

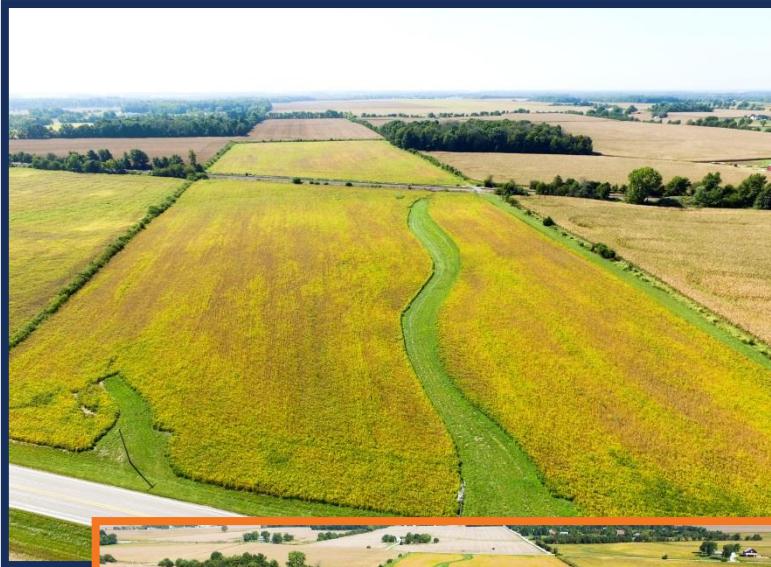
FOR SALE: Quality Farmland or Potential Building Site – Can Be Divided

Price Reduced

28.5[±] Acres
Asking \$233,700 or \$8,200/Acre

General Information:

Total Acres:	28.5 [±] Acres
County:	Tippecanoe
Township:	Sheffield
Location:	E SR 38 Lafayette, IN 47905
Schools:	TSC-McCutcheon
RE Taxes:	\$772.74
HLS #:	SFC-12251
Zoning:	A-Agricultural
BAC:	Co-Broker Available



Property Details & Features:

- Income Producing Farm
 - 26.2[±] Acres Tillable
 - 0.8[±] Acres Waterways
- Well Drained with Significant Tile Ditching Investment
- 720' of Frontage Along State Road 38
- Fantastic Location with Easy Access to Lafayette
- Sought After Potential Rural Building Site
- Enjoy Privacy and Room for Recreation while still being close to Everything
- Build Your Dream Home, Mini Farm, or Country Estate
- Can Purchase Just Potentially Part of Farm if Desired

