



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

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*Proudly Presents:*

# MAYNARD PROPERTY

Newton County, Indiana

Located 7 miles Northwest of Rensselaer, IN and 6 miles west of Interstate 65 between Chicago and Indianapolis. This property features 168.5 total acres, 65.8 tillable acres, and 102.7 acres non tillable/woods with a 60 x 120 high-end finished pole building including a 4584 sq ft living area. The timber, which has not been harvested in over 30 years, provides a good mixture of open hardwoods and thicker areas for bedding areas. There are also handmade watering holes that provide the deer and turkey with water year-round.

*\*Additional acres available that adjoin this property (Bogie Property)*



**TOTAL ACRES:** 168.5  
**TILLABLE ACRES:** 65.8  
**WOODS/OTHER ACRES:** 102.7

- **LOCATION:**  
7 miles Northwest of Rensselaer
- **IMPROVEMENTS:**  
60 x 120 Finished Pole Building
- **PRICE: \$3,166.275**  
Real Estate Taxes: \$7,011.18/Yr
- **VIEW MAP**  
<http://bit.ly/Maynard168>

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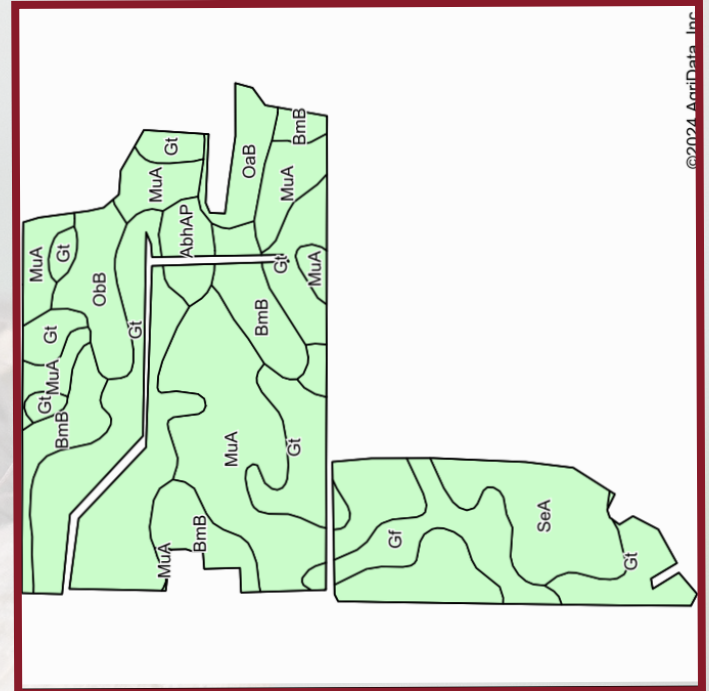


**PRIMARY SOILS:**

Granby loamy fine sand, Morocco loamy sand

**DRAINAGE:**

Underground tile, ditch, and natural



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Area Symbol: IN111, 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	Wheat Bu	Winter wheat Bu	*n NCCPI Soybeans
Gt	Granby loamy fine sand, 0 to 2 percent slopes	23.38	32.1%	IVw	133	5	9	36		53	37
MuA	Morocco loamy sand, 0 to 2 percent slopes	22.78	31.3%	IIIs	102	3	7	36	38	3	31
BmB	Brems loamy sand, 1 to 3 percent slopes	8.73	12.0%	IVs	77	3	5	27		35	29
SeA	Seafield fine sandy loam, 0 to 2 percent slopes	6.08	8.3%	IIw	117	4	8	33		53	43
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	4.48	6.2%	IIw	148	5	10	42		60	57
ObB	Oakville fine sand, moderately wet, 1 to 3 percent slopes	3.35	4.6%	IVs	81	3	5	28		37	30
OaB	Oakville fine sand, 2 to 6 percent slopes	2.26	3.1%	IVs	72	3	5	26		37	30
AbhAP	Adrian muck, drained, prairie peninsula, 0 to 1 percent slopes	1.77	2.4%	IIIw	144	5	10	40		58	86
<b>Weighted Average</b>				<b>3.37</b>	<b>112.2</b>	<b>3.9</b>	<b>7.6</b>	<b>34.5</b>	<b>11.9</b>	<b>34.5</b>	<b>*n 36.5</b>

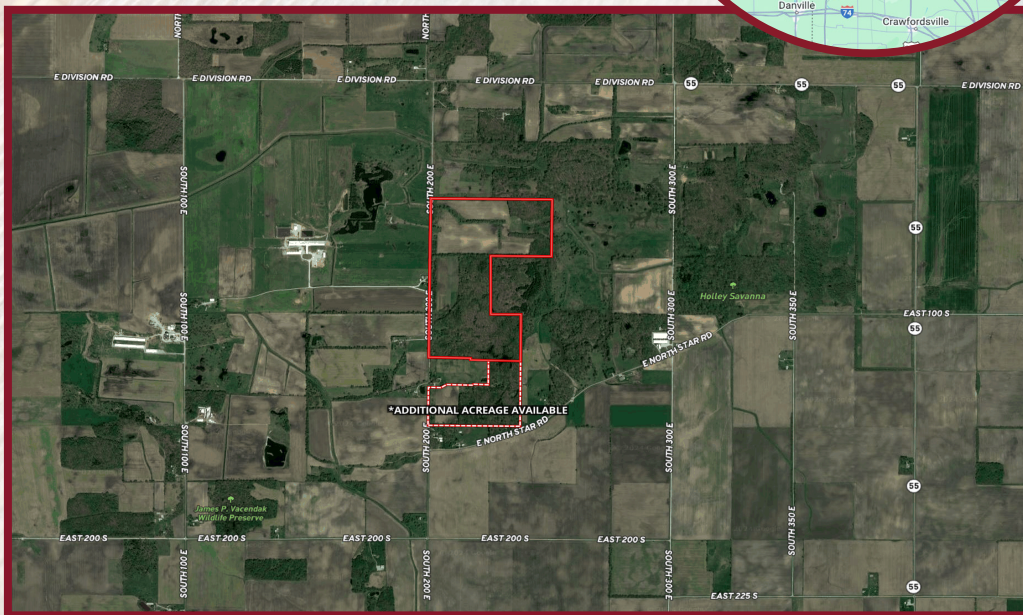
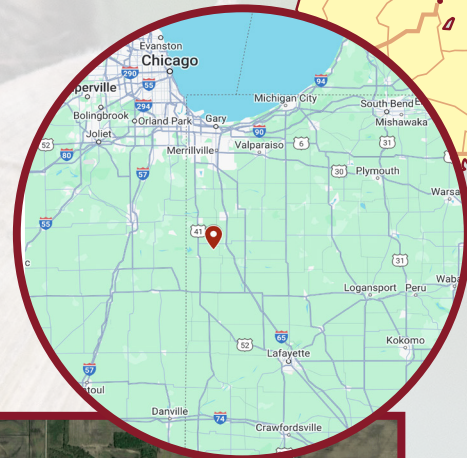




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