



HAGEMAN
REALTY
Farmland Specialists

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



Proudly Presents:

MONTGOMERY COUNTY FARM

Montgomery County, Indiana

Located 6 miles northeast of Crawfordsville, Indiana in Montgomery County, Sit 227.11 Acres of Prime Indiana farmland. This farm features 202.57 tillable acres with a WAPI of 167.7 and 2.4 CRP acres. CRP contract pays \$720 annually and expires in 2033. Non tillable acres has great recreational and hunting value.



TOTAL ACRES: 227.11
TILLABLE ACRES: 202.57
Non-Tillable ACRES: 22.14
CRP Acres: 2.4

- **LOCATION:**
6 miles northeast of Crawfordsville, 5 miles east of Linden
- **IMPROVEMENTS:**
Tiling
- **PRICE: \$3,804,092.50 (\$16,750/Ac)**
Real Estate Taxes: \$10,115.92/Yr
- **VIEW MAP**
<http://bit.ly/Mennen227>

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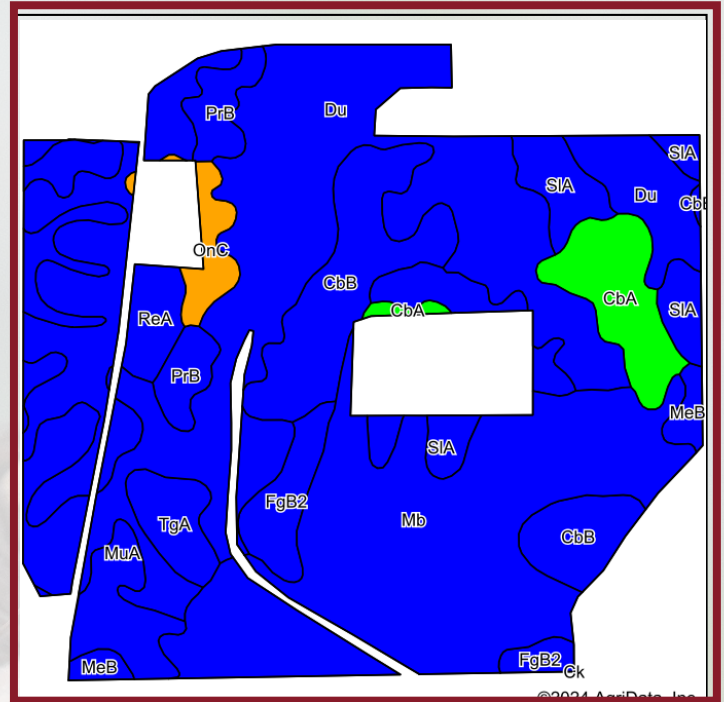


PRIMARY SOILS:

Drummer silty clay loam, Mahalasilville silty clay 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
Du	Drummer silty clay loam	63.75	32.1%		Ilw	175	6	12	49	70	76
Mb	Mahalasilville silty clay loam, 0 to 2 percent slopes	49.48	25.0%		Ilw	175	6	12	61	58	77
ReA	Raub silt loam, 0 to 2 percent slopes	19.95	10.1%		Ilw	169	6	12	52	76	83
CbB	Camden silt loam, 2 to 6 percent slopes	17.96	9.1%		Ile	155	5	10	54	77	81
SIA	Starks silt loam, 0 to 2 percent slopes	12.49	6.3%		Ilw	164	5	11	53	66	79
CbA	Camden silt loam, 0 to 2 percent slopes	8.47	4.3%		Iw	156	5	10	54	63	76
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	5.71	2.9%		Ile	143	5	10	48	64	59
MuA	Millbrook silt loam, 0 to 2 percent slopes	5.48	2.8%		Ilw	150	5	10	47	68	79
PrB	Proctor silt loam, 2 to 6 percent slopes	5.44	2.7%		Ile	160	5	11	53	80	82
TgA	Toronto silt loam, 0 to 2 percent slopes	3.97	2.0%		Ilw	150	5	10	47	68	75
OnC	Octagon loam, 6 to 12 percent slopes	3.07	1.6%		Ille	140	5	9	47	63	52
MeB	Martinsville-Ockley silt loams, till substratums, 2 to 6 percent slopes	2.23	1.1%		Ile	148	5	10	51	73	72
Weighted Average					1.97	167.7	5.7	11.4	53.2	67.6	*n 76.9



