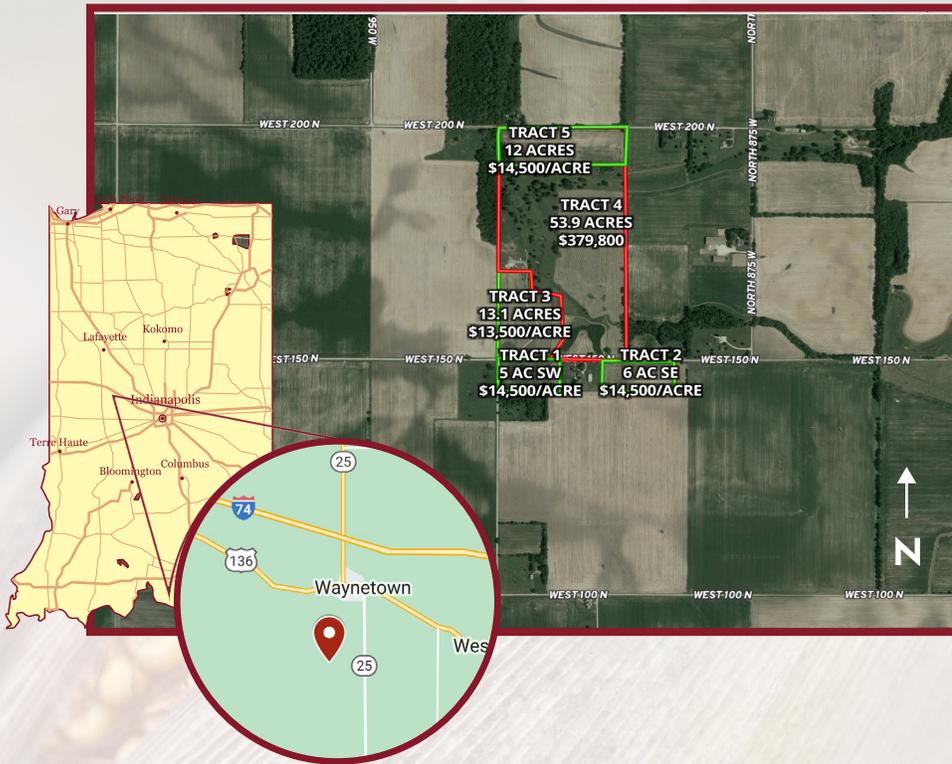




Proudly Presents:
MCCORMICK FARM
Waynetown, Indiana

Located southwest of Waynetown, IN in Montgomery County on county road 200 N near the intersection of 875 W sits 91.104 acres with cattle pasture, hay ground, tillable acres, and a beautiful lake. This property is split in 5 total tracts or can be bought as a whole. Tract 1, 2, 3, and 5 are nearly all tillable, while Tract 4 consists of pasture, hay ground, and a 2.5 acre lake.



- **LOCATION:**
3 miles southwest of Waynetown
- **PRICE: \$890,150**
Terms: Cash
Real Estate Taxes: \$1,485.44
- **VIEW LISTING AND MAP:**
<https://bit.ly/MontCo91>
- **ACREAGE BREAKDOWN:**
Tract 1: 5 Acres, 4.89 Tillable
Tract 2: 6 Acres, 6 Tillable
Tract 3: 13.1 Acres, 11.14 Tillable
Tract 4: 53.9 Acres, pasture, hay ground and 2.5 Acre Lake
Tract 5: 12 Acres, 11.88 Tillable

Contact for more information:

Sara Hageman Schenck

Managing Broker, ALC
Waynetown, IN

Phone:
219.261.2000

Cell:
765.366.1212

sara.hageman@hagemanrealty.com



Amanda Andreoni

Broker

Phone:
219.261.2000

Cell:
219.863.4172

amanda.andreoni@hagemanrealty.com



Jocque Sheldon

Broker

Phone:
219.261.2000

Cell:
317.501.1288

jocque.sheldon@hagemanrealty.com





TRACT 1

TOTAL ACRES: 5
Tillable Acres: 4.89
WAPI: 161

- **PRIMARY SOILS:**
Reesville silt loam (100%)
- **PRICE: \$72,500 (\$14,500/Ac)**
Real Estate Taxes: Subject to
County Parceling



TRACT 2

TOTAL ACRES: 6
Tillable Acres: 6
WAPI: 166

- **PRIMARY SOILS:**
Reesville silt loam (80.6%)
Ragsdale silty clay loam (19.4%)
- **PRICE: \$87,000 (\$14,500/Ac)**
Real Estate Taxes: Subject to
County Parceling





TRACT 3

TOTAL ACRES: 13.1
Tillable Acres: 11.14
WAPI: 156.7

- **PRIMARY SOILS:**
Xenia- Birkbeck silt loam (51%)
Reesville silt loam (47.8%)
St. Charles silt loam (1.2%)
- **PRICE: \$176,850 (\$13,500/Ac)**
Real Estate Taxes: Subject to County Parceling



TRACT 4

TOTAL ACRES: 53.9
Pasture Acres: 51.4
Lake: 2.5

- **PROPERTY INFORMATION:**
Pasture and hayground including 51.4 acres, 2.5 acre lake, building site potential
- **PRICE: \$379,800**
Real Estate Taxes: Subject to County Parceling



TRACT 5

TOTAL ACRES: 12
Tillable Acres: 11.88
WAPI: 151

- **PRIMARY SOILS:**
Reesville silt loam (60.6%)
St. Charles silt loam (15.7%)
Alford silt loam (7.6%)
- **PRICE: \$174,000 (\$14,500/Ac)**
Real Estate Taxes: Subject to County Parceling

