



**HAGEMAN
REALTY**

Commercial & Residential Specialists

PROUDLY PRESENTS: MORRIS FARM

Montgomery County, Indiana



TOTAL ACRES: 100.46 +/-
TILLABLE ACRES: 62.59 +/-
PASTURE ACRES: 34.93 +/-

Acres are approximate pending survey

● **LOCATION:**

East CR 700 South & South CR 750
East approximately 1.5 miles north of
SR 234

● **PRICE: \$1,147,925**

\$11,426.69/Acre

RE Taxes: Approx: \$3,265.95Yr

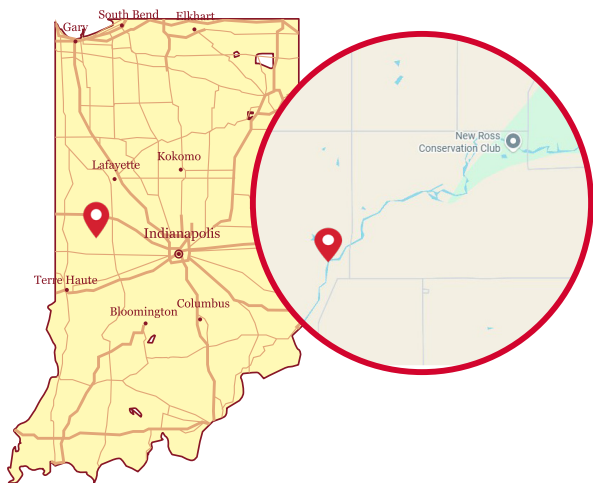
~\$32.51/acre

approx pending survey



VIEW MAP

<http://bit.ly/Morris100>



Located on East CR 700 South & South CR 750 East approximately 2.6 miles southwest of New Ross and 2.6 miles northeast of Ladoga in Montgomery County, Indiana sits approximately 100 acres of prime Indiana farmland. This farm features approximately 62 tillable acres with a WAPI of 144.03. In addition to the agricultural benefits, this property also has great potential for recreation possibilities and possible building site with Big Raccoon Creek running through Tract 3.

Contact for more information:

