

SEALED BID AUCTION

TIPPECANOE COUNTY
WEST LAFAYETTE, INDIANA

+/- 60 Acres | Available in One Tract



www.gfarmland.com



THURSDAY, NOVEMBER 21, 2024

BIDS DUE BY 12PM EST

AUCTIONEER: JOHNNY KLEMMER | LICENSE #: AU12000053

SELLERS: Carl Lemen Family, et al.

SEALED BID SUBMISSION FORM

TIPPECANOE COUNTY, INDIANA | LISTING # JK247960AU REAL ESTATE AUCTION

Upon completing this form in its entirety,
you may mail a hardcopy to:

Geswein Farm & Land

Attn: Auctions

1100 N 9th St.

Lafayette, IN 47904

Please make checks payable to Geswein
Farm & Land Realty LLC.

SEALED BIDS DUE:

THURSDAY

NOVEMBER 21, 2024

12:00PM EST

Johnny Klemme, Auctioneer

License # AU12000053

- A down payment for not less than ten (10%) percent of the bid will be required with the submitted bid on November 21, 2024. This down payment shall serve as Earnest Money and the balance of the contract purchase price is due in cash at closing. See section above: 'OFFERING PROCEDURE' for more details on Earnest Money. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING OR APPRAISAL, be certain that you have arranged financing, if needed, and are capable of paying for the property in cash at closing.
- All sealed bids will be presented simultaneously to the Seller on November 21, 2024. Sealed bids are subject to approval or rejection by seller.
- The property is being offered to the highest bidder(s) in the manner resulting in the highest sale price.
- See Terms & Conditions for more details.

QUESTIONS: Call 765 - 426 - 6666 or Email auctions@gfarmland.com

FIRST NAME

LAST NAME

STREET ADDRESS

CITY / STATE / ZIP

PRIMARY PHONE

OTHER PHONE

EMAIL ADDRESS

DRIVER LICENSE # (or other state issued ID)

ISSUING STATE

FINANCIAL INSTITUTION (bank or credit union)

ADDRESS

By signing below, bidder acknowledges receipt and understanding of terms listed within the Terms & Conditions page for this auction.

SIGNATURE

DATE

\$

TOTAL BID



60 +/- Acres | Tippecanoe County, Indiana | Listing # JK2479630AU

ONE-CHANCE SEALED BID SALE



BIDDER RESPONSIBILITY: It is the Bidder/Buyers responsibility to read and review all terms & conditions prior to bidding on any property. By bidding on the property, the Bidder/Buyer agrees that these terms will supersede all prior discussions, negotiations, and agreements, whether oral or written. The bidder/buyer agrees his/her actions shall be binding and obligatory upon the undersigned, their separate heirs, administrators, executors, assigns, and successors in the interest of the undersigned. Bidder may not assign the rights afforded the Bidder to any other party without the Seller's consent. Successful bidder(s) agree to immediately execute a purchase agreement following the conclusion of the auction per the following terms and conditions. By bidding on the property, bidder/buyer agrees to all terms and conditions set forth and will enter into a contractual real estate purchase agreement to purchase the property under the following terms and conditions.

NO CONTINGENCIES: Bidding is not contingent on or subject to Buyer's financing, appraisal, survey or inspections of any kind or any other contingencies as agreed to by bidders at registration prior to bidding.

OFFERING PROCEDURE: All interested parties are required to make Sealed Bids on purchase agreement contract forms provided by Geswein Farm & Land Realty, LLC. To be considered, all Sealed Bids must be made and delivered to the Geswein Farm & Land Realty at the Lafayette, Indiana office electronically or in person on or before Thursday, November 21, by 12:00PM EST. The Seller will accept or reject bids by 5:00PM EST on Thursday, November 21, 2024. All Bidders will be notified shortly thereafter but no later than 12:00pm EST on Friday, November 22, 2024. Seller reserves the right to accept or reject any and/or all bids. The property is being offered to the highest bidder(s) in the manner resulting in the highest sale price. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING OR APPRAISAL**, be certain that you have arranged financing, if needed, and are capable of paying for the property in cash at closing. **ACCEPTANCE OF BID PRICES:** The successful high bidder(s) will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller.

NEW DATA, CORRECTIONS AND CHANGES: Please review all announcements prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

DOWN PAYMENT: : A down payment for not less than ten (10%) percent of the bid will be required with the submitted bid on November 21, 2024. This down payment shall serve as Earnest Money and the balance of the contract purchase price is due in cash at closing. Checks should be made payable to: Geswein Farm & Land Realty LLC. See section above: 'OFFERING PROCEDURE' for more details on Earnest Money. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING OR APPRAISAL**, be certain that you have arranged financing, if needed, and are capable of paying for the property in cash at closing.

DEFAULT: Bidder(s)/Buyer(s) failing to submit earnest money funds by the date/time required will be considered in default. If Bidder(s)/Buyer(s) is unable to secure financing and/or pay for property in cash at closing by specified date, the bidder(s)/buyer(s) will be considered in default. Such default by the Bidder(s)/Buyer(s) will result in that Bidder's/ Buyer's liability to both the Seller and Geswein Farm & Land Realty, LLC. Seller shall have the right to (a) declare this contractual agreement cancelled and recover full damage for its breach, (b) to elect to affirm this contractual agreement and enforce its specific performance or (c) Seller can resell the property either publicly or privately with Geswein Farm & Land Realty, LLC and in such an event, the Bidder(s)/Buyer(s) shall be liable for payment of any deficiency realized from the second sale plus all costs, including, but not limited to the holding costs of the property, the expenses of both sales, legal and incidental damages of both the Seller and Geswein Farm & Land Realty, LLC. In addition, Geswein Farm & Land Realty, LLC also reserves the right to recover any damages separately from the breach of the Buyer. Both the Successful Bidder and Seller shall indemnify Geswein Farm & Land Realty, LLC for and hold harmless Geswein Farm & Land Realty, LLC from any costs, losses, liabilities, or expenses, including attorney fees resulting from Geswein Farm & Land Realty, LLC being named as a party to any legal action resulting from either Bidders or Sellers failure to fulfill any obligations and undertakings as set forth in this contractual agreement.

