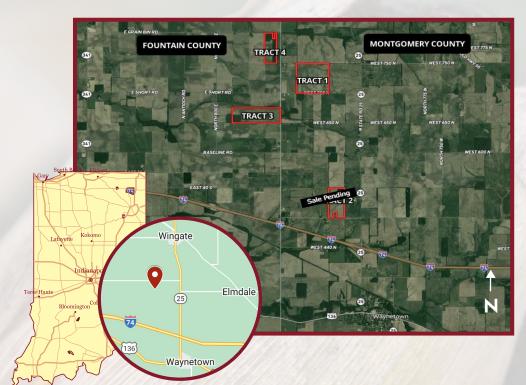


Proudly Presents:

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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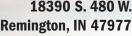
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MONTGOMERY COUNTY TRACT 1

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

CRP Ac

Tillable Acres: 71.31

WAPI: 157.6

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





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 The listing may be withdrawn with or without notice or approval.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





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