

# *Whitehead Real Estate, LLC*

FARM REAL ESTATE BROKERAGE & SALES

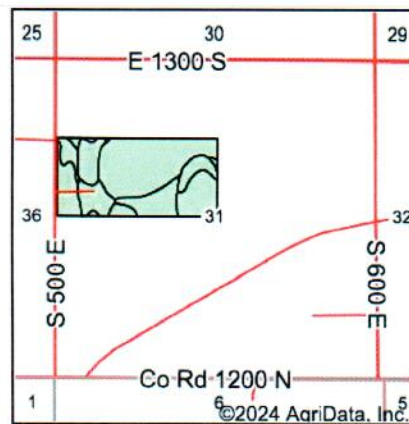
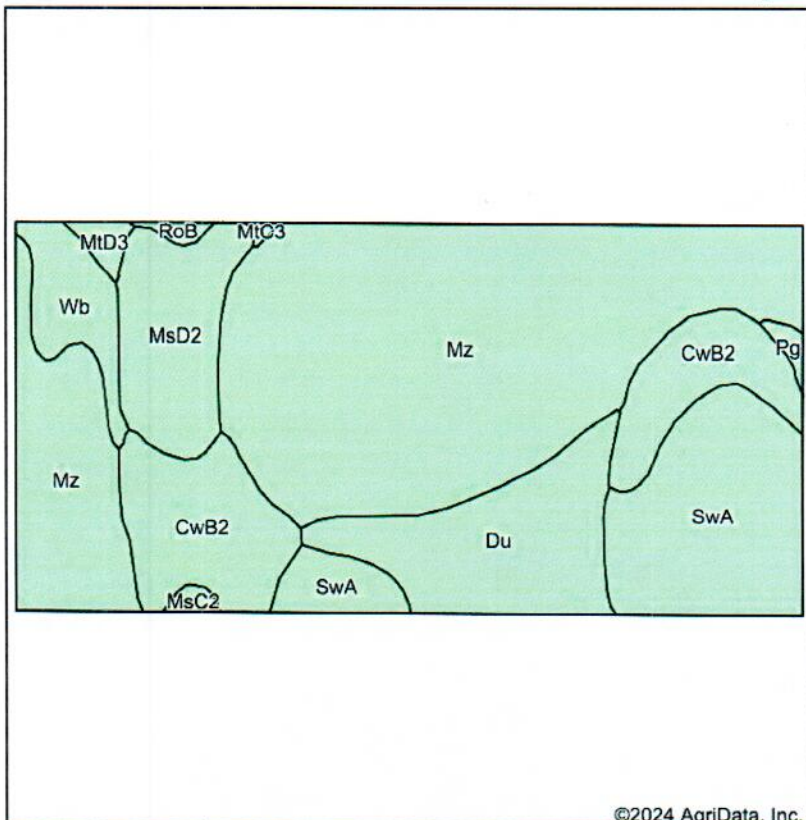
PO Box 5995  
Lafayette IN 47903  
Phone (765) 426-8250

## **FARM FOR SALE 80.0 ACRES House & Buildings 13411 South 500 East, Clarks Hill, IN 47930**

<b>TOTAL ACRES</b>	80.00 acres, more or less
<b>TILLABLE ACRES</b>	74.00 acres, more or less
<b>FSA INFORMATION</b>	Farm No. 223 Tract 11880
<b>LOCATION</b>	The South half of the Northwest quarter Sections 31, T-21-N, R-3-W, Lauramie Township, Tippecanoe County. This farm is located southwest of Stockwell.
<b>REAL ESTATE TAXES</b>	\$2,937.51 or \$36.71 per acre per year
<b>PARCEL NUMBERS</b>	79-16-31-100-002.000-007
<b>IMPROVEMENTS</b>	Farmhouse 1 ½ Story Remodeled 2,228 sq ft Pole Barn 60' x 96'
<b>TERMS</b>	Cash at Closing.
<b>ASKING PRICE</b>	\$1,300,000.00 or \$16,250.00 per acre
<b>FOR INFORMATION CONTACT</b>	Donald C. Whitehead (765) 426-8250



# Soils Map



State: **Indiana**  
 County: **Tippecanoe**  
 Location: **31-21N-3W**  
 Township: **Lauramie**  
 Acres: **81.78**  
 Date: **8/17/2024**



Soils data provided by USDA and NRCS.

