



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



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

*Proudly Presents:*  
**MONTGOMERY COUNTY LAND**  
Crawfordsville, Indiana

Located 40 miles northwest of downtown Indianapolis, 12 miles west of Lebanon and 8 miles East of Crawfordsville, Indiana on State Road 32 in Montgomery County, just 3.5 miles from the intersection of I-74 and State Road 32. This property features 88 acres including 29.76 tillable and 58.24 wood acres. If you are looking for a location to build or even get away this is a great property in a beautiful location; with a creek running through, wildlife, mushrooms, and outdoor opportunities.



**TOTAL ACRES: 88**  
**TILLABLE ACRES: 29.76**  
**WOODED ACRES: 58.24**

- **LOCATION:**  
Along Highway 32 near CR 775 E.  
8 miles east of Crawfordsville
- **IMPROVEMENTS:**  
None
- **PRICE: \$1,056,000**  
Price per Acre: \$12,000
- **VIEW MAP**  
<http://bit.ly/Montgomery88>

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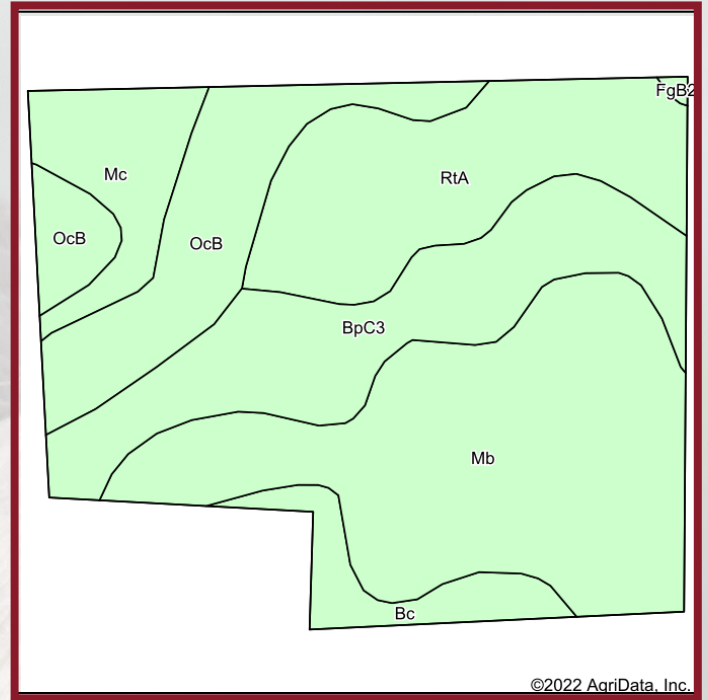
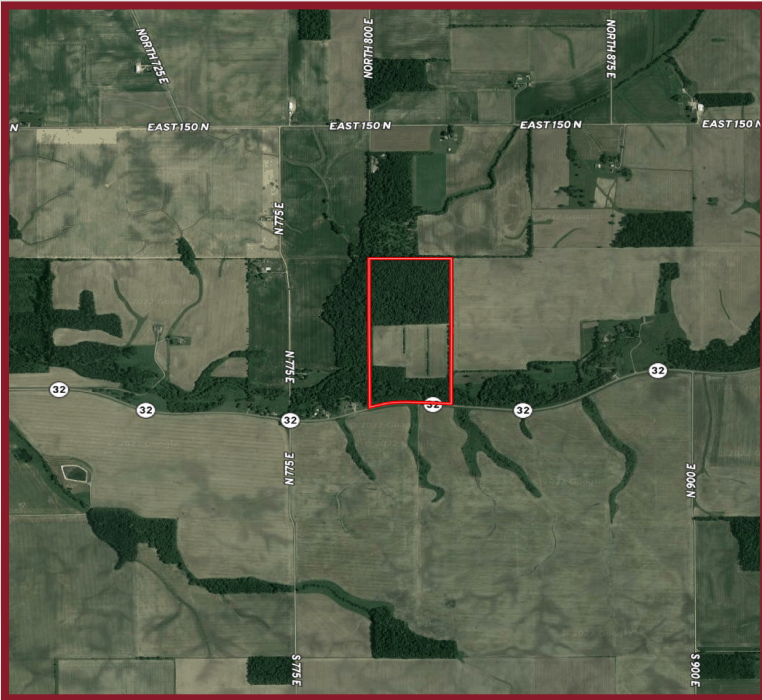
amanda.andreoni@hagemanrealty.com