ACCEPTANCE OF BID PRICES: : All sealed bids will be presented simultaneously to the Seller on November 21, 2024. Sealed bids are subject to approval or rejection by seller.

CONFLICTS: In the event of any conflict between this document and the sales contract, the sales contract will prevail.

POSSESSION & CLOSING: Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 20, 2024. Closing to take place at Stallard & Schuh located in Lafayette, Indiana. Final settlement will require wire transfer. Open Lease for 2025. Possession shall take place at closing.

TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: Seller will pay the 2023 payable in 2024 real estate taxes and assessments. 2024 real estate taxes and assessments due and payable in 2025 shall be paid by the seller.

FARM INCOME: Seller will retain the 2024 farm income.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by the State or local law. The cost of the survey shall be shared equally by the seller and buyer(s). The type of survey performed shall be at the seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. If a survey is completed, the purchase price for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction price bid for the tract, divided by the tract acreage estimated in the auction brochure.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the seller, if any.

AERIAL IMAGES: Photos, aerial images and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records, and aerial mapping software.

AUCTION END TIMES: Geswein Farm & Land Realty, LLC auctions are timed events and all bidding will close at specified time. All sealed bids are due by 12:00pm EST on November 21, 2024.

CONDITIONS OF THE AUCTION:

The Auctioneer's decision is final in the event of a dispute over any Auction matter. The Auctioneer reserves the right to accept bids in any increments he feels are in the best interest of his clients and reserve the right to waive any previously printed or announced requirements. All Auction day announcements by the Auctioneer supersede any printed material or any other Auction statements made previously. The Auctioneer reserves the right to bid on behalf of any buyer. All Auction Sales Contracts will be presented to the seller for approval. The Auctioneer reserves the right to withdraw any property from the Auction, without penalty. Auctioneer may elect to cancel the Auction without penalty if Auctioneer believes that the outcome will not be in the Seller's best interest. If Seller is not present, the Auctioneer may elect to start or cancel the Auction without penalty. The Auctioneer shall be held harmless by buyer and seller should the property fail to go to a successful settlement for any reason. The seller, Auctioneer, and its agents shall not be held liable for any errors or omissions regarding Auction property. Buyer assumes responsibility to check with the appropriate authority/authorities regarding the property's zoning and current or future intended use as well as any restrictions or covenants affecting the property. Bidder(s) have the right and should examine the applicable county master plan and any municipal land use plans and maps for the area in which the property is located prior to bidding. The Seller, Auctioneer, and agents assume no responsibility for the information contained in said plan(s) and assumes no liability for failure by buyer to review the plans. The contract will not be contingent upon bidder(s) review of such plans. Auctioneer complies with all federal, state, and local laws regarding the buying and selling of property.

TECHNICAL ISSUES DISCLAIMER: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Geswein Farm & Land Realty, LLC reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Geswein Farm & Land Realty, LLC, shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

RELEASE OF LIABILITY

Attendees agree to observe and obey all rules, warnings, and oral instructions or directions given by Geswein Farm & Land Realty, LLC and/or auction house. Attendees hereby release, waive, and forever discharge any and all liability, claims, and demands of whatever kind or nature against Geswein Farm & Land Realty, LLC and its affiliated partners and sponsors, including in each case, without limitation, their directors, officers, employees, volunteers, and agents (the "released parties") either in law or in equity, to the fullest extent permissible by law, including but not limited to damages or losses caused by the negligence, fault, or conduct of any kind on the part of the released parties, including but not limited to death, bodily injury, illness, economic loss, or out of pocket expenses, or loss or damage to property, which attendees, heirs, assignees, next of kin and/or legally appointed or designated representatives, may have or which may hereinafter accrue on my behalf, which arise or may hereafter arise from my attendance and/or participation.

PROPERTY INSPECTION: Every potential Bidder is responsible for conducting, at their own risk, their own independent inspections, due diligence, investigations, and inquiries concerning the property. Inspections may be scheduled with auction personnel. Further, Seller, Seller's Agent, and Auctioneer disclaim any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company, auctioneer or real estate agency. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller, the auction company, auctioneer, or real estate agency. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company and/or auctioneer. The seller & sellers agent reserve the right to preclude any person from bidding if there are any questions as to the person's credentials, fitness, etc. All decisions of the auction company or seller agent are final. Bidder expressly warrants the purchase is being made in AS IS CONDITION and solely based upon Bidder's examination of the Property and without any expressed or implied warranties of the Auction Company or Seller. The property is sold, and the Bidder agrees to accept the Property in its present condition, AS IS, with all faults, in all respects, subject to utility easements, zoning ordinances, and any other restrictions of record. No warranties as to physical condition, environmental condition, habitability, suitability to a particular purpose, tenancies, or compliance with any laws, codes, or ordinances, including those relating to water supplies and septic systems ("Deficiencies") are made by the Seller unless stated otherwise. Any and all cost and responsibility for curing Deficiencies, if any, is the Bidder's, and the correction and cure of any Deficiencies shall not be a condition of this sale or affect the Bidder's obligations under this Contract.

AGENCY & AUCTIONEER: Auctioneer John R. Klemme and Geswein Farm & Land Realty LLC (and its representatives) are exclusive agents of the seller. Indiana Auction License # AU12000053.

Sellers: Carl Lemen Family, et al.