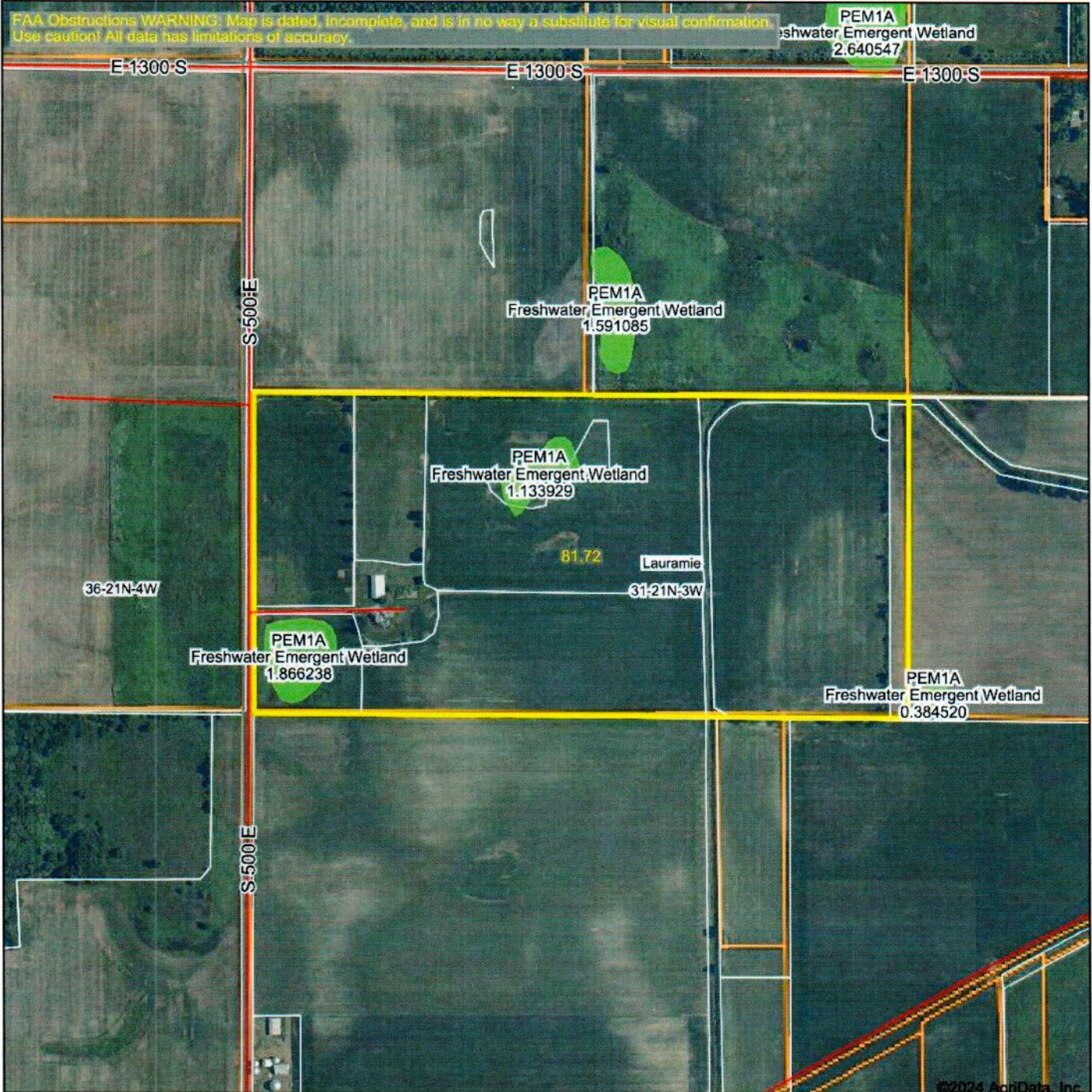
**Archived Soils Ending 2/5/2014** Area Symbol: IN157, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Corn Bu	Soybeans Bu	
Mz	Muskego muck, drained	40.13	49.1%	IVw	135	35	
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	11.88	14.5%	IIw	165	54	
CwB2	Crosby-Miami complex, 2 to 6 percent slopes, eroded	10.49	12.8%	Ile	146	49	
Du	Drummer soils	8.75	10.7%	IIw	175	49	
MsD2	Miami silt loam, 12 to 18 percent slopes, eroded	5.98	7.3%	IVe	130	46	
Wb	Wallkill silt loam, coprogenous earth substratum	2.98	3.6%	IIIw	165	49	
MtD3	Miami clay loam, 12 to 18 percent slopes, severely eroded	0.57	0.7%	VIe	125	44	
Pg	Pella silty clay loam, pothole	0.31	0.4%	IIw	175	49	
MsC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.29	0.4%	IIIe	130	46	
RoB	Rockfield silt loam, 1 to 3 percent slopes	0.29	0.4%	Ile	145	51	
MtC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.11	0.1%	IVe			
<b>Weighted Average</b>					<b>3.20</b>	<b>145.7</b>	<b>42.5</b>

