



HAGEMAN
REALTY
Farmland Specialists

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



Proudly Presents:
CASTER FARM
Montgomery County, Indiana

Located 11.5 miles west of Lebanon and outside Shannondale in Montgomery County IN. The property lays on Little Sugar Creek with excellent timber value along with hunting and recreational opportunities. The Sugar Creek bottom is known to have some of the largest whitetail deer in the state. Possession for 2024 crop is negotiable. Offered in 2 tracts or as a whole.



TOTAL ACRES: 192.12
TILLABLE ACRES: 147.36
NON-TILLABLE ACRES: 38.36
CRP ACRES: 6.4

- **LOCATION:**
10253 E 150 N
Crawfordsville, IN 47933
- **IMPROVEMENTS:**
2,625 sq ft Home, 3 bed and 1.5 bath
- **PRICE: \$3,220,838**
Real Estate Taxes: \$6,926.36/Yr
- **VIEW MAP**
<http://bit.ly/Caster192>

Contact for more information:

Sara Hageman Schenck

Managing Broker, ALC
Waynetown, IN

Phone:
219.261.2000

Cell:
765.366.1212

sara.hageman@hagemanrealty.com



Jocque Sheldon

Broker
Remington, IN

Phone:
219.261.2000

Cell:
317.501.1288

jocque.sheldon@hagemanrealty.com



Hinnerk Wolters

Broker
Lebanon, IN

Phone:
219.261.2000

Cell:
317.517.0753

hinnerk.wolters@hagemanrealty.com





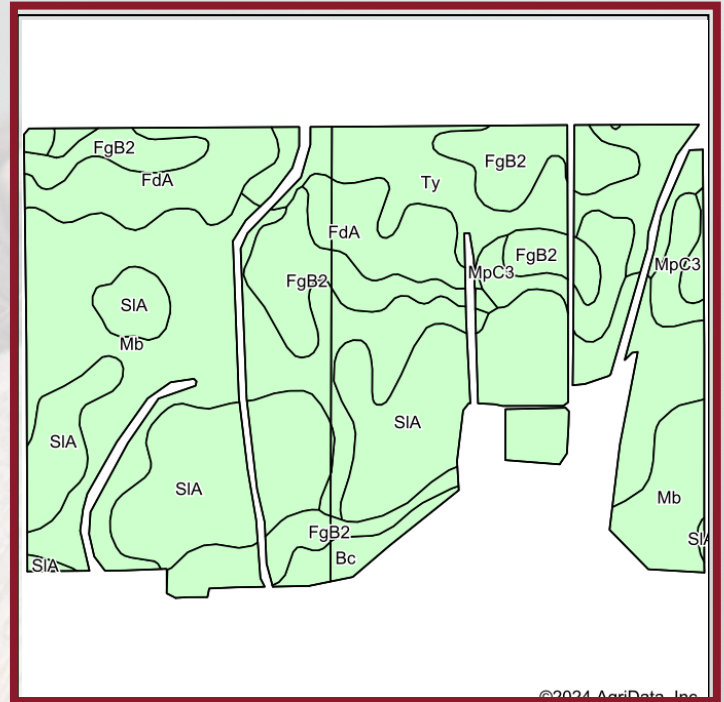
CASTER FARM - TRACT 1

Montgomery County, Indiana **PRICE: \$2,752,304 (\$17,900/Ac)**

TOTAL ACRES: 153.76
TILLABLE ACRES: 147.36
CRP ACRES: 6.4

PRIMARY SOILS:
Starks silt loam, Mahalasville silty clay loam

DRAINAGE:
Underground tile, ditch, and natural



©2024 AgriData, Inc.

Area Symbol: IN107, Soil Area Version: 28

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
SIA	Starks silt loam, 0 to 2 percent slopes	43.91	31.0%	IIw	164	5	11	53	66	79
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	38.02	26.8%	IIw	175	6	12	61	58	77
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	22.57	15.9%	Ile	143	5	10	48	64	59
Ty	Treaty silty clay loam, 0 to 1 percent slopes	14.86	10.5%	IIw	181	6	12	64	61	76
FdA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	13.94	9.8%	IIw	168	5	11	62	65	80
MpC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	6.13	4.3%	IVe	126	4	8	44	56	35
Bc	Beckville loam, occasionally flooded	2.41	1.7%	IIw	102	4	7	36	45	70
Weighted Average				2.09	163.1	5.3	11	55.7	62.1	*n 73



**HAGEMAN
REALTY**
Farmland Specialists

18390 S. 480 W.
Remington, IN 47977

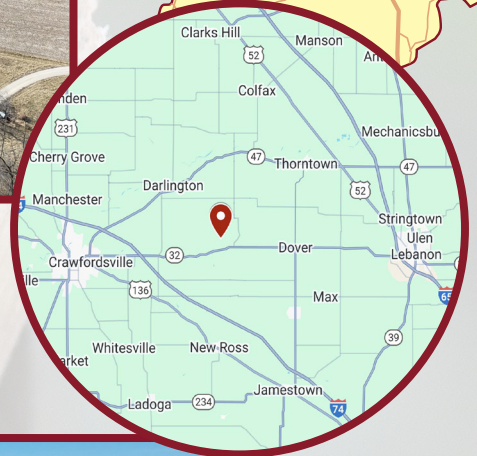
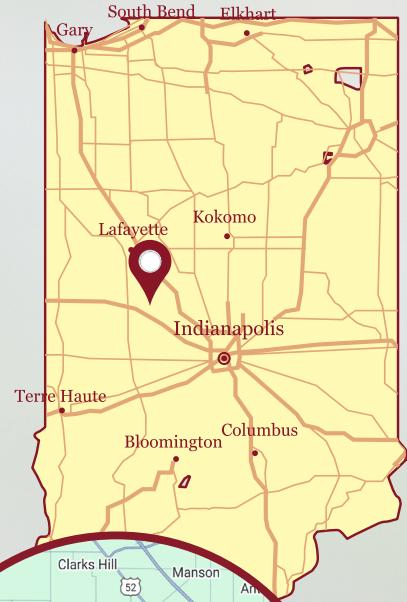
Phone: 219-261-2000
HagemanRealty.com

PRICE: \$468,534

CASTER FARM - TRACT 2

Montgomery County, Indiana

TOTAL ACRES: 38.36
WOODED ACRES: 33.6 +/-
HOME SITE: 4.75 +/-
HOME SIZE: 2,625 sq ft
3 bedroom, 2 bath, with garage



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