



**HAGEMAN  
REALTY**

18390 S. 480 W.  
Remington, IN 47977

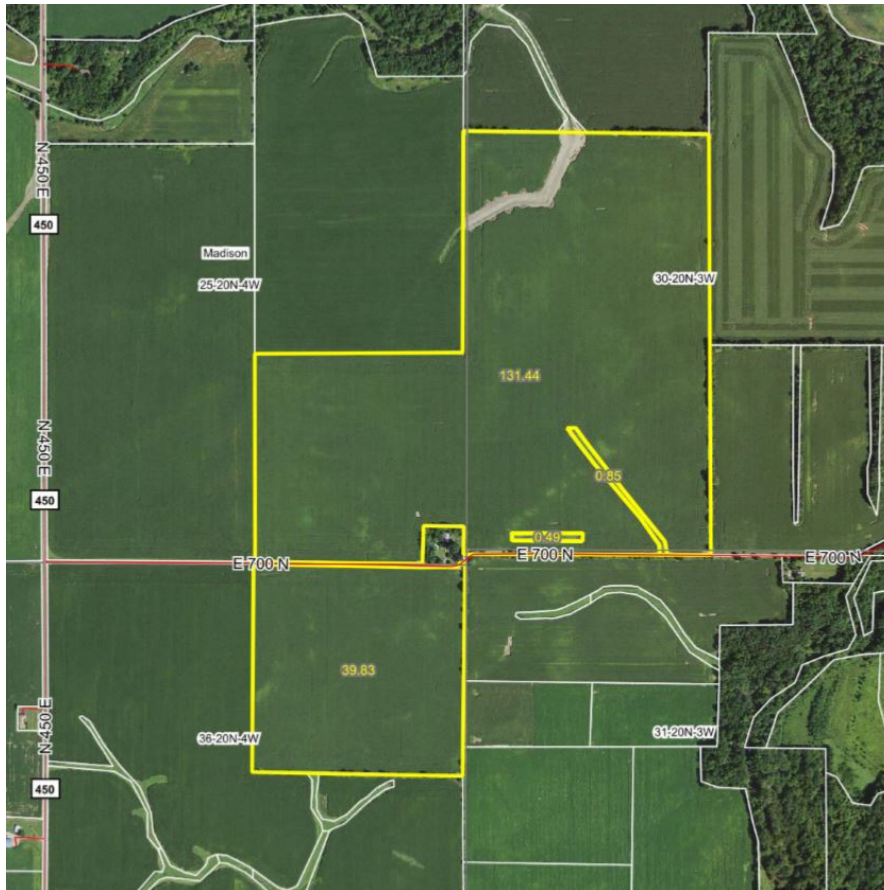
Phone: 219-261-2000  
HagemanRealty.com

**Proudly presents:**

## MYERS FARM

Montgomery County, Indiana

171.6 Total Acres of quality farmground located in northern Montgomery County, IN. 168+/- Tillable acres that are located in Sugar Creek and Madison Township, 8 miles southeast of Linden.



**TOTAL ACRES:** 171.6  
**Madison Township:** 79 +/- Acres  
**Sugar Creek Township:** 92 +/- Acres  
**Tillable Acres:** 168 +/-  
**AVG NCCPI:** 73.7

### LOCATION:

8 miles southeast of Linden  
 78+/- Acres: Madison Township  
 90 +/- Acres: Sugar Creek Township

### IMPROVEMENTS:

None

**PRICE: \$1,630,200**

\$9,500/Acre

Real Estate Taxes: \$5,702.58/yr

\$33.54/Acre

### VIEW LISTING AND MAP

<http://bit.ly/MyersFarm> ▶

### SARA HAGEMAN SCHENCK

sarahageman@hagemanrealty.com

Phone:

219.261.2000

Cell:

765.366.1212



### HINNERK WOLTERS

hinnerk.wolters@hagemanrealty.com

Phone:

219.261.2000

Cell:

317.517.0753







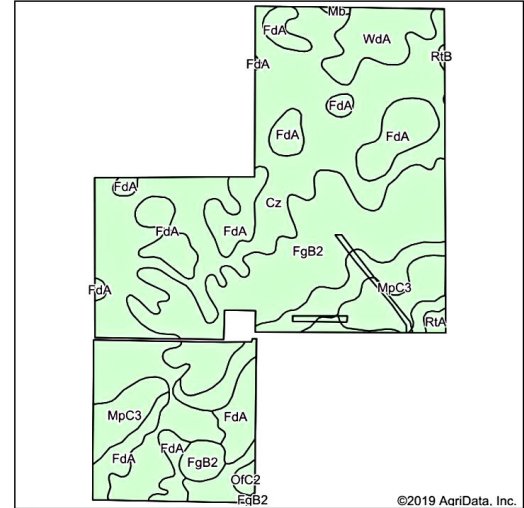
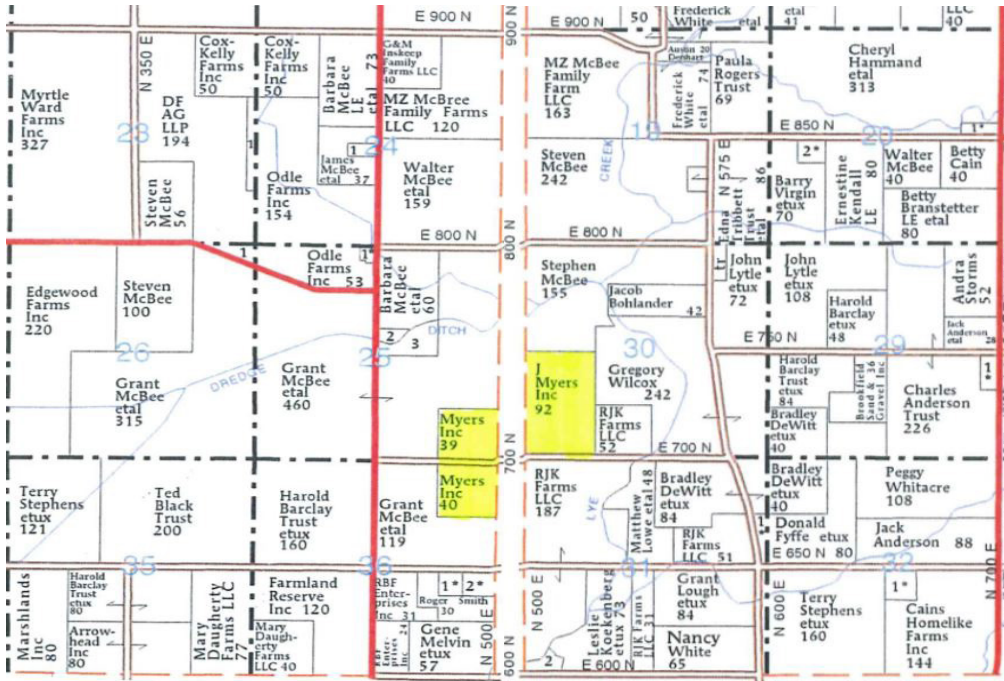
# MYERS FARM

Madison Township

Sugar Creek Township

**Primary Soils:** See Map

**DRAINAGE:**  
Underground tile, ditch and natural



Area Symbol: IN107, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans	
Cz	Cyclone silty clay loam, 0 to 2 percent slopes	79.48	46.0%	llw	185		6	13	65	79	
FgB2	Fincastle-Miami silt loams, 2 to 6 percent slopes, eroded	38.30	22.2%	lle	143		5	10	48	48	
FdA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	29.65	17.2%	llw	168		5	11	54	81	
MpC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	14.59	8.5%	IVe	121		4	8	41	25	
WdA	Waynetown silt loam, 0 to 2 percent slopes	8.54	4.9%	llw	160		5	11	52	70	
Ofc2	Ockley silt loam, kame, 6 to 12 percent slopes, eroded	0.87	0.5%	llle	120		4	8	42	57	
RtA	Rush silt loam, 0 to 1 percent slopes	0.69	0.4%	I	155		5	10	54	77	
Mb	Mahalasville silty clay loam, 0 to 2 percent slopes	0.30	0.2%	llw	181		6	12	52	80	
RtB	Rush silt loam, 2 to 6 percent slopes	0.19	0.1%	lle	150		5	10	53	76	
<b>Weighted Average</b>					<b>165.6</b>		<b>5.4</b>	<b>11.4</b>	<b>56.5</b>	<b>70.4</b>	<b>*n 67.3</b>

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