**SARA HAGEMAN
SCHENCK**

Broker

Phone:
219.261.2000

Cell:
765.366.1212

sarahageman@hagemanrealty.com



HINNERK WOLTERS

Broker

Phone:
219.261.2000

Cell:
317.517.0753

hinnerk.wolters@hagemanrealty.com



KYLE SCOTT

Broker

Phone:
219.261.2000

Cell:
502.330.1173

kyle.scott@hagemanrealty.com



HAGEMANREALTY.COM

PHONE: 219-261-2000



18390 S. 480 W. REMINGTON, IN 47977

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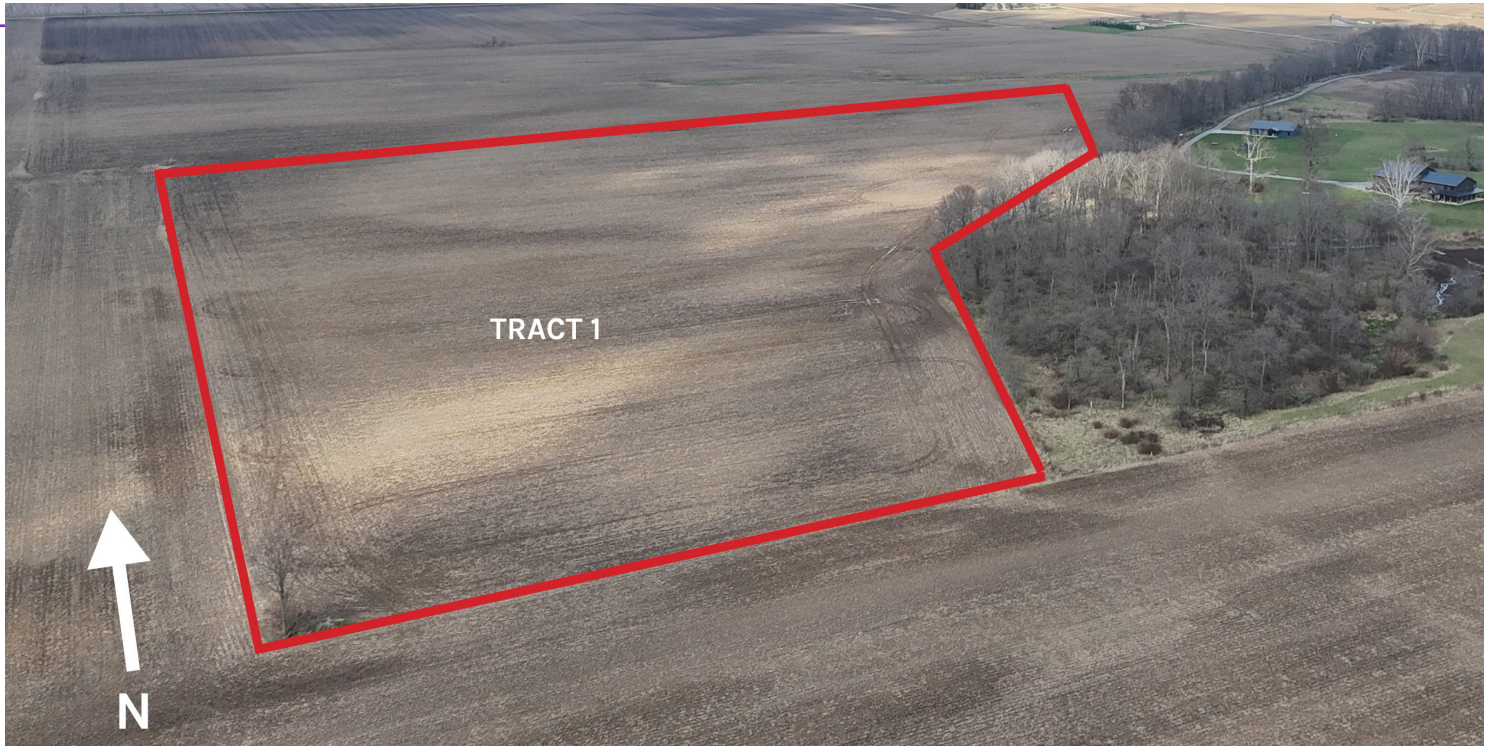
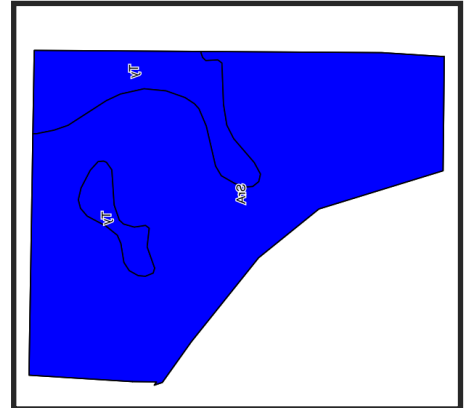
MORRIS FARM - TRACT 1

Montgomery County, Indiana

TRACT 1

Total Acres: 29.28 +/-
Tillable Acres: 29.28 +/-
WAPI: 160.9

- **PRIMARY SOILS:**
Starks-Crosby Silt Loam
Treaty Silty Clay
- **PRICE: \$395,280**
(\$13,500/Ac)
- **REAL ESTATE TAXES: \$951.89**
\$32.51/acre
Approx; pending survey



Area Symbol: IN107, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
SrA	Starks-Crosby silt loams, 0 to 2 percent slopes	24.48	83.6%		IIw	157	51	72
Ty	Treaty silty clay loam, 0 to 1 percent slopes	4.80	16.4%		IIw	181	64	76
Weighted Average					2.00	160.9	53.1	*n 72.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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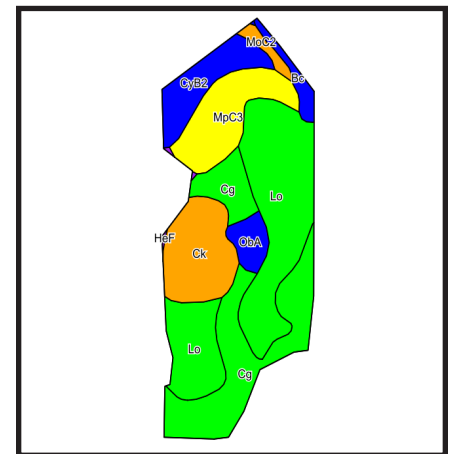
MORRIS FARM - TRACT 2