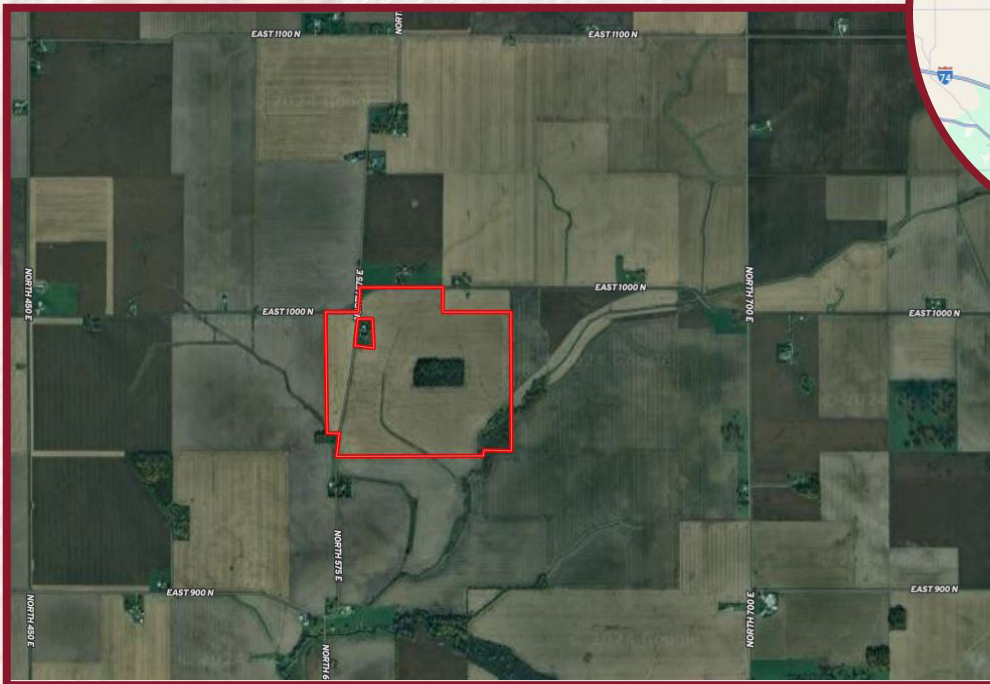
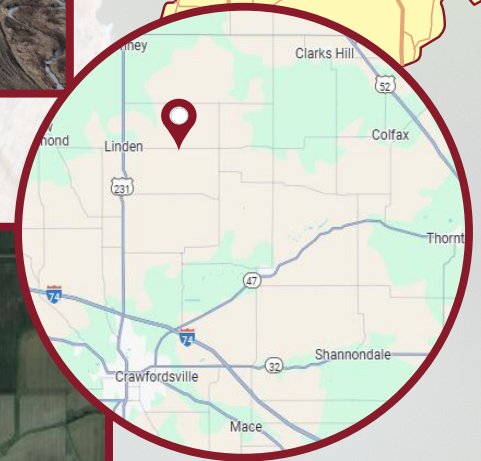
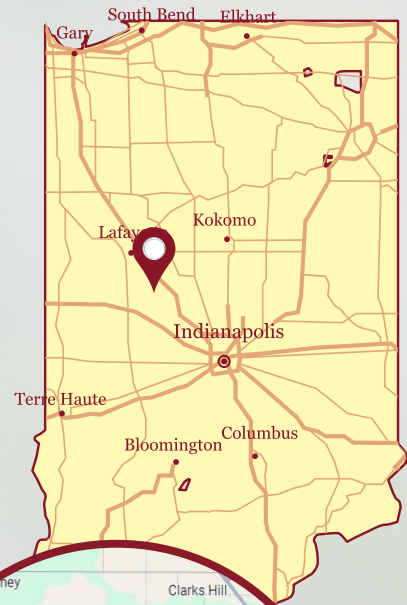
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