Geswein Farm & Land Realty
1100 N 9th St, Lafayette IN 47904
765-426-6666
auctions@gfarmland.com



DISCLAIMER AND ABSENCE OF WARRANTIES: All information in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. ANNOUNCEMENTS MADE BY THE REAL ESTATE AGENCY OR AUCTIONEER DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SEALED BID AUCTION



60 + / - ACRES West Lafayette, Indiana

Shelby Township / Tippecanoe County

- 8645 SR 26 W, West Lafayette IN 47906
- Offered as One (1) Tract
- +/- 59.73 Total Taxable Acres
- SR 26 Frontage, Minutes to Purdue & West Lafayette
- +/- 38.22 FSA Crop Acres
- Surety WAPI 147.7
- Excellent Investment Opportunity
- Investigate Potential Homesites

AUCTIONEER:

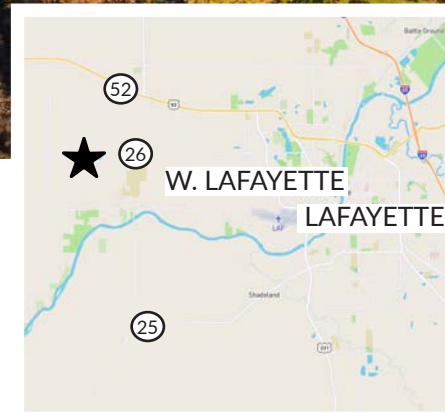
JOHNNY KLEMME

(765) 427 - 1619

Johnny@Gfarmland.com

IN AU # 12000053

Sellers: Carl Lemen Family, et al.



BIDS DUE:

12:00 PM EST



FARM & LAND
Real Estate & Auctions





RESIDENTIAL DETAILS

60 +/- Acres | Tippecanoe County, Indiana

Listing # JK247960AU



8645 SR 26 W, WEST LAFAYETTE IN 47906

3 BEDROOMS / ONE BATH

1,232 SQ FT

ONE STORY

FULL BASEMENT

ATTACHED GARAGE



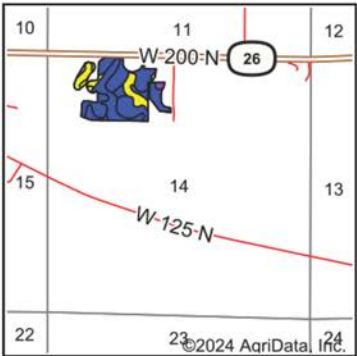
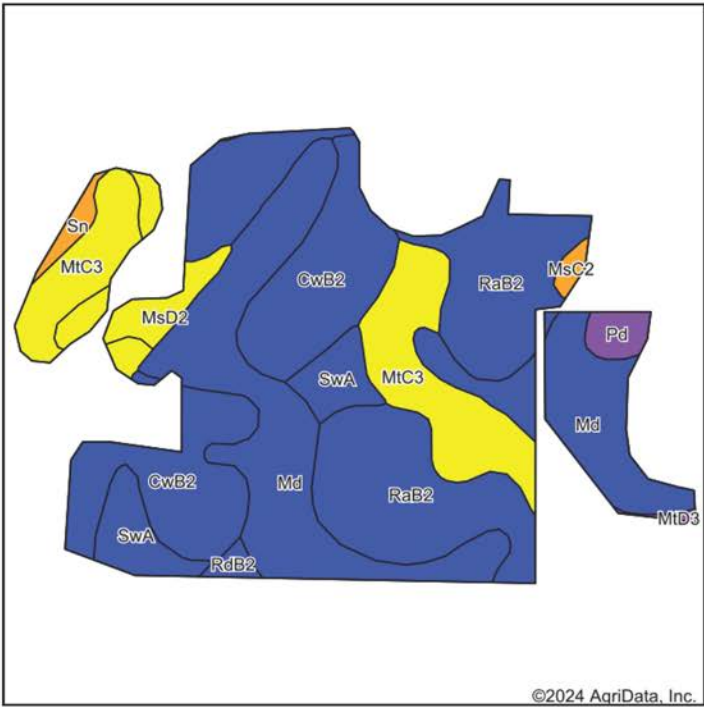
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Photos, aerial images, and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.

SOILS MAP

60 +/- Acres | Tippecanoe County, Indiana
Listing # JK247960AU

Soils Map



State: **Indiana**
County: **Tippecanoe**
Location: **14-23N-6W**
Township: **Shelby**
Acres: **36.97**
Date: **4/10/2024**

GESWEIN
FARM & LAND

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgridataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN157, Soil Area Version: 25														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Md	Mahalasville-Treaty complex	10.02	27.1%		0.5ft.	Ilw	185	6	12	53	74	85	84	82
RaB2	Rainsville silt loam, 2 to 6 percent slopes, eroded	9.88	26.7%		> 6.5ft.	Ile	140	5	9	49	63	79	79	61
CwB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	6.96	18.8%		2.5ft.	Ile	138	5	9	46	62	61	61	49
MtC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	5.43	14.7%		2.7ft.	IVe	126	4	8	44	56	55	55	35
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	2.00	5.4%		> 6.5ft.	Ilw	155	5	10	51	69	94	94	79
MsD2	Miami silt loam, well drained, 12 to 18 percent slopes, eroded	1.33	3.6%		> 6.5ft.	IVe	112	4	8	38	56	50	50	31
Pd	Palms muck, gravelly substratum, undrained	0.51	1.4%		0.2ft.	Vw						44	44	39

Soils data provided by USDA and NRCS.