Contact Me for More Info

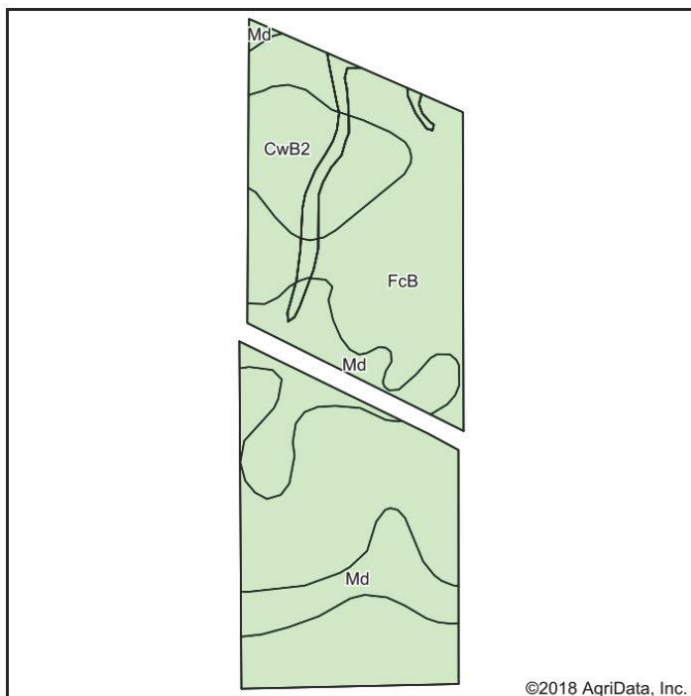
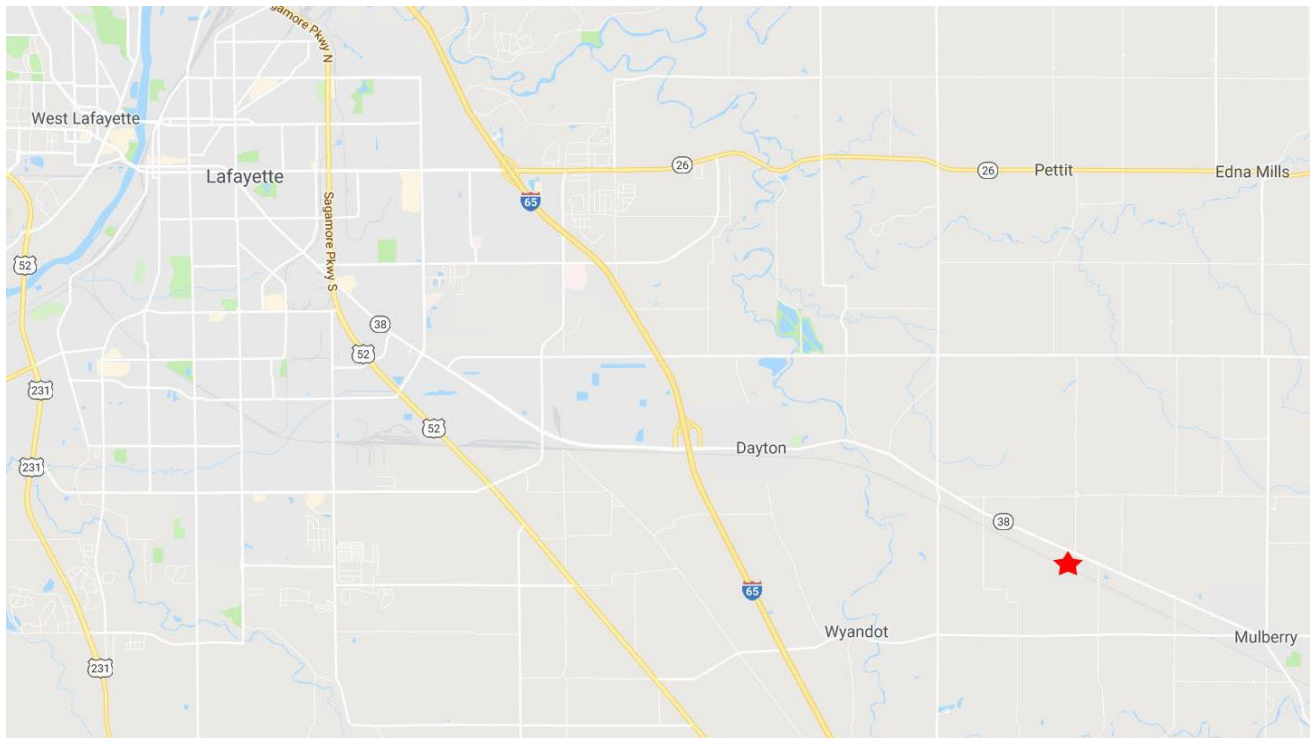
Sam Clark: 317-442-0251 or samc@halderman.com

Visit www.halderman.com for More Photos

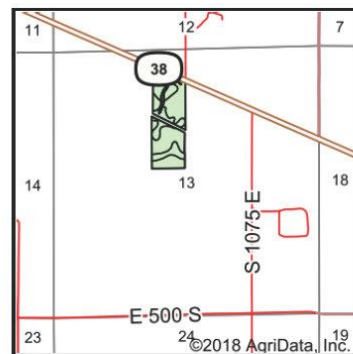
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All information is subject to verification by parties relying upon it, and no liability for its accuracy, errors, or omissions is assumed by the Sellers or HRES or HHRES.

Maps:



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Tippecanoe**
 Location: **13-22N-3W**
 Township: **Sheffield**
 Acres: **27.02**
 Date: **9/18/2018**

HALDERMAN
 REAL ESTATE & FARM MANAGEMENT

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN157, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Winter wheat	Soybeans	Corn
FcB	Fincastle-Crosby complex, 1 to 3 percent slopes	17.96	66.5%	Ile	68	49	151
Md	Mahalasville-Treaty complex	5.56	20.6%	IIW	74	53	185
CwB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	3.50	13.0%	Ile	62	46	138
Weighted Average					68.5	49.4	156.3

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