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Farmland Specialists

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



Proudly Presents:

BANNON FARM - PARKE COUNTY

Rockville, Indiana

208.35 Total Acres with 185.96 Tillable Acres located 9 miles southwest of Rockville at the intersection of State Road 41 and County Road 610 S. Drainage has been improved by repairing tiles and dipping the ditch.



TOTAL ACRES: 208.35
TILLABLE ACRES: 185.96
AVG NCCPI: 73.19
WAPI: 129.54

- **LOCATION:**
9.5 Miles SW of Rockville, IN
- **IMPROVEMENTS:**
40,000 Bushel Grain Storage
Repaired and Improved Drainage
- **PRICE:** \$2,083,500 (\$10,000/Ac)
Real Estate Taxes: \$4,350.66
- **VIEW MAP**
<http://bit.ly/Bannon2>

Contact for more information:

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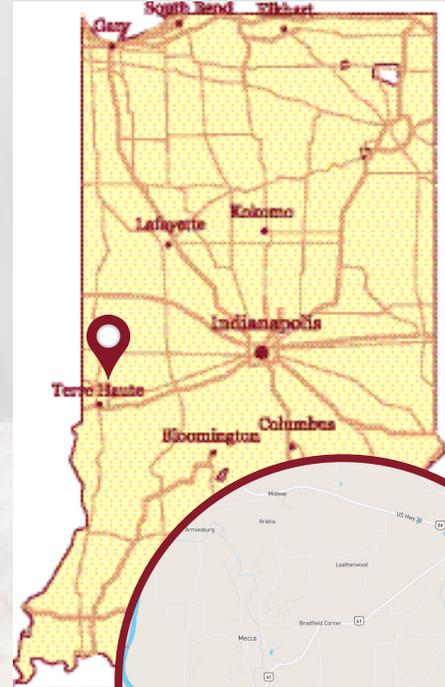
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MONTGOMERY COUNTY FARM

Ladoga, Indiana



Driving Directions:

From Rockville: Head south on State Road 41. Drive approximately 9.5 miles to County Road 610 South. The farm sits at the intersection of State Road 41 and County Road 610 South.

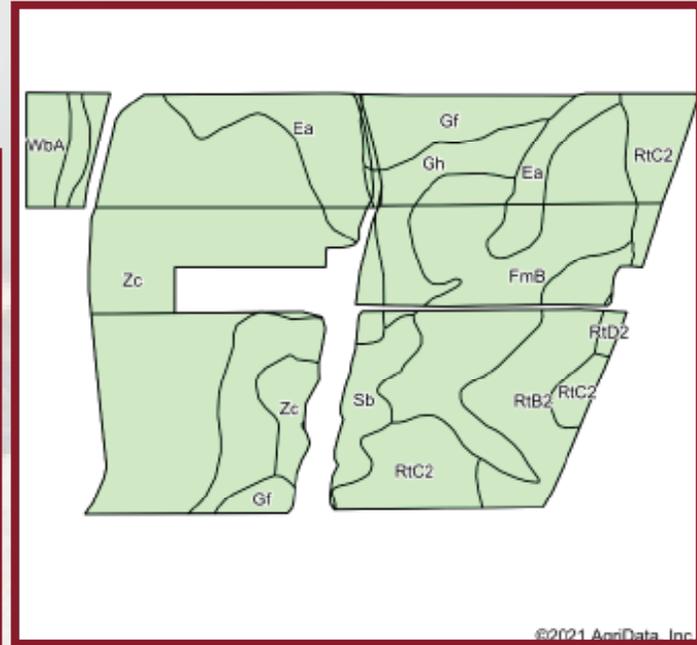


BANNON FARM - PARKE COUNTY

Rockville, Indiana

➤ **PRIMARY SOILS:**
Zipp silty clay loam, Fox loam

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



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Area Symbol: IN121, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class %c	Corn Bu	Grass legume hay Tons	Pasture AUM	Pasture Tons	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
Zc	Zipp silty clay loam	61.44	32.3%	IIIw	145	5	10	10	42	58	51
FmB	Fox loam, 2 to 6 percent slopes	33.79	17.8%	IIe	101	4	7	7	34	45	66
Ea	Eel loam	18.23	9.6%	IIw	116				41		79
RtC2	Russell silt loam, 5 to 8 percent slopes, moderately eroded	17.77	9.3%	IIIe	140	5	9	9	49	70	78
RtB2	Russell silt loam, 2 to 6 percent slopes, eroded	15.91	8.4%	IIe	149	5	10	10	53	73	62
Sb	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	15.75	8.3%	IIw	125				43	1	81
Gf	Genesee fine sandy loam	10.64	5.6%	IIw	111				39		71
Gh	Genesee loam	9.99	5.3%	IIw	116				41		78
WbA	Warsaw loam, 0 to 2 percent slopes	3.95	2.1%	IIs	145	5	10	10	47	73	71
WbC2	Warsaw loam, 5 to 8 percent slopes, moderately eroded	1.94	1.0%	IIIe	115	4	8	8	37	58	48
RtD2	Russell silt loam, 8 to 15 percent slopes, moderately eroded	0.78	0.4%	IIIe	140	5	9	9	49	70	73
Weighted Average				2.43	128.8	3.4	8.6	8.6	42	41.8	*n 86.3

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

%c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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