AUCTIONEER:
JOHNNY KLEMM
(765) 427 - 1619
Johnny@Gfarmland.com
IN AU # 12000053

SOILS MAP - CONT'D

60 +/- Acres | Tippecanoe County, Indiana
Listing # JK247960AU

Maps Provided By:



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
Sn	Sloan clay loam, occasionally flooded	0.33	0.9%		0ft.	IIIw	155	5	10	42	62	88	54	88
RdB2	Richardville silt loam, 2 to 6 percent slopes, eroded	0.23	0.6%		> 6.5ft.	Ile	140	5	9	49	70	80	80	63
MsC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.21	0.6%		2.7ft.	IIle	133	4	9	47	58	64	64	48
MtD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	0.07	0.2%		2.7ft.	VIle	110	4	7	38	49	51	51	32
Weighted Average						2.43	147.7	5	9.6	47.7	63.9	*n 72.9	*n 72.4	*n 60.3

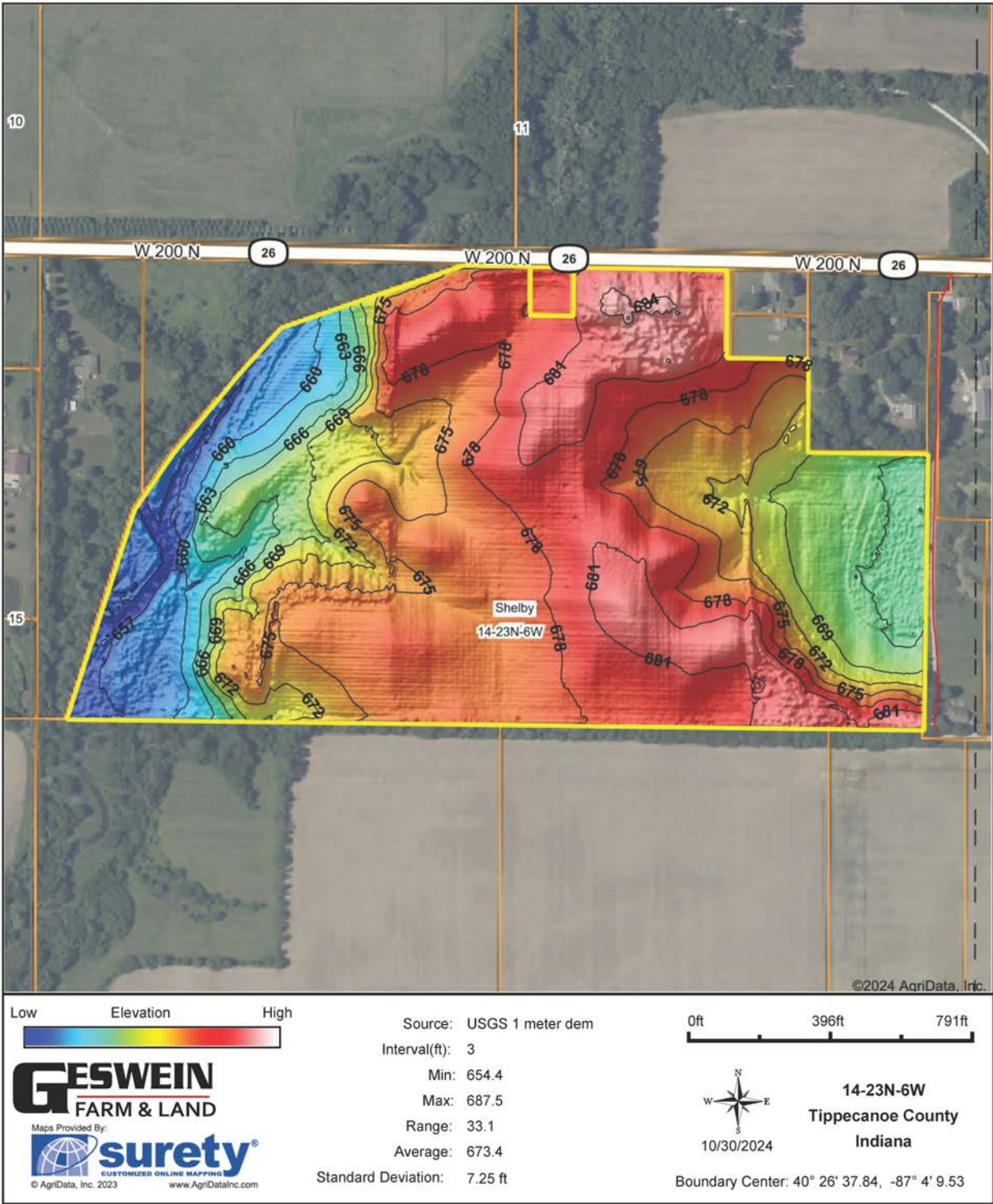
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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TOPOGRAPHY

60 +/- Acres | Tippecanoe County, Indiana
Listing # JK247960AU

Topography Hillshade



AUCTIONEER:

