

FOR SALE

— BUILD *Your* DREAM —

22.691 +/- ACRES

22+/- TILLABLE | 0.691+/- NON-TILLABLE



PLANT YOUR ROOTS.

Rare 7-8+/- acre tracts located at one of Greater Lafayette's most desirable rural address. All three tracts feature frontage along CR 200 S with a quiet country setting putting you just minutes from Lafayette, West Lafayette, and Purdue University.

Whether you are planning to build now, farm for income, or simply invest in a prime piece of real estate, contact Sam today!

LISTING PRICE:
\$25,000/ACRE

LEARN MORE ABOUT THIS LISTING

Access additional details of this sale including photos maps and drone footage.



Sam Clark

Noblesville, IN

317.442.0251

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HALDERMAN
REAL ESTATE & FARM MANAGEMENT

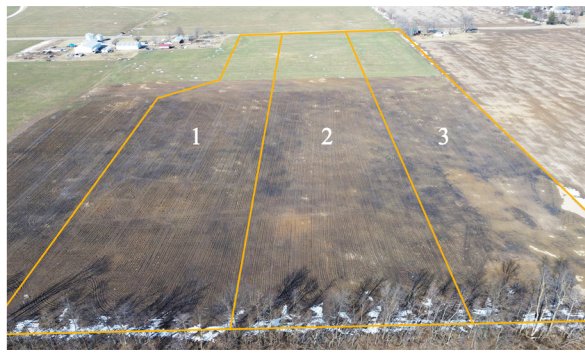


Haldeman-Harmeyer
Real Estate Services



800.424.2324
halderman.com





TRACT 1: 8.762+/- ACRES

8.6+/- Tillable
0.162+/- Non-Tillable

TRACT 2: 6.959+/- ACRES

6.7+/- Tillable
0.259+/- Non-Tillable

TRACT 3: 6.97+/- ACRES

6.7+/- Tillable
0.27+/- Non-Tillable

22.691+/- ACRES

PROPERTY LOCATION

Just east of Lafayette, IN along the south side of CR 200 S approximately 0.4 miles east of CR 900 E in Sheffield Township, Tippecanoe County.

TOPOGRAPHY

Level

ZONING

Agricultural

LISTING PRICE

\$25,000/Acre

PROPERTY TYPE

Building Lot, Building Site

SCHOOL DISTRICT

Tippecanoe School Corp.

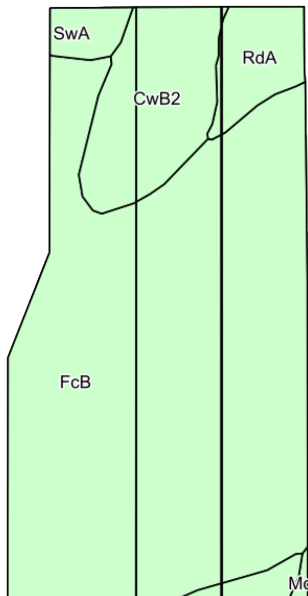
ANNUAL TAXES

\$366.00



SURVEY PLAT AND SOIL TESTS AVAILABLE UPON REQUEST.

SOIL MAP



KEY	SOIL DESCRIPTION	ACRES	CORN	SOYBEANS
FcB	Fincastle-Crosby complex, 1 to 3 percent slopes	17.71	151	49
CwB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	2.83	138	46
RdA	Richardville silt loam, 0 to 2 percent slopes	1.19	145	51
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	0.89	155	51
Md	Mahalasville-Treaty complex	0.07	185	53
WEIGHTED AVERAGE (WAPI)			149.3	48.8

HLS#SFC-13222

Additional information including photos and maps are available at halderman.com.

