



HAGEMAN REALTY

4746 W. U.S. Hwy. 24 • Remington, Indiana 47977
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www.hagemanrealty.com

HAGEMAN REALTY proudly presents

Miller Farm White County, Indiana

TOTAL ACRES: 120
TILLABLE ACRES: 89
WOODED ACRES: 31

LOCATION:
Approx. 7 miles southwest of Monon

IMPROVEMENTS:
None

REAL ESTATE TAXES: \$1,219 / yr (estimated)

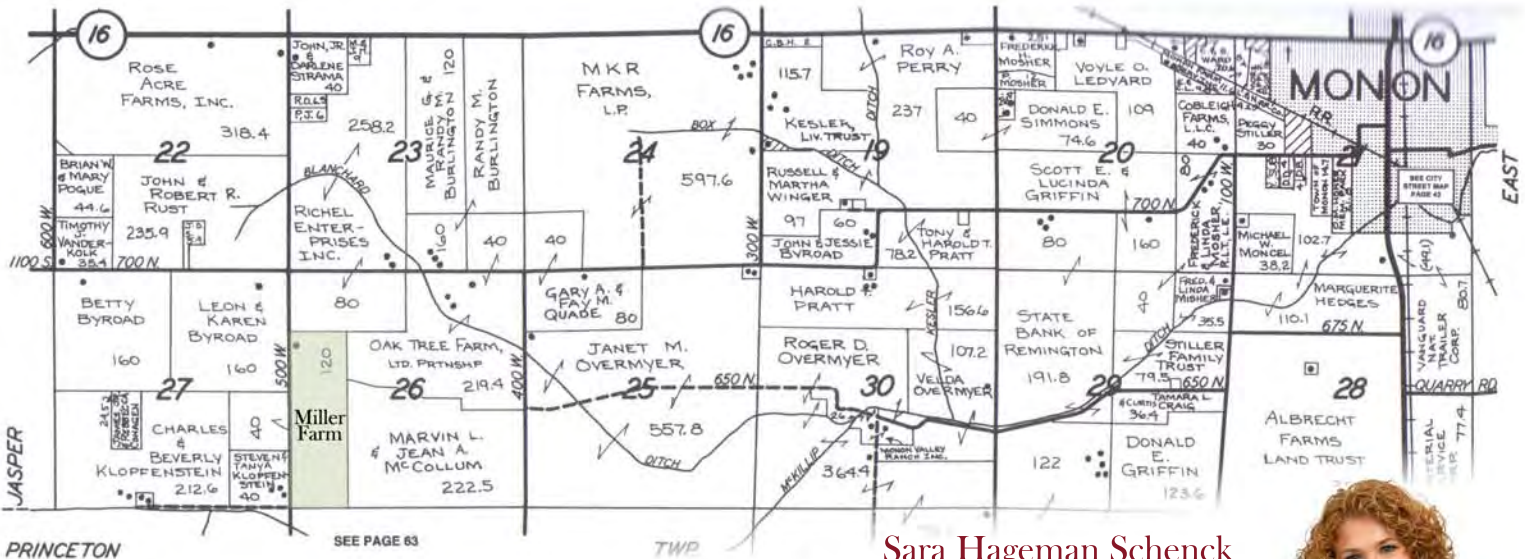
ASKING PRICE: \$480,000.00 (\$4000/A)

TERMS: Cash

Hunting Opportunities:



(Picture taken on farm)



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PRIMARY SOILS:

Rensselaer, Darroch, Gilford, Seafield, Morocco,
 Brems, Chelsea

DRAINAGE:

Underground tile, ditch, and natural

FSA INFORMATION:

Corn Base 85.6 acres
 Yield: 101 bu/ac



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Corn	Grass-legume hay	Pasture	Soybeans	Winter wheat
Rg	Rensselaer loam, sandy substratum	33.7	29.6%	IIw	140	4.6	9.2	49	56
Se	Seafield fine sandy loam	28.8	25.3%	IIw	95	3.1	6.2	33	38
BmA	Brems loamy fine sand, 0 to 2 percent slopes	12.6	11.1%	IVs	70	2.3	4.6	25	32
Gf	Gilford fine sandy loam	11.3	9.9%	IIw	120	4.0	8.0	42	48
Mb	Maumee loamy fine sand	7.3	6.4%	IIIw	99	3.2	6.5	35	44
ChC	Chelsea fine sand, 6 to 15 percent slopes	7.3	6.4%	VIIs	0	1.8	3.6	0	0
Mr	Morocco fine sand	6.3	5.5%	IVs	80	2.6	5.2	28	36
ChB	Chelsea fine sand, 2 to 6 percent slopes	4.6	4.0%	IVs	65	2.1	4.2	23	29
Dc	Darroch silt loam	1.8	1.6%	IIw	130	4.3	8.6	46	52
Weighted Average					101	3.4	6.8	35	41