Montgomery County, Indiana

TRACT 2

Total Acres: 28.50 +/-
Tillable Acres: 25.56 +/-
WAPI: 138.5

- **PRIMARY SOILS:**
Lobdell Silt Loam
Chagrin Silt Loam
- **PRICE: \$368,580.00**
(\$12,932.63/Ac)
- **REAL ESTATE TAXES: \$926.54**
\$32.51/acre
Approx; pending survey



Area Symbol: IN107, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Lo	Lobdell silt loam, rarely flooded	8.84	34.6%		I	145	49	77
Cg	Chagrin silt loam, rarely flooded	6.35	24.8%		I	145	49	77
Ck	Cohoctah loam, frequently flooded	3.24	12.7%		IIIw	130	26	74
MpC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	3.18	12.4%		IVe	126	44	35
CyB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	2.13	8.3%		Ile	138	46	49
ObA	Ockley loam, 0 to 2 percent slopes	0.86	3.4%		IIs	129	45	68
Bc	Beckville loam, occasionally flooded	0.58	2.3%		IIw	102	36	70
MoC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.38	1.5%		IIIe	133	47	48
Weighted Average					1.80	138.5	44.8	*n 68.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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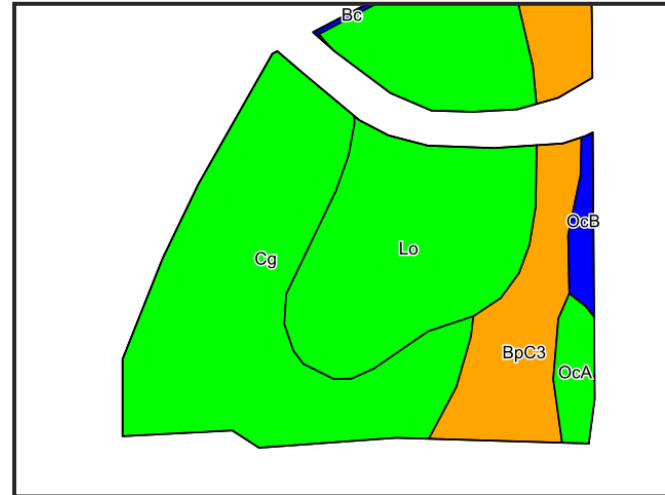
MORRIS FARM - TRACT 3

Montgomery County, Indiana

TRACT 3

Total Acres: 42.68 +/-
Tillable Acres: 7.75 +/-
Pasture Acres: 34.93 +/-
WAPI: 132.7

- **PRIMARY SOILS:**
Lobdell Silt Loam
Chagrin Silt Loam
- **PRICE: \$384,065**
(\$8,998.71/Ac)
- **REAL ESTATE TAXES: \$1,387.53**
\$32.51/acre
Approx; pending survey



Soils data provided by USDA and NRCS.

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Area Symbol: IN107, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Lo	Lobdell silt loam, rarely flooded	3.01	38.9%		I	145	49	7
Cg	Chagrin silt loam, rarely flooded	2.95	38.1%		I	145	49	7
BpC3	Boyer gravelly sandy loam, 6 to 15 percent slopes, severely eroded	1.39	17.9%		IIle	80	28	3
OcA	Ockley silt loam, 0 to 2 percent slopes	0.25	3.2%		Ie	134	47	7
OcB	Ockley silt loam, 2 to 6 percent slopes	0.15	1.9%		Ile	132	46	6
Weighted Average					1.38	132.7	45.1	*n 68

*n: The aggregation method is "Weighted Average using all components"

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