

REAL ESTATE LISTING PROPERTY FOR SALE

TIPPECANOE COUNTY, IN / 16.5± ACRES / INDIANA HOME SITE

Directions to Property: SR 26 west of Purdue from Lindburg Road to CR N 550W. Turn south follow curve in road to CR N 575 W. Property is ¼ mile on the west side of road, watch for sign.

This is a great location to build a new home or use property for recreational purposes. Shopping and Purdue University are all close by, abundant wildlife present across the property as well..



LIST PRICE:

\$239,000



PASTURE LAND:

4.5± ACRES



TOTAL ACRES:

16.5± ACRES

- **Address:** Off County Road N 575 W
- **Pastures / Woods:** 4.67 acres of pasture
- **Zoning:** #100 Agricultural Vacant Land
- **County:** Tippecanoe County
- **State:** Indiana
- **Taxes Payable:** 2016: \$118.59
- **Oil/Mineral Rights:** None
- **High School:** Benton Community School Corp.
- **Electric Source:** Tipmont REMC
- **Owner:** Hans M Geyer, ETAL
- **Possession Date:** At closing
- **Topography:** Wooded Lot, with 4.5± acres of pasture land



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Geyer • TF31T



800.451.2709

schraderauction.com/listings

Listing Broker: TODD FREEMAN

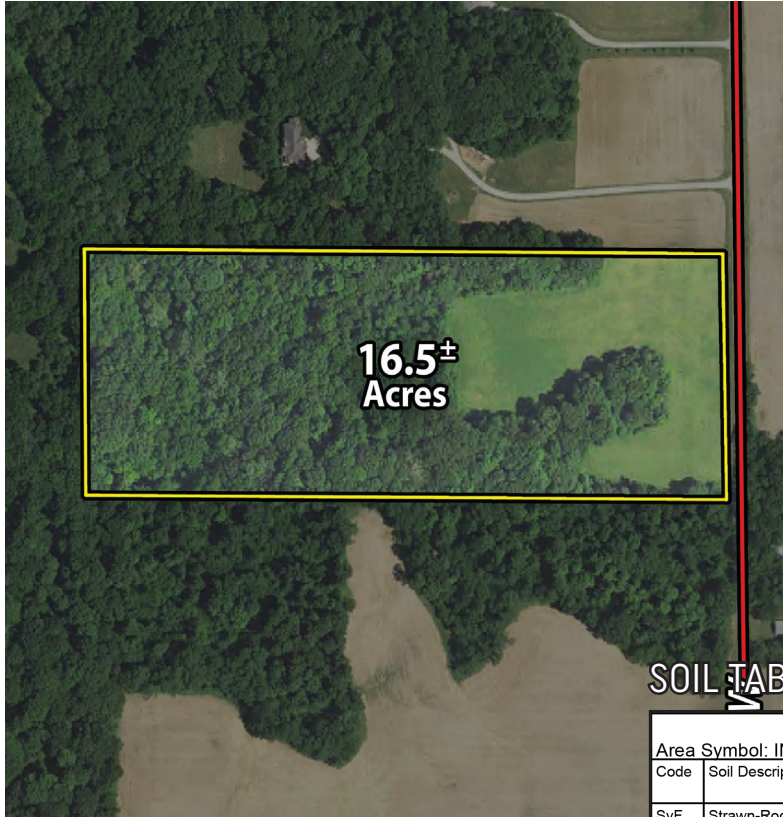
765-414-1863 • todd@schraderauction.com

REAL ESTATE LISTING

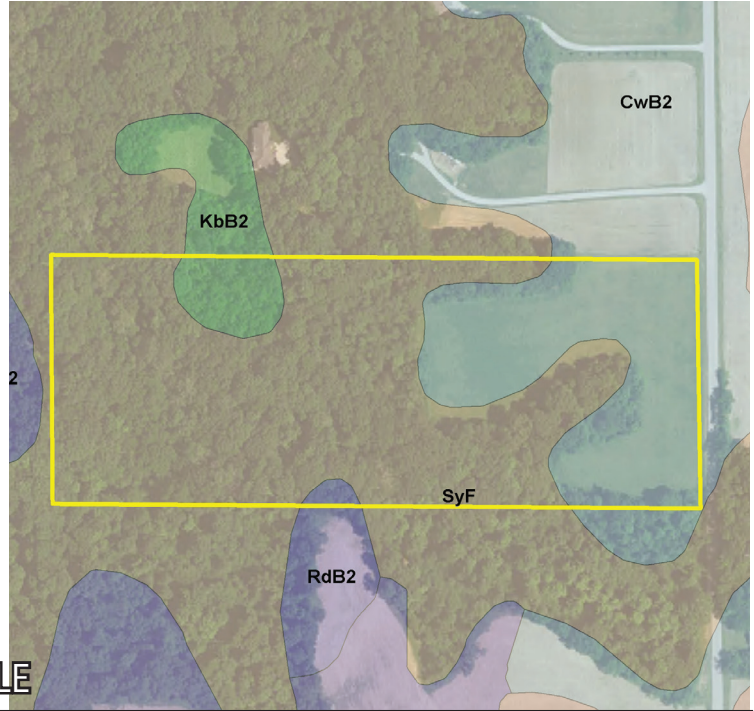
PROPERTY FOR SALE

- **TIPPECANOE COUNTY, IN**
- **16.5± ACRES**
- **PRICE: \$239,000**

AERIAL MAP



SOIL MAP

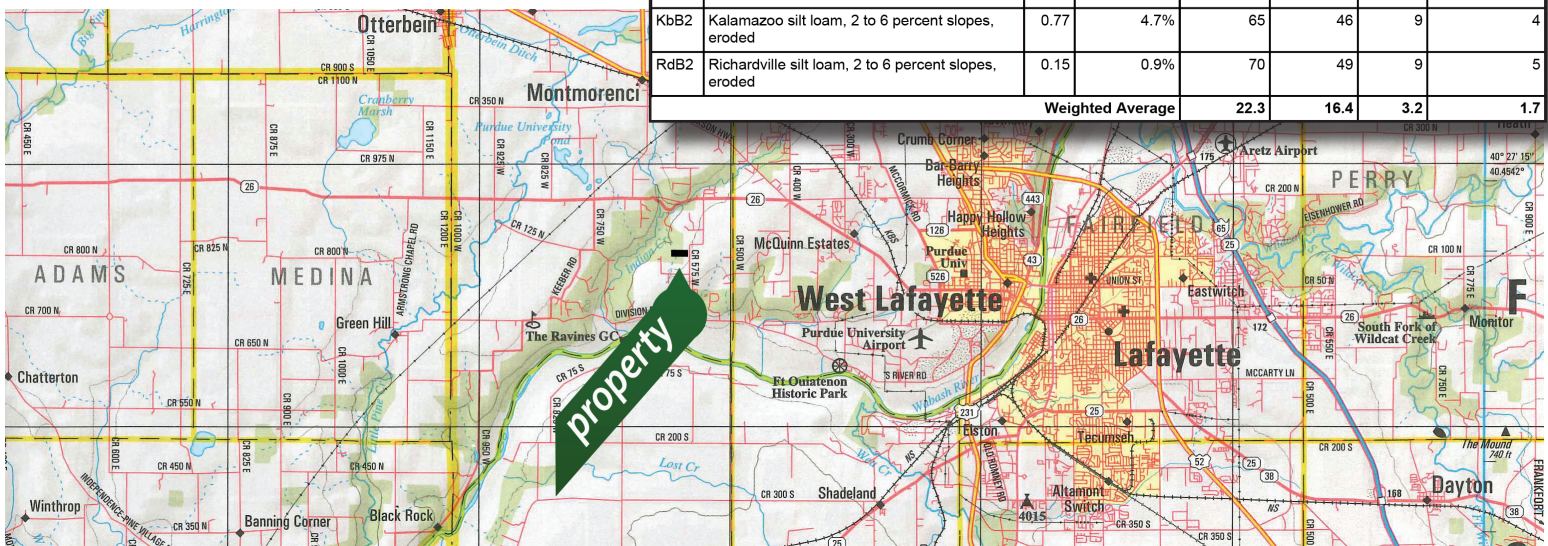


SOIL TABLE

Area Symbol: IN157, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Winter wheat	Soybeans	Pasture	Grass legume hay
SyF	Strawn-Rodman complex, 18 to 50 percent slopes	10.55	64.4%				
CwB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	4.90	29.9%	62	46	9	5
KbB2	Kalamazoo silt loam, 2 to 6 percent slopes, eroded	0.77	4.7%	65	46	9	4
RdB2	Richardville silt loam, 2 to 6 percent slopes, eroded	0.15	0.9%	70	49	9	5
Weighted Average				22.3	16.4	3.2	1.7

LOCATION MAP



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

Geyer • TF31T