JOHNNY KLEMM

(765) 427 - 1619

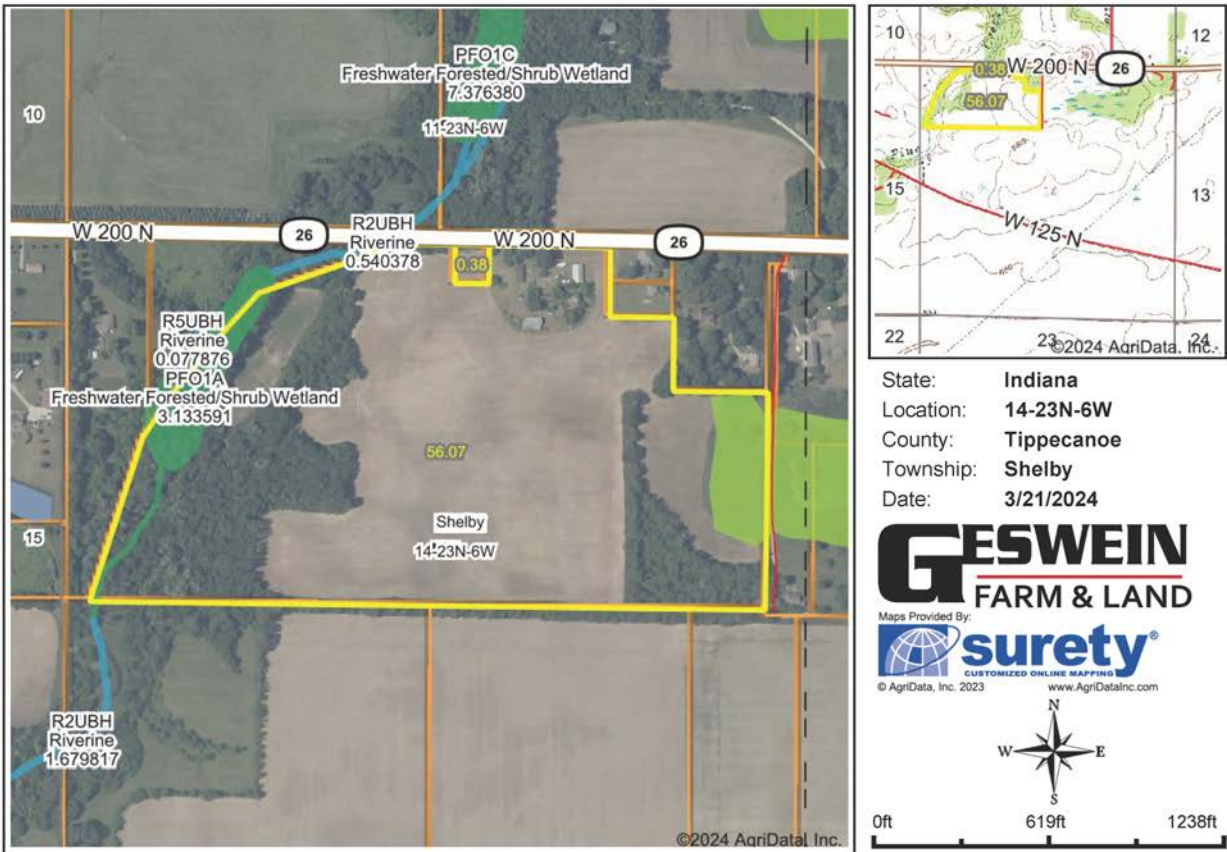
Johnny@Gfarmland.com

IN AU # 12000053

WETLANDS

60 +/- Acres | Tippecanoe County, Indiana
Listing # JK247960AU

Wetlands Map



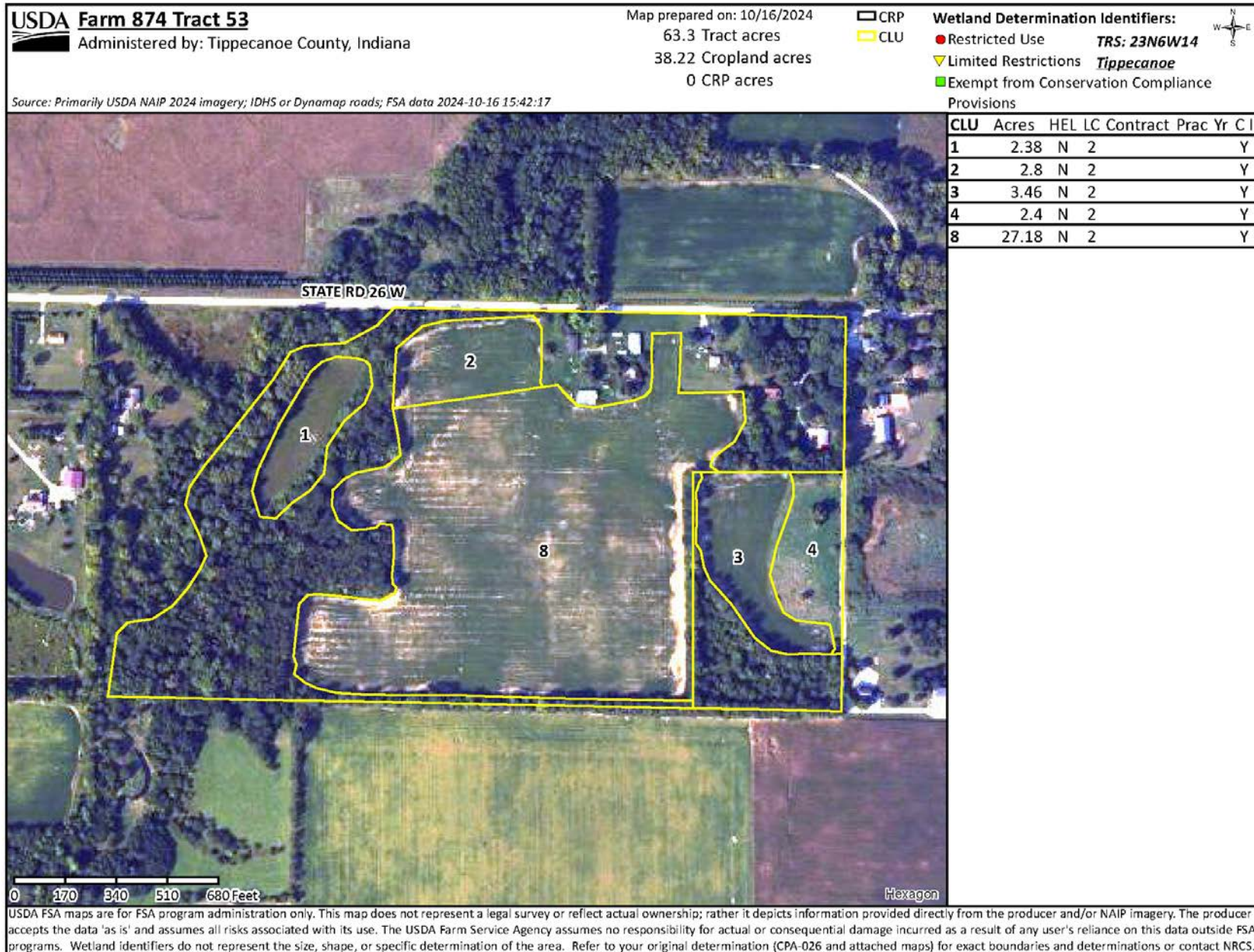
Classification Code	Type	Acres
PEM1F	Freshwater Emergent Wetland	2.11
PFO1A	Freshwater Forested/Shrub Wetland	2.09
PEM1C	Freshwater Emergent Wetland	0.10
Total Acres		4.30

