

**LISTING PRICE: \$3,250,000**

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



# FOR SALE

NEAR CRAWFORDSVILLE AND WABASH COLLEGE



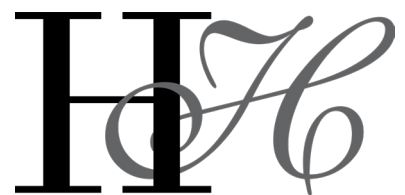
Gary Bohlander  
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800.424.2324 | halderman.com

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



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT



**Halderman-Harmeyer**  
Real Estate Services



**TRACT 1**



**27.337<sup>+/-</sup> Acres** 25.76<sup>+/-</sup> Tillable  
0.49<sup>+/-</sup> Non-Tillable • 1.09<sup>+/-</sup> Other  
**LISTING PRICE: \$465,000**

**TRACT 2**



**58.428<sup>+/-</sup> Acres**  
57.48<sup>+/-</sup> Tillable • 1.52<sup>+/-</sup> Other  
**LISTING PRICE: \$995,000**

**TRACT 3**



**27.612<sup>+/-</sup> Acres**  
26.29<sup>+/-</sup> Tillable • 0.91<sup>+/-</sup> Other  
**LISTING PRICE: \$470,000**

**TRACT 4**



**22.933<sup>+/-</sup> Acres**  
22<sup>+/-</sup> Pasture • 0.6<sup>+/-</sup> Other  
**LISTING PRICE: \$379,000**

**TRACT 5**



**9.479<sup>+/-</sup> Acres**  
8.77<sup>+/-</sup> Tillable • 0.73<sup>+/-</sup> Other  
**LISTING PRICE: \$200,000**

**TRACT 6**



**7.893<sup>+/-</sup> Acres**  
7.5<sup>+/-</sup> Woods • 0.4<sup>+/-</sup> Other  
**LISTING PRICE: \$130,000**

**TRACT 7**



**23.973<sup>+/-</sup> Acres**  
26<sup>+/-</sup> Pasture • 0.2<sup>+/-</sup> Other  
**LISTING PRICE: \$395,000**

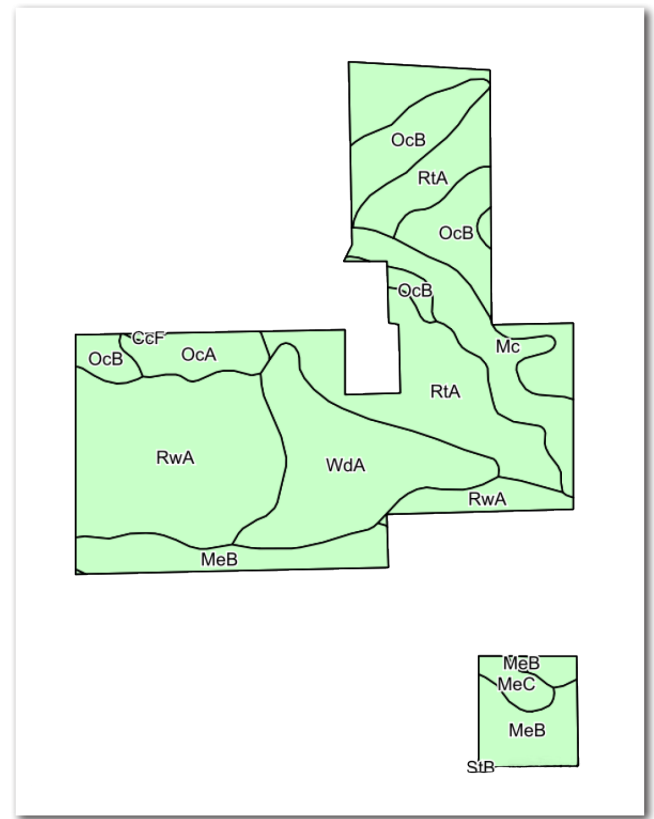
**TRACT 8**



**13.099<sup>+/-</sup> Acres**  
10.8<sup>+/-</sup> Pasture • 0.2<sup>+/-</sup> 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	---	---
<b>WEIGHTED AVERAGE (WAPI)</b>			<b>150.7</b>	<b>51.1</b>