## MONTGOMERY COUNTY LAND

Crawfordsville, Indiana



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Area Symbol: IN107, Soil Area Version: 27

| 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               | 9.74  | 34.5%            | llw              | 175          | 6                     | 12          | 61          | 58              | 77                |
| BpC3                    | Boyer gravely sandy loam, 6 to 15 percent slopes, severely eroded | 5.54  | 19.6%            | llle             | 80           | 3                     | 5           | 28          | 40              | 30                |
| RtA                     | Rush silt loam, 0 to 1 percent slopes                             | 5.31  | 18.8%            | I                | 155          | 5                     | 10          | 54          | 78              | 77                |
| OcB                     | Ockley silt loam, 2 to 6 percent slopes                           | 4.27  | 15.1%            | lle              | 132          | 5                     | 9           | 46          | 66              | 68                |
| Mc                      | Mahalasville silty clay loam, gravelly substratum                 | 2.02  | 7.2%             | llw              | 185          | 6                     | 12          | 53          | 74              | 87                |
| Bc                      | Beckville loam, occasionally flooded                              | 1.32  | 4.7%             | llw              | 102          | 4                     | 7           | 36          | 45              | 70                |
| <b>Weighted Average</b> |   |       |                  | <b>2.01</b>      | <b>143.4</b> | <b>5</b>              | <b>9.6</b>  | <b>49.2</b> | <b>60</b>       | <b>*n 66.8</b>    |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

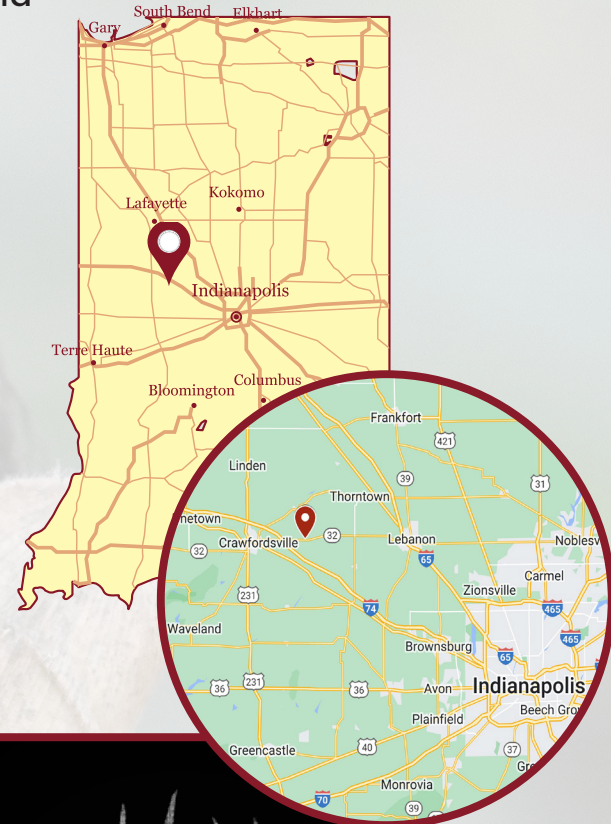
Soils data provided by USDA and NRCS.

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



## MONTGOMERY COUNTY LAND

### Crawfordsville, Indiana



**Driving Directions to 8800 E State Road 32, Crawfordsville, IN 47933:**

From Crawfordsville: Head east on State Road 32 for 6.7 miles, property is located on north side of State Road 32.

From Indianapolis: Head north on I-65 for 27.9 miles, take Exit 140 towards State Road 32, turn west on State Road 32 continue for 14.2 miles, property is located on north side of the State Road 32.