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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FSA TRACT MAP

60 +/- Acres | Tippecanoe County, Indiana
Listing # JK247960AU





PARCEL INFORMATION

60 +/- Acres | Tippecanoe County, Indiana
Listing # JK247960AU

PARCEL ID	ACRES	2023 PAY 2024 TAXES	ADDRESS
79-05-14-100-001.000-014	59.73	\$2,412.20	8645 SR 26 W WEST LAFAYETTE, IN 47906

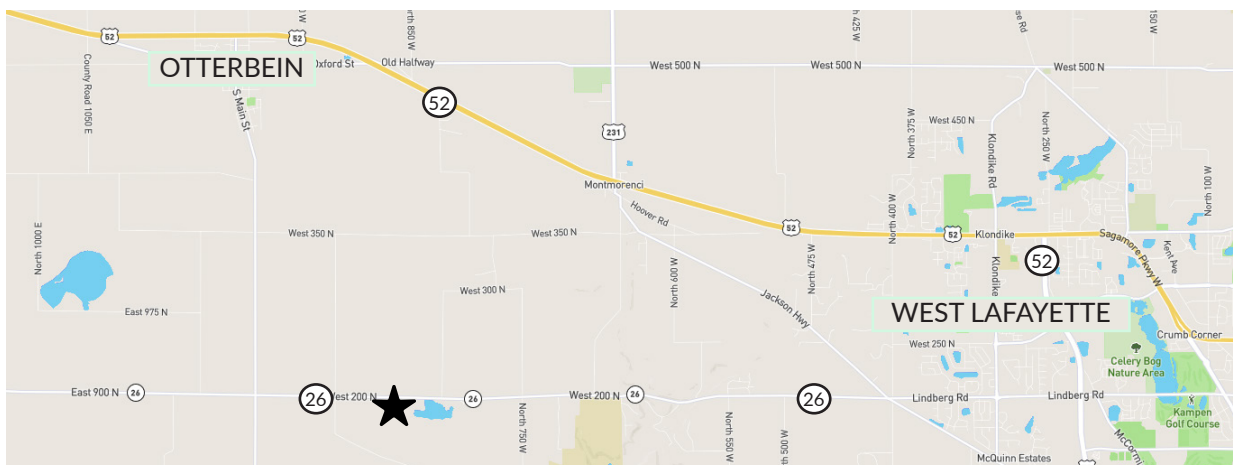
LEGAL DESCRIPTION

PART OF THE NW1/4 NW1/4; PART OF THE NE1/4 NW1/4 OF SECTION 14, TOWNSHIP 23 NORTH, 6 WEST, TIPPECANOE COUNTY, INDIANA

DIRECTIONS

8645 State Road 26 W, West Lafayette, IN, 47906

From Tippecanoe County Courthouse, Downtown Lafayette: Head west on Columbia St toward N 3rd St/Old US 231. At the traffic circle, take the 3rd exit onto Tapawingo Drive. At the traffic circle, take the 3rd exit onto S River Road. Turn right onto US-231/US-52 W. Turn left onto IN-26 W. At the traffic circle, take the first exit onto IN-26. Follow west for 7.2 miles. Farm will be on the left (south) side.



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INSPECTION DATE

60 +/- Acres | Tippecanoe County, Indiana

Listing # JK247960AU



8645 SR 26 W, WEST LAFAYETTE IN 47906

SATURDAY, NOVEMBER 16, 2024

10:00AM - 2:00PM EST

Meet Auction Representative at the house.

Ask questions, learn more, and walk property.

Seller, Auctioneer, & Geswein Farm & Land Realty LLC (and its agents) disclaim any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

DIRECTIONS TO 8645 SR 26 W, WEST LAFAYETTE IN 47906

From Tippecanoe County Courthouse, Downtown Lafayette: Head west on Columbia St toward N 3rd St/Old US 231. At the traffic circle, take the 3rd exit onto Tapawingo Drive. At the traffic circle, take the 3rd exit onto S River Road. Turn right onto US-231/US-52 W. Turn left onto IN-26 W. At the traffic circle, take the first exit onto IN-26. Follow west for 7.2 miles. Farm will be on the left (south) side.

Scan this QR code to receive directions from your location.



Photos, aerial images, and map drawings are for illustration purposes only and not surveyed boundary lines unless specified.

