



HAGEMAN
REALTY
Farmland Specialists

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



Proudly Presents:
WHITE COUNTY FARM
Idaville, Indiana

Located 6 miles Northeast of Monticello, IN, 65.37 total acres, 60.71 FSA tillable acres. Located just east of the intersection of State Road 16 and County Road 1100 E. Quality farmland located in White County near the Cass County line.



TOTAL ACRES: 65.37
TILLABLE ACRES: 60.71

- **LOCATION:**
6 miles northwest of Monticello
Near the intersection of State Road 16 and County Road 1100 E
- **IMPROVEMENTS:**
None
- **PRICE: \$588,330 (\$9,000/Ac)**
Real Estate Taxes: \$1,217.37/Yr
- **VIEW MAP**
<http://bit.ly/WhiteCo78>

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SARA HAGEMAN SCHENCK | MANAGING BROKER



WHITE COUNTY FARM

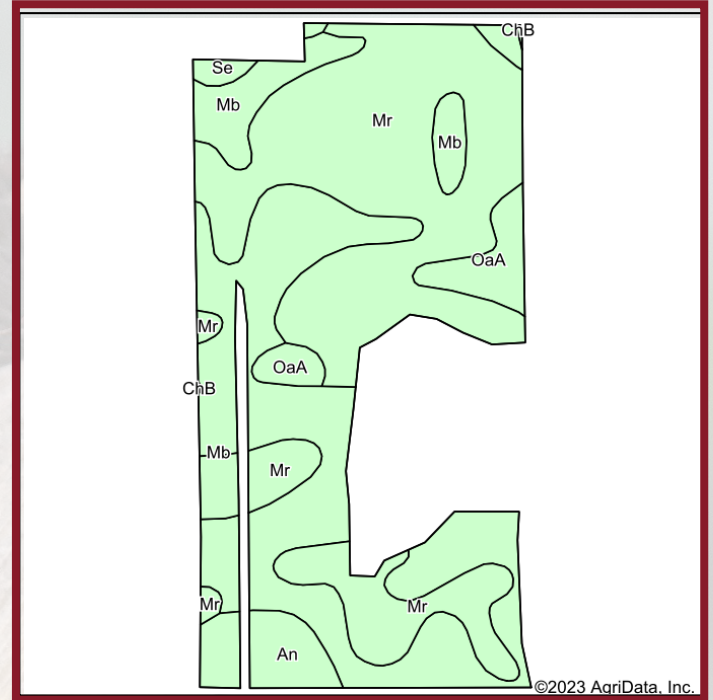
Idaville, Indiana

PRIMARY SOILS:

Morocco fine sand, Maumee loamy fine sand

DRAINAGE:

Underground tile, ditch, and natural



Area Symbol: IN181, 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
Mr	Morocco fine sand	30.05	49.5%	IVs	97	3	7	27	44	27
Mb	Maumee loamy fine sand, 0 to 1 percent slopes	23.74	39.1%	IIIw	134	5	9	47	54	37
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	3.40	5.6%	IVs	82	3	6	29	42	27
An	Ackerman muck, drained	2.98	4.9%	IVw	144	5	10	35	58	68
Se	Seafeld fine sandy loam	0.54	0.9%	IIw	122	4	8	35	55	43
Weighted Average				3.59	113.2	3.9	7.9	35.4	48.6	*n 33.1

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 The listing may be withdrawn with or without notice or approval.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

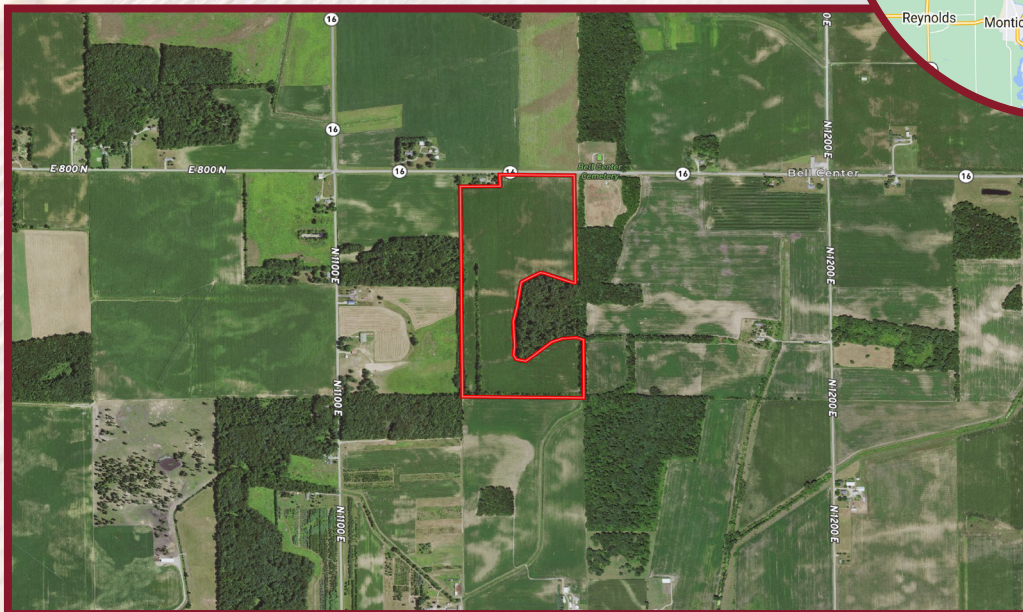
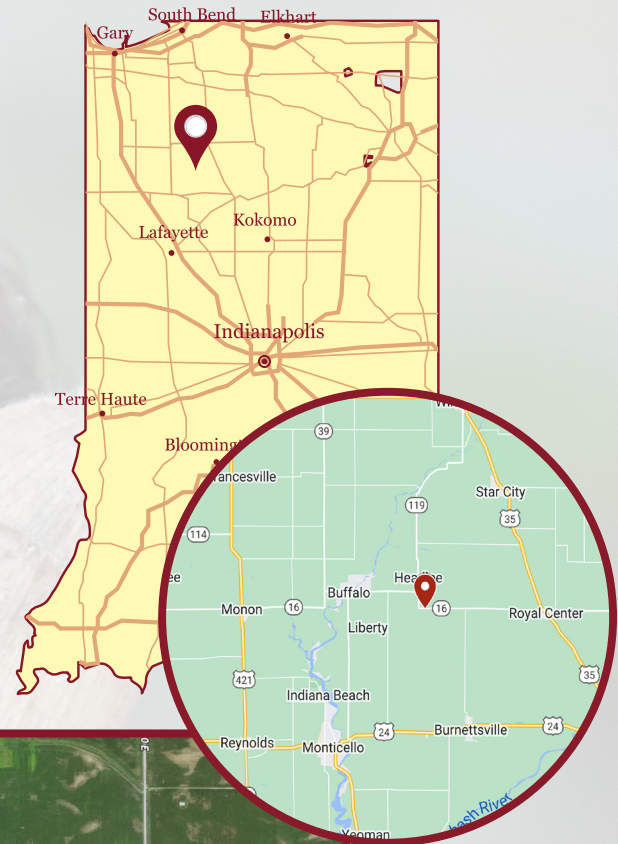


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WHITE COUNTY FARM Idaville, Indiana



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