

LISTING PRICE: \$3,250,000

**POTENTIAL BUILDING SITES
CROPLAND • 8 TRACTS
MONTGOMERY CO, IN
190.74+/- ACRES**



FOR SALE

NEAR CRAWFORDSVILLE AND WABASH COLLEGE



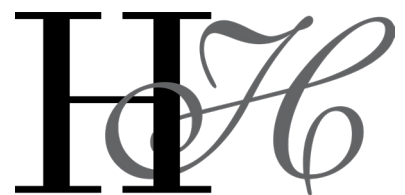
Gary Bohlander
765.794.0221
garyb@halderman.com

800.424.2324 | halderman.com

FARM: Swift Farm HLS# GDB-13095 (25)



HALDERMAN
REAL ESTATE & FARM MANAGEMENT



Halderman-Harmeyer
Real Estate Services

TRACT 1



27.337^{+/-} Acres 25.76^{+/-} Tillable
0.49^{+/-} Non-Tillable • 1.09^{+/-} Other
LISTING PRICE: \$465,000

TRACT 2



58.428^{+/-} Acres
57.48^{+/-} Tillable • 1.52^{+/-} Other
LISTING PRICE: \$995,000

TRACT 3



27.612^{+/-} Acres
26.29^{+/-} Tillable • 0.91^{+/-} Other
LISTING PRICE: \$470,000

TRACT 4



22.933^{+/-} Acres
22^{+/-} Pasture • 0.6^{+/-} Other
LISTING PRICE: \$379,000

TRACT 5



9.479^{+/-} Acres
8.77^{+/-} Tillable • 0.73^{+/-} Other
LISTING PRICE: \$200,000

TRACT 6



7.893^{+/-} Acres
7.5^{+/-} Woods • 0.4^{+/-} Other
LISTING PRICE: \$130,000

TRACT 7



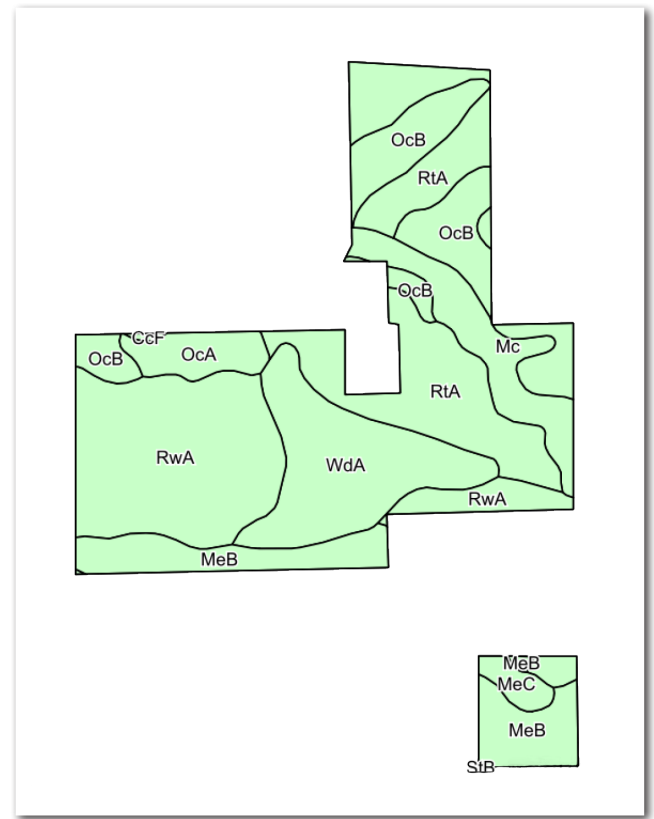
23.973^{+/-} Acres
26^{+/-} Pasture • 0.2^{+/-} Other
LISTING PRICE: \$395,000

TRACT 8



13.099^{+/-} Acres
10.8^{+/-} Pasture • 0.2^{+/-} Other
LISTING PRICE: \$216,000

PRODUCTIVE CROPLAND • SCENIC ROLLING PASTURES
 MULTIPLE POTENTIAL BUILDING SITES • TILLABLE



LISTING PRICE

\$3,250,000 total

PROPERTY LOCATION

2217 W CR 50 S,
 Crawfordsville, IN 47933

West of Crawfordsville,
 IN at CR 50 S and 200
 W in Union Township,
 Montgomery County.

TOPOGRAPHY

Level to Gently Rolling

SCHOOL DISTRICT

Crawfordsville Community
 School Corporation

ZONING

Agricultural

ANNUAL TAXES

\$7,149.05

KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
RwA	Rush variant silt loam, 0 to 2 percent slopes	28.96	145	51
RtA	Rush silt loam, 0 to 1 percent slopes	28.35	155	54
WdA	Waynetown silt loam, 2 to 6 percent slopes	18.12	160	52
OcB	Ockley silt loam, 2 to 6 percent slopes	13.94	132	46
MeB	Martinsville-Ockley silt loam, till substratums, 2 to 6 percent slopes	13.43	148	51
Mc	Mahalasville silty clay loam, gravelly substratum	9.54	185	53
OcA	Ockley silt loam, 0 to 2 percent slopes	4.42	134	47
MeC	Martinsville-Ockley silt loam, till substratums, 6 to 12 percent slopes	1.87	139	48
MdD2	Martinsville-Ockley silt loam, till substratums, 12 to 18 percent slopes, eroded	1.00	115	40
CcF	Casco loam, 18 to 35 percent slopes	0.18	---	---
WEIGHTED AVERAGE (WAPI)			150.7	51.1