PROPERTY RECORD CARD: PAGE 1 OF 3

60 +/- Acres | Tippecanoe County, Indiana
Listing # JK247960AU

79-05-14-100-001.000-014

LEMEN CARL W

8645 SR 26 W

101

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 120031000012

Printed 05/02/2024

Card No. 1

of 2

PARCEL NUMBER
79-05-14-100-001.000-014

Parent Parcel Number

Property Address
8645 SR 26 W

Neighborhood
10004 50s, 60s, 70s, 80s C parcels

Property Class
101 Agri Cash grain/general farm

TAXING DISTRICT INFORMATION

Jurisdiction 79 Tippecanoe

Area 007 Shelby

Corporation N

District 014 014

Section & Plat 14

OWNERSHIP

LEMEN CARL W

8645 SR26 W

WEST LAFAYETTE, IN 47906 USA

NW NW & NE NW & NW NE SEC 14 TWP 23 R6 59.73 A

TRANSFER OF OWNERSHIP		
Date		
12/28/2016	CARL W LEMEN & LEMEN GORDON N	\$88000
10/14/2016	FULLER DOROTHY ETAL	\$20000

AGRICULTURAL

		VALUATION RECORD					Homestead Allocations	
Assessment Year		01/01/2021	01/01/2022	01/01/2022	01/01/2023	01/01/2024	Residential	Non-Residential
Reason for Change								
VALUATION	I	4Y Reval 88500	4Y Reval 98800	4Y Reval 98800	4Y Reval 117700	4Y Reval 135700	28000	107700
Appraised Value	E	113400	127700	127700	151700	161600	146800	14800
	I	201900	226500	226500	269400	297300	174800	122500
VALUATION	I	88500	98800	98800	117700	135700	28000	107700
True Tax Value	E	113400	127700	127700	151700	161600	146800	14800
	I	201900	226500	226500	269400	297300	174800	122500

Site Description

Topography:

Public Utilities:
Water

Street or Road:
Paved

Neighborhood:
Static

Zoning:

Legal Acres:
59.7300

Admin Legal
59.7300

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 TILLABLE LAND	PD	1.2120		0.50	2280.00	1140.00	1380		1380
2 TILLABLE LAND	OU	0.2940		0.55	2280.00	1254.00	370		370
3 TILLABLE LAND	MTD3	0.2940		0.64	2280.00	1459.00	430		430
4 TILLABLE LAND	MSD2	0.3670		0.68	2280.00	1550.00	570		570
5 TILLABLE LAND	MTC3	4.7380		0.77	2280.00	1756.00	8320		8320
6 TILLABLE LAND	MSC2	0.4410		0.81	2280.00	1847.00	810		810
7 TILLABLE LAND	CWE2	8.1180		0.94	2280.00	2143.00	17400		17400
8 TILLABLE LAND	RAB2	9.1830		0.98	2280.00	2234.00	20510		20510
9 TILLABLE LAND	RDE2	0.1100		0.98	2280.00	2234.00	250		250
10 TILLABLE LAND	SN	0.6610		1.11	2280.00	2531.00	1670		1670
11 TILLABLE LAND	SWA	3.7470		1.15	2280.00	2622.00	9820		9820
12 TILLABLE LAND	MD	9.1090		1.28	2280.00	2918.00	26580		26580
13 TILLABLE LAND	CM	0.1470		1.28	2280.00	2918.00	430		430
14 NONTILLABLE LAND	MTD3	1.2120		0.64	2280.00	1459.00	1770 0 -60%		710
15 NONTILLABLE LAND	MSD2	0.5510		0.68	2280.00	1550.00	850 0 -60%		340
16 NONTILLABLE LAND	MTC3	0.8080		0.77	2280.00	1756.00	1420 0 -60%		570
17 NONTILLABLE LAND	MSC2	0.0370		0.81	2280.00	1847.00	70 0 -60%		30
18 NONTILLABLE LAND	CWE2	0.6240		0.94	2280.00	2143.00	1340 0 -60%		540
19 NONTILLABLE LAND	RAB2	0.8820		0.98	2280.00	2234.00	1970 0 -60%		790
20 NONTILLABLE LAND	SN	1.5430		1.11	2280.00	2531.00	3910 0 -60%		1560

14GM: 14 P15 Change
REMOVED OBSOLESCENCE THAT HAD BEEN APPLIED TO OUTBLDGS THAT
SHOULD HAVE BEEN REMOVED DURING 2012 GENERAL REASSESSMENT
BP:
BP#E8567 3/29/12 - UPGRADE SERVICE POLE TO
DISCONNECT TO 100 AMP
CC12: Class Changed 2012
DLG Data Compliance 3/19/12: CLASS CHANGED 101 PER USE
AND DATA COMPLIANCE STANDARDS. DAG
COM:
GJ FULLER DOROTHY L 1/4 INT; LEMEN CARL W 1/4INT; LEMEN DONALD
I 1/4 INT; LEME
GJ LEMEN CARL WILLIAM & LANA FROM LEMEN GALE RICHARD & BESSIE L
ORRAINE CONTRAC

FARMLAND COMPUTATIONS		
Parcel Acreage	59.7300	Measured Acreage
81 Legal Drain NV [-]		Average True Tax Value/Acre
82 Public Roads NV [-]		TRUE TAX VALUE FARMLAND
83 UT Towers NV [-]		Classified Land Total
9 Homesite(s) [-]	1.0000	Homesite(s) Value (+)
91/92 Excess Acreage[-]		Excess Acreage Value (+)
TOTAL ACRES FARMLAND	58.7300	Supplemental Cards
TRUE TAX VALUE	98290	TOTAL LAND VALUE

Supplemental Cards 5210

TRUE TAX VALUE 98290



PROPERTY RECORD CARD: PAGE 2 OF 3

60 +/- Acres | Tippecanoe County, Indiana
Listing # JK247960AU

79-05-14-100-001.000-014 Property Class: 101
8645 SR 26 W

PHYSICAL CHARACTERISTICS

Occupancy: Single family
Story Height: 1.0
Finished Area: 1232
Attic: None
Basement: Full

