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Farmland Specialists

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Remington, IN 47977 | HagemanRealty.com



Proudly Presents:
KAUTZ FARM
Montgomery County, Indiana

Located 7 miles north of Crawfordsville and 2 miles south of Linden, IN in Montgomery County, sit 37.5 acres of prime Indiana farmland. This property features 35.82 FSA tillable acres with a WAPI of 162.7



TOTAL ACRES: 37.51
TILLABLE ACRES: 35.82

- **LOCATION:**
7 miles north of Crawfordsville, 2 miles south of Linden
- **IMPROVEMENTS:**
Pattern Tile
- **PRICE:** \$550,000
Real Estate Taxes: \$1,239.78/Yr
- **VIEW MAP**
<http://bit.ly/Kautz37>

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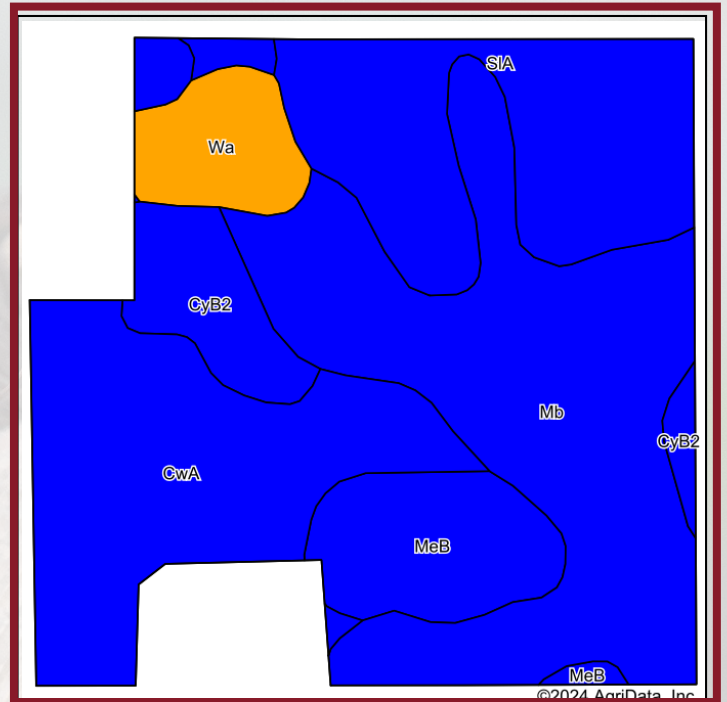


PRIMARY SOILS:

Mahalasville silty clay loam, Crosby silt loam, Starks silt loam

DRAINAGE:

Tile, Ditch, and Natural



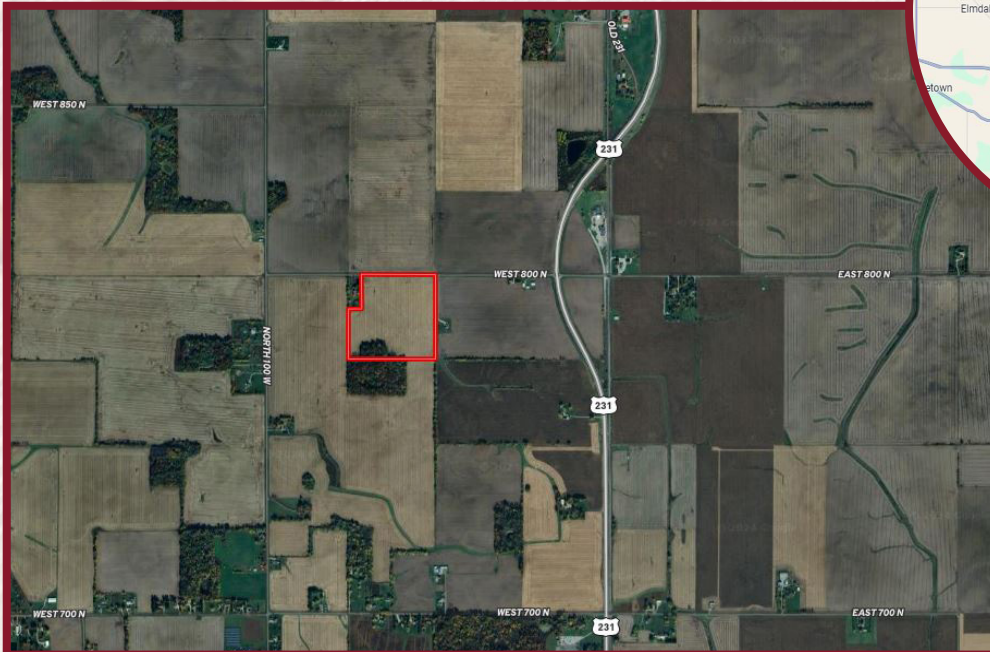
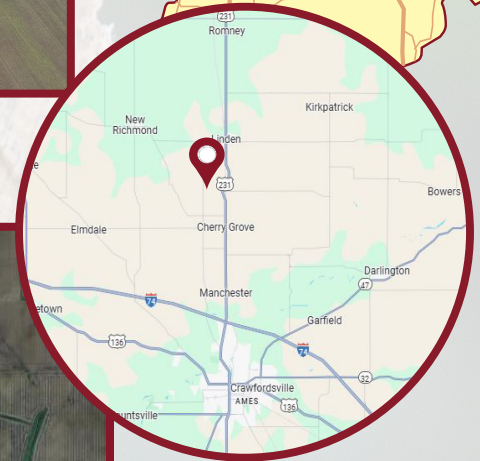
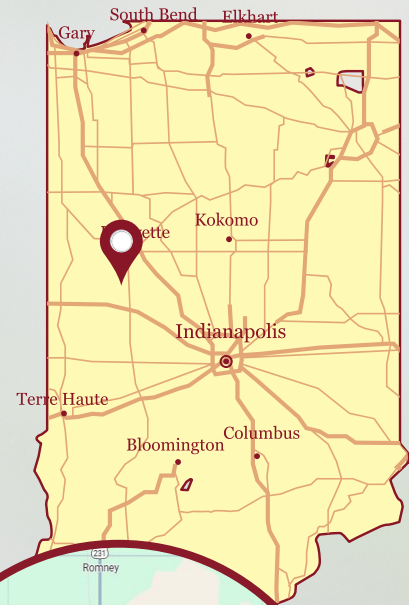
Area Symbol: IN107, Soil Area Version: 29											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	12.80	35.8%		llw	175	6	12	61	58	77
CwA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	8.63	24.1%		llw	155	5	10	51	69	57
SIA	Starks silt loam, 0 to 2 percent slopes	7.00	19.5%		llw	164	5	11	53	66	79
MeB	Martinsville-Ockley silt loams, till substratums, 2 to 6 percent slopes	3.16	8.8%		lle	148	5	10	51	73	72
CyB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	2.32	6.5%		lle	138	5	9	46	62	49
Wa	Walkill silt loam	1.91	5.3%		llw	165	5	11	49	66	81
Weighted Average					2.05	162.7	5.4	10.9	54.5	64.2	*n 70.5





KAUTZ FARM

Montgomery County, Indiana



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