

AUCTION

October 16th
Tippecanoe Co



FARMLAND • WOODS • HUNTING
COUNTRY HOME • BUILDING SITE

81⁺ Acres • 6 Tracts
38⁺ Tillable • 27⁺ Wooded

AUCTION



Lauramie Twp
Tippecanoe
County

81⁺ Acres • 6 Tracts

OCT. 16th • 6:30 PM

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Faith Community Center
5572 Mercy Way • Lafayette, IN 47905

Lauramie Twp
Tippecanoe County



81⁺ Acres • 6 Tracts
38⁺ Tillable • 27⁺ Wooded

Jim Clark

Frankfort, IN • 765.659.4841 • jimc@halderman.com

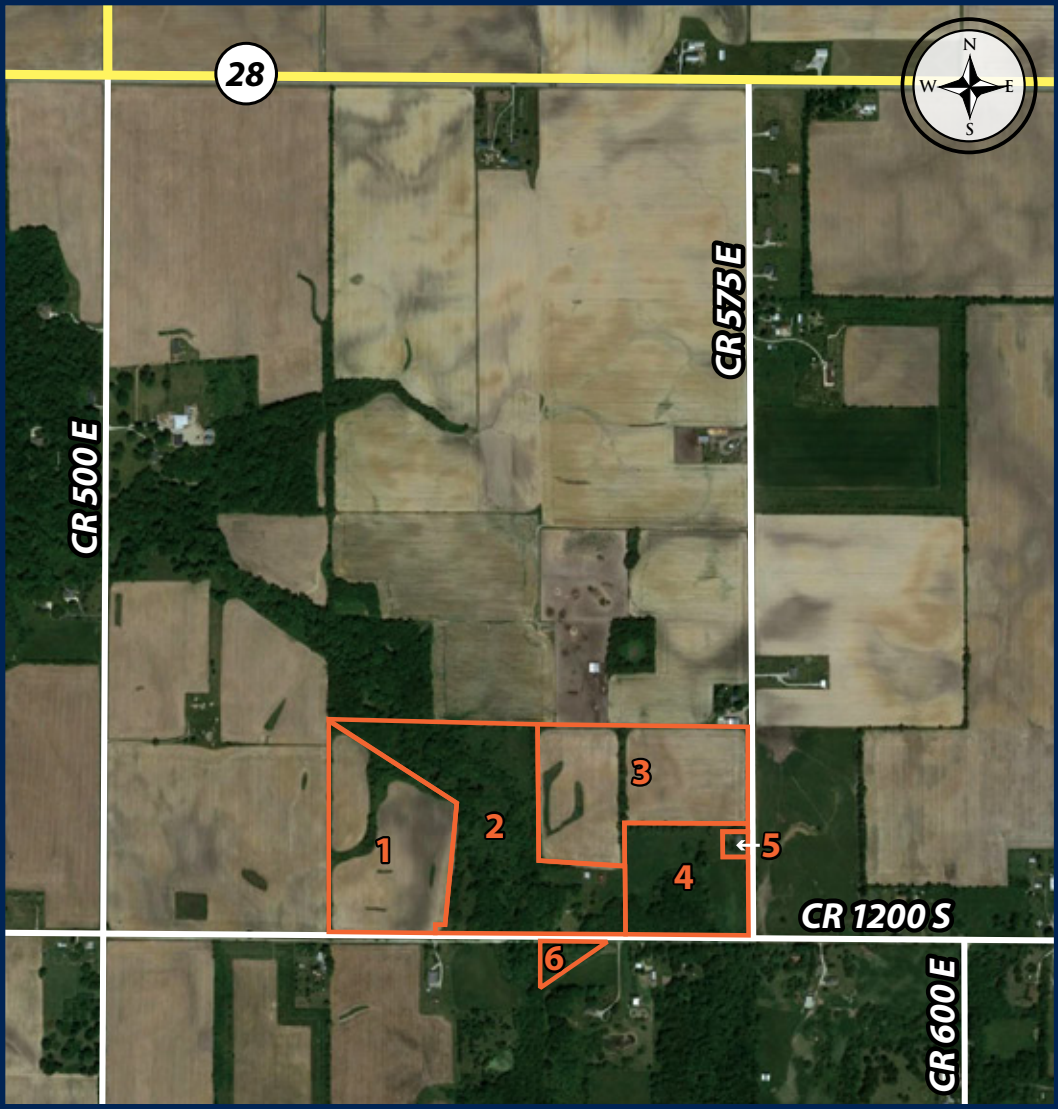
Sam Clark

Noblesville, IN • 317.442.0251 • samc@halderman.com

Gary Bohlander

Darlington, IN • 765.794.0221 • garyb@halderman.com

Owner: Workman Family



TRACT INFORMATION

Tract 1: 19+/- Acres
17.2+/- Tillable

Tract 2: 26.16+/- Acres
Woods/Pasture

Tract 3: 22+/- Acres
21.6+/- Tillable

Tract 4: 12+/- Acres
Woods/Pasture
& Building Site

Tract 5: .84+/- Acre
Homesite

***Tract 6:** 1+/- Acre
All Wooded

**If Tract 6 does not have an individual tract bid, it will be combined with Tract 2.*

PROPERTY INFORMATION

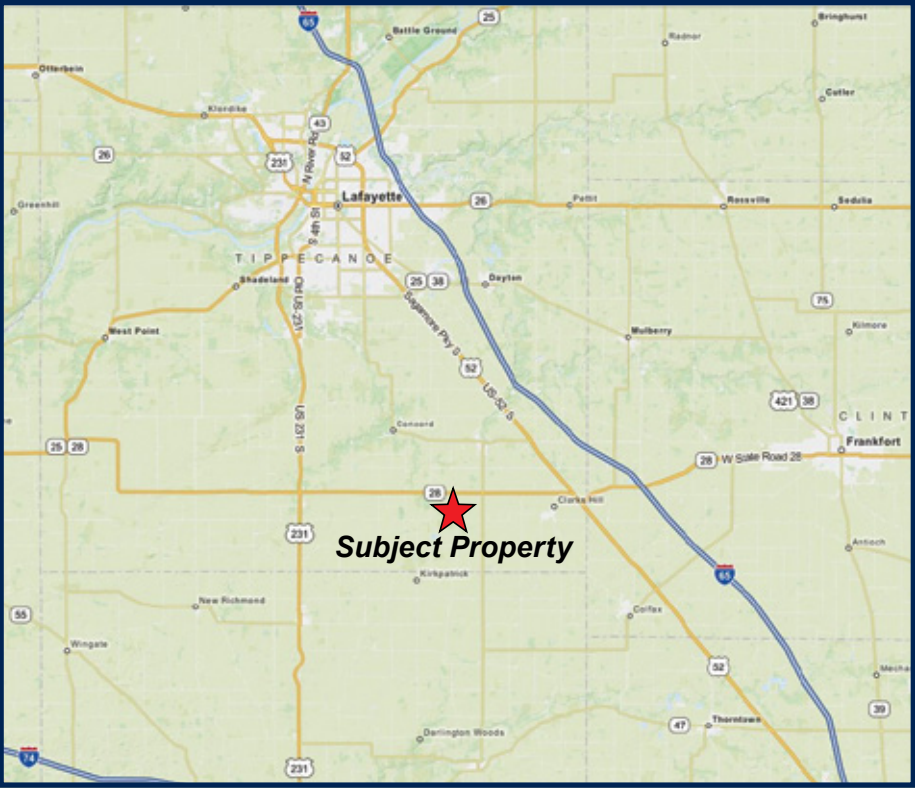
Location: 10 miles southeast of Lafayette, in the northwest corner of CR 575 E & CR 1200 S

Zoning: Agricultural

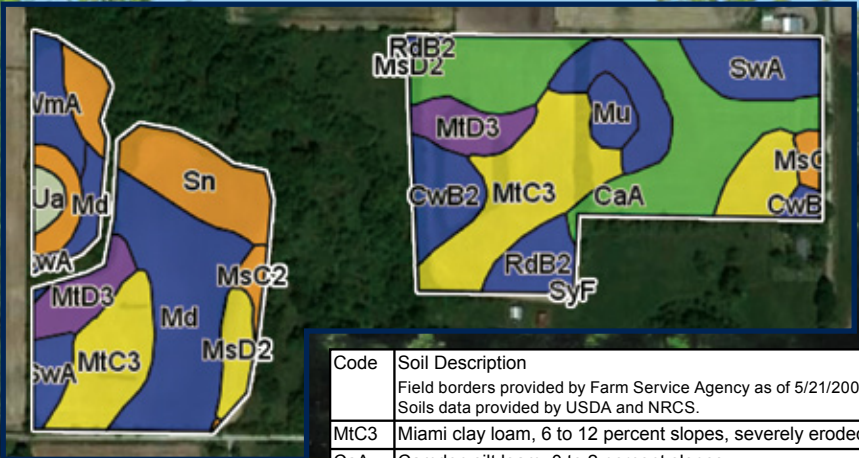
Topography: Rolling

Schools: Tippecanoe School Corporation