ROOFING

Material: Asphalt shingles

FLOORING

Slab B
Sub and Joists 1.0
Vinyl tile 1.0
Carpet B, 1.0

EXTERIOR COVER

Masonry B

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 1232 0 0

PLUMBING

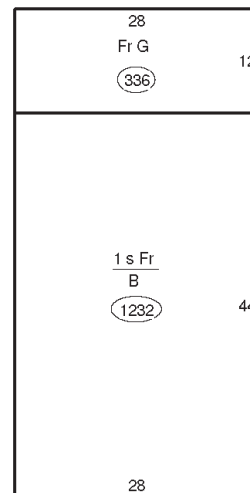
3 Fixt. Baths 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 5

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA

03 04 05 06 08 09 10



Construction	Base Area	Floor Area	Sq Ft	Value
1 WOOD FRAME	1232	1.0	1232	91280

4 CONCRETE BLOCK	1232	Bsmt	0	30430
	0	Crawl	----	0

TOTAL BASE 121710

Row Type Adjustment 1.00%
SUB-TOTAL 121710

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	3240
Frame/Siding/Roof	0
Plumbing Fixt: 5	0

Exterior Features	SUB-TOTAL ONE UNIT	124950
Description Value	SUB-TOTAL 0 UNITS	124950

Garages	
0 Integral	0
336 Att Garage	12290
0 Att Carports	0
0 Bsmt Garage	0
Ext Features	0

SUB-TOTAL (LCM: 92.00)
Quality Class/Grade C-1

GRADE ADJUSTED VALUE 119950

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
03 :D	-4	D	DWELL	1.00	1	C-1	1965	1965	AV	0.00	N	0.00	2464	119950	40	0	204	100	146800
04 :D	0	G01	ATTGAR	0.00	1				AV	36.59	N	36.59	12x 28	12290	0	0	0	100	0
05 :D	-4	03	T3AW	1.00		D	1965	1965	P	18.12	Y	7.84	26x 60	12230	80	0	100	100	2500
06 :D	-3	04	LEANTO	10.00		C	1965	1965	VP	5.58	Y	5.13	16x 60	4920	85	0	100	100	700
10 :D	0	05	T3AW	10.00		D	1940	1940	F	16.21	Y	8.25	32x 64	16900	70	0	100	100	5100
		06	T21S	10.00		D	1900	1900	VP	46.55	Y	28.96	24x 34	23630	85	0	100	100	3600
		08	GRBIN	11.00		C	1952	1952	P	6300	N	5796	10 15	5800	80	0	100	100	1200
		09	GRBIN	10.00		C	1950	1950	P	6300	N	5796	10 15	5800	80	0	100	100	1200
		10	LEANTO	9.00		D	1900	1900	VP	5.58	Y	4.11	24x 34	3350	85	0	100	100	500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

TOTAL IMPROVEMENT VALUE

161600

Neigh 10004 AV

PROPERTY RECORD CARD: PAGE 3 OF 3

60 +/- Acres | Tippecanoe County, Indiana
Listing # JK247960AU

79-05-14-100-001.000-014 LEMEN CARL W
ADMINISTRATIVE INFORMATION OWNERSHIP

8645 SR 26 W
Tax ID 120031000012
TRANSFER OF OWNERSHIP
Printed 05/02/2024 Card No. 2 of 2

101

Date

VALUATION RECORD

Assessment Year
Reason for Change
VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
21 NONTILLABLE LAND	MD	0.1470		1.28	2280.00	2918.00	430 0	-60%	170
22 WOODLAND	ATB2	0.1470		0.68	2280.00	1550.00	230 0	-80%	50
23 WOODLAND	MSD2	0.3670		0.68	2280.00	1550.00	570 0	-80%	110
24 WOODLAND	MITC3	1.5060		0.77	2280.00	1756.00	2640 0	-80%	530
25 WOODLAND	CWB2	1.6900		0.94	2280.00	2143.00	3620 0	-80%	720
26 WOODLAND	RAB2	0.1840		0.98	2280.00	2234.00	410 0	-80%	80
27 WOODLAND	SN	2.9750		1.11	2280.00	2531.00	7530 0	-80%	1510
28 WOODLAND	AM	0.1840		1.19	2280.00	2713.00	500 0	-80%	100
29 WOODLAND	MD	0.0370		1.28	2280.00	2918.00	110 0	-80%	20
30 FARM BUILDINGS	RAB2	0.5140		0.98	2280.00	2234.00	1150 0	-40%	690
31 FARM POND	SN	1.7630		0.50	2280.00	1140.00	2010 0	-40%	1210
32 FARM POND	AM	0.0370		0.50	2280.00	1140.00	40 0	-40%	20
33 HOMESITE		1.0000		1.00	28000.00	28000.00	28000		28000

COM:
ORRAINE CONTRAC
PT N E NW/.20 A SCHOOL PROPERTY REVERTS DR 42/24 PER CO ASSE
SSOR 3/9/89
6/27/88
GORDON N 1/4 INT E-239-87 1/20/88
LEMEN BESSIE LORRAINE DECD 8/30/82 11/23/83
TO 120-03100-014 .15 A 3/1/78
TO 120-03100-019 43.58 A 7/20/76
TO 120-03100-023 4.20 A 9/16/80
TO 120-03100-025 4.21 A ALLEN AFFDVT WD 11/23/83
TO 120-03100-064 .33 A 8/12/77
AU6 2005: AG LAND BASE RATE CHANGE
AU6 2006: ASSESSED VALUE TRENDED PER IC 6-1.1-4.5

Supplemental Cards
TRUE TAX VALUE 5210

Supplemental Cards
TOTAL LAND VALUE





WEST LAFAYETTE, INDIANA

60 +/- Acres | Tippecanoe County, Indiana
Listing # JK247960AU





WEST LAFAYETTE, INDIANA

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