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Farmland Specialists

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



Proudly Presents:

TILTON FARM
Crawfordsville, Indiana

Located 1.5 miles west of Crawfordsville, IN 202.26 total acres, 76.89 tillable acres, 5 CRP acres, 55.57 acres planted walnut trees, and 52.66 acres non tillable/woods. This property sits in a great location and has ¾ mile of Sugar Creek frontage. This beautiful piece has turkey, deer, and other wildlife, along with unlimited recreational opportunities.

**Home is being sold in as-is condition.*



TOTAL ACRES:	202.26
TILLABLE ACRES:	76.89
WOODS/OTHER ACRES:	52.66
CRP ACRES:	5
WALNUT ACRES:	55.57
HOUSE LOT:	12.14

- **LOCATION:**
1.5 miles west of Crawfordsville
- **IMPROVEMENTS:**
Home- sold as-is condition
- **PRICE: \$1,881,018 (\$9,300/Ac)**
Real Estate Taxes: \$3,398.94/Yr
- **VIEW MAP**
<http://bit.ly/Tilton202>

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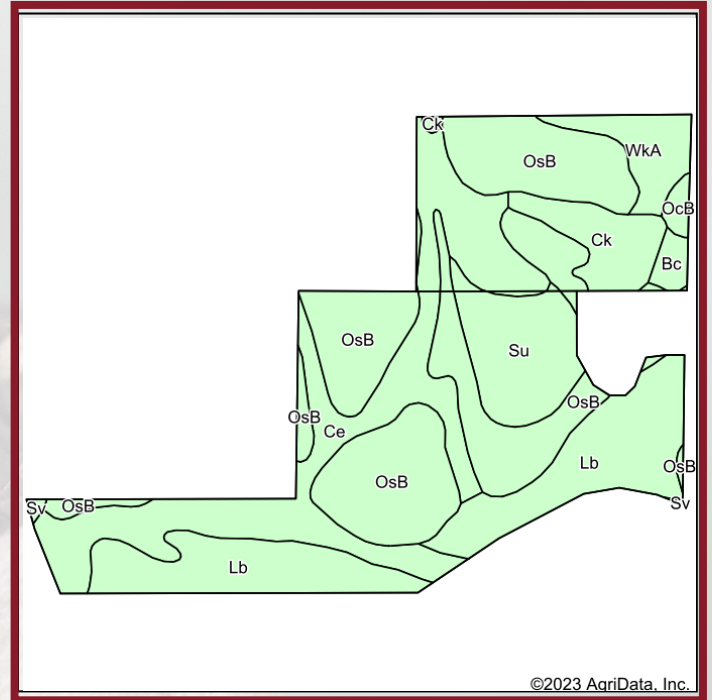
PRIMARY SOILS:

Ormas loamy sand, Ceresco loam,

DRAINAGE:

Underground tile, ditch, and natural

TILTON FARM
Crawfordsville, Indiana



Area Symbol: IN107, Soil Area Version: 27

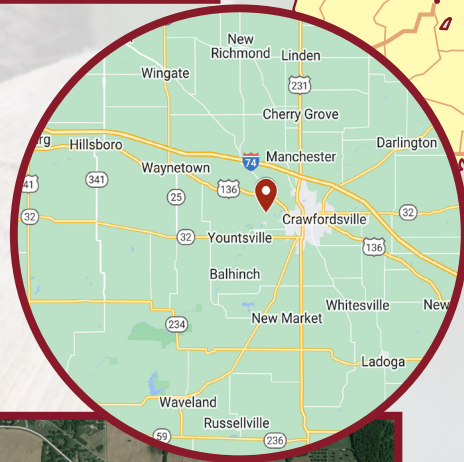
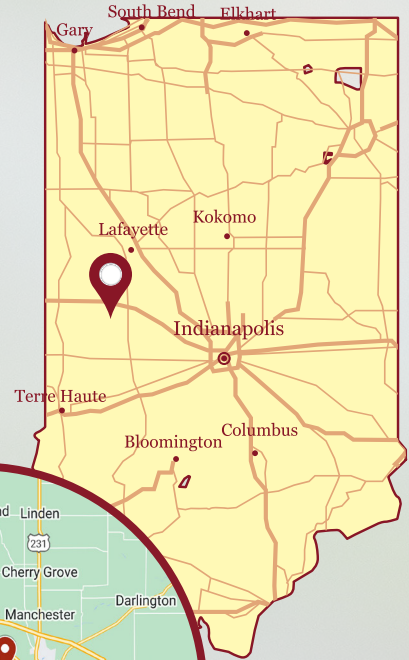
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
OsB	Ormas loamy sand, 1 to 4 percent slopes	29.46	34.9%	IIIs	100	3	7	35	50	38
Ce	Ceresco loam, occasionally flooded	20.80	24.7%	IIIw	111	5	8	29	50	76
Lb	Landes variant fine sandy loam, rarely flooded	17.29	20.5%	IIIs	85	3	6	25	43	56
Su	Stonelick silt loam, occasionally flooded	7.20	8.5%	IIw	100	3	7	35	50	61
Ck	Cohoctah loam, frequently flooded	4.34	5.1%	IIIw	130			26		74
WkA	Whitaker silt loam, till substratum, 0 to 2 percent slopes	3.49	4.1%	IIw	140	5	9	46	63	76
Bc	Beckville loam, occasionally flooded	0.91	1.1%	IIw	102	4	7	36	45	70
OcB	Ockley silt loam, 2 to 6 percent slopes	0.64	0.8%	IIe	132	5	9	46	66	68
Sv	Stonelick variant fine sandy loam, frequently flooded	0.17	0.2%	IVw	65	2	4	21	16	34
Weighted Average				2.86	103	3.4	6.8	31.5	46.5	*n 57



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