



HAGEMAN
REALTY
Farmland Specialists

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

Proudly Presents:
MONTGOMERY COUNTY FARM
Wingate, Indiana

Located just west of Wingate, IN are 34.26 acres of highly productive Indiana farmland. This farm has 33.85 FSA tillable acres and a WAPI score of 157.1.



TOTAL ACRES: 34.26
TILLABLE ACRES: 33.85

- **LOCATION:**
Intersection of St Rd 55 and
950 W, west of Wingate
- **PRICE: \$411,120**
Real Estate Taxes:\$827.19/Yr
- **VIEW MAP**
<http://bit.ly/MontCo34>



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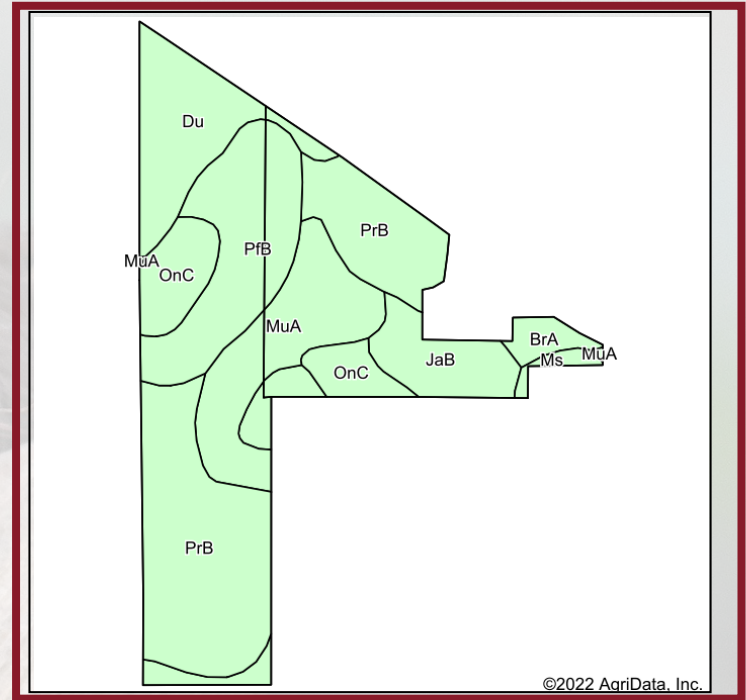


SARA HAGEMAN SCHENCK | MANAGING BROKER



MONTGOMERY COUNTY FARM

Wingate, Indiana



Soils data provided by USDA and NRCS.

Area Symbol: IN107, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
PrB	Proctor silt loam, 2 to 6 percent slopes	11.23	33.2%	Ile	160	5	11	53	80	82
PFB	Parr silt loam, 2 to 6 percent slopes	5.69	16.8%	Ile	155	5	10	51	70	57
MuA	Millbrook silt loam, 0 to 2 percent slopes	5.65	16.7%	IIw	150	5	10	47	68	81
Du	Drummer silty clay loam	5.01	14.8%	IIw	175	6	12	49	70	76
OnC	Octagon loam, 6 to 12 percent slopes	2.84	8.4%	IIIle	140	5	9	47	63	48
JaB	Jasper silt loam, till substratum, 2 to 6 percent slopes	2.37	7.0%	Ile	155	5	10	51	78	73
BrA	Brenton silt loam, 0 to 2 percent slopes	0.73	2.2%	IIw	169	6	12	52	76	81
Ms	Milford silty clay loam, pothole	0.33	1.0%	IVw	80	3	6	22	32	77
Weighted Average				2.10	157.1	5.2	10.5	50.1	72.7	*n 73.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Hageman Realty, Inc. hereby acknowledges that, unless otherwise agreed, is the Selling Broker, and exclusively the agent of the Seller and not of the Purchaser, however, the Selling Broker is under a duty to treat all parties in a transaction fairly. The information in this brochure is thought to be accurate; however, it is subject to verification and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice or approval. The Seller further reserves the right to reject any and all offers. All inquiries, inspections, appointments and offers may be channeled through: **HAGEMAN REALTY, INC.** 18390 S. 480 W., Remington, IN 47977



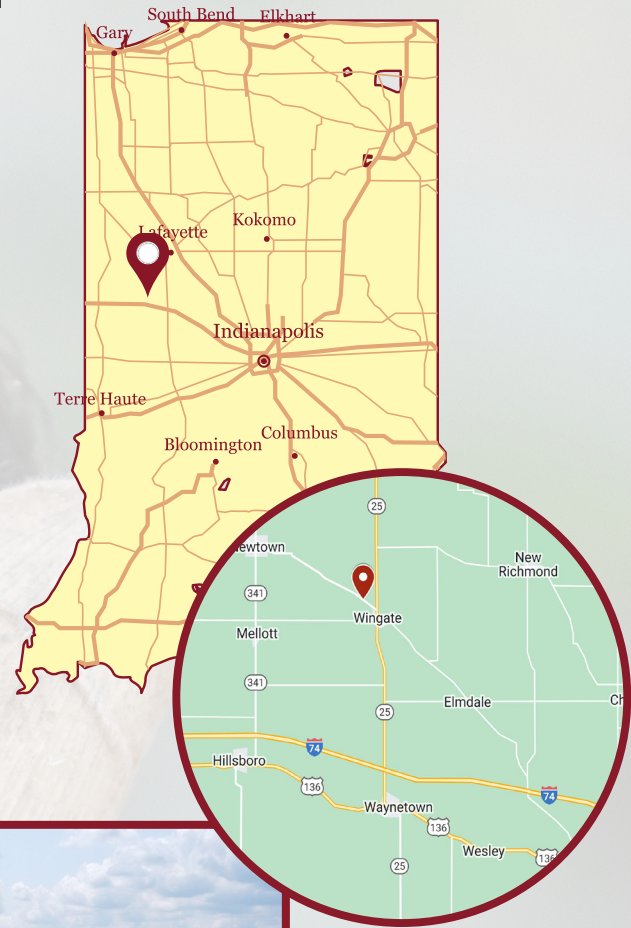
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