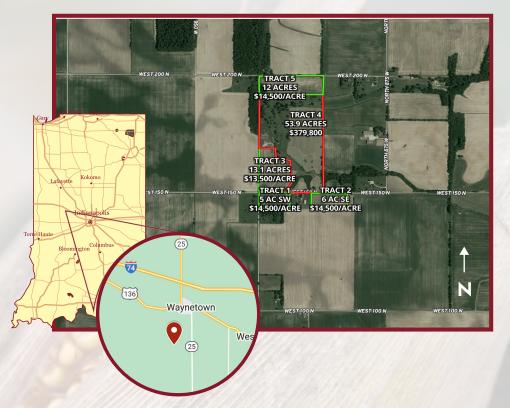


 18390 S. 480 W.
 Phone: 219-261-2000

 Remington, IN 47977
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Located southwest of Waynetown, IN in Montgomery County on county road 200 N near the intersection of 875 W sits 91.104 acres with cattle pasture, hay ground, tillable acres, and a beautiful lake. This property is split in 5 total tracts or can be bought as a whole. Tract 1, 2, 3, and 5 are nearly all tillable, while Tract 4 consists of pasture, hay ground, and a 2.5 acre lake.



### **LOCATION:**

3 miles southwest of Waynetown

- PRICE: \$890,150 Terms: Cash Real Estate Taxes: \$1,485.44
- VIEW LISTING AND MAP: https://bit.ly/MontCo91

### ACREAGE BREAKDOWN:

Tract 1: 5 Acres, 4.89 Tillable Tract 2: 6 Acres, 6 Tillable Tract 3: 13.1 Acres, 11.14 Tillable Tract 4: 53.9 Acres, pasture, hay ground and 2.5 Acre Lake Tract 5: 12 Acres, 11.88 Tillable

# Contact for more information:

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### TRACT 1

### TOTAL ACRES: 5 Tillable Acres: 4.89 WAPI: 161

PRIMARY SOILS: Reesville silt loam (100%)

PRICE: \$72,500 (\$14,500/Ac) Real Estate Taxes: Subject to County Parceling



## TRACT 2

### TOTAL ACRES: 6 Tillable Acres: 6 WAPI: 166

PRIMARY SOILS: Reesville silt loam (80.6%) Ragsdale silty clay loam (19.4%)

### PRICE: \$87,000 (\$14,500/Ac) Real Estate Taxes: Subject to County Parceling



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### **TRACT 3**

TOTAL ACRES: 13.1

Tillable Acres: 11.14

WAPI: 156.7

### **PRIMARY SOILS:**

11111

Xenia- Birkbeck silt loam (51%) Reesville silt loam (47.8%) St. Charles silt loam (1.2%)

### PRICE: \$176,850 (\$13,500/Ac) Real Estate Taxes: Subject to County Parceling



## TRACT 4

TOTAL ACRES: 53.9 Pasture Acres: 51.4 Lake: 2.5

### **PROPERTY INFORMATION:**

Pasture and hayground including 51.4 acres, 2.5 acre lake, building site potential

### **PRICE:** \$379,800

Real Estate Taxes: Subject to County Parceling



# TRACT 5

**TOTAL ACRES:** 12

Tillable Acres: 11.88 WAPI: 151

### > PRIMARY SOILS:

Reesville silt loam (60.6%) St. Charles silt loam (15.7%) Alford silt loam (7.6%)

PRICE: \$174,000 (\$14,500/Ac) Real Estate Taxes: Subject to County Parceling