McCutcheon High School

Annual Taxes: \$2,517.46



SOILS INFORMATION



Code	Soil Description	Acres	Corn	Soybeans	Winter wheat
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.					
MtC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	8.2	125	44	56
CaA	Camden silt loam, 0 to 2 percent slopes	6.9	155	54	78
Md	Mahalasville-Treaty complex	5.7	185	53	74
Sn	Sloan clay loam, occasionally flooded	3.4	155	42	62
RdB2	Richardville silt loam, 2 to 6 percent slopes, eroded	3	140	49	70
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	2.8	165	54	74
MtD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	2.5	125	44	63
CwB2	Crosby-Miami complex, 2 to 6 percent slopes, eroded	1.8	146	49	66
VmA	Waynetown silt loam, 0 to 2 percent slopes	1.1	155	51	70
MsD2	Miami silt loam, 12 to 18 percent slopes, eroded	0.9	130	46	65
KcC2	Kalamazoo silt loam, kame, 6 to 12 percent slopes, eroded	0.7	130	46	65
MSc2	Miami silt loam, 6 to 12 percent slopes, eroded	0.7	130	46	59
Mu	Milford silty clay loam, pothole	0.7	160	44	64
Ua	Udorthents, loamy	0.4			
Weighted Average		147.3	48.1	66.8	

OPEN HOUSES: SEPT. 26th 5:30-7:30 PM & SEPT. 29th 10:00-11:30 AM



HOME DETAILS

**11902 S CR 575 E
Lafayette, IN 47909**

- 1,748 sq. ft.
- 1-Story Ranch-Style
- 2 Bedrooms
- 1½ Baths
- Enclosed Porch
- Full Basement
- Lower Level Garage