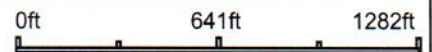
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Aerial Map



Boundary Center: 40° 13' 25.97, -86° 48' 16.17



31-21N-3W  
Tippecanoe County  
Indiana



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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8/17/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

# USDA Farm 223 Tract 1880

Administered by: Tippecanoe County, Indiana

OP: VIRGIN, JOSEPH E

OW: WRIGHT, ALLEN K

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-05-14 09:32:41

2024 Certification map prepared on: 5/14/2024

79.88 Tract acres

74.0 Cropland acres

0 CRP acres

CRP

CLU

## Wetland Determination Identifiers:

● Restricted Use **TRS: 21N3W31**

▼ Limited Restrictions **Tippecanoe**

■ Exempt from Conservation Compliance Provisions



**Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.**

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	8.44	N	2				Y
Crop:							
Date:							
Shares:							
2	4.67	H	2				Y
Crop:							
Date:							
Shares:							
4	4.21	N	2				Y
Crop:							
Date:							
Shares:							
5	15.52	N	2				Y
Crop:							
Date:							
Shares:							
6	21.62	N	2				Y
Crop:							
Date:							
Shares:							
14	19.54	N	2				Y
Crop:							
Date:							
Shares:							



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCs.

INDIANA  
TIPPECANOE



United States Department of Agriculture  
Farm Service Agency

FARM : 223

Prepared : 7/31/24 8:54 AM CST

Form: FSA-156EZ

Crop Year : 2024

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

Operator Name : MR JOSEPH E VIRGIN  
 CRP Contract Number(s) : None  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.88	74.00	74.00	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	74.00	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	OATS	CORN

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	3.60	0.00	61	
Corn	65.90	0.00	158	
<b>TOTAL</b>	<b>69.50</b>	<b>0.00</b>		

**NOTES**

Tract Number : 1880

Description : I13/1A 500 E 1/4 S OF 1300 S  
 FSA Physical Location : INDIANA/TIPPECANOE  
 ANSI Physical Location : INDIANA/TIPPECANOE  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : ALLEN K WRIGHT  
 Other Producers : None  
 Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.88	74.00	74.00	0.00	0.00	0.00	0.00	0.0

INDIANA  
 TIPPECANOE  
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 223  
 Prepared : 7/31/24 8:54 AM CST  
 Crop Year : 2024

Tract 1880 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	3.60	0.00	61
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<b>TOTAL</b>	<b>69.50</b>	<b>0.00</b>	

NOTES

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PARCEL NUMBER 79-16-31-100-002.000-007  
 Parent Parcel Number 13411 S 500 E  
 Property Address 13411 S 500 E  
 Neighborhood 6641 Neighborhood-6641  
 Property Class 101 Agrl Cash grain/general farm  
 TAXING DISTRICT INFORMATION  
 Jurisdiction 79 Tippecanoe  
 Area 003 Lauramie  
 Corporation N  
 District 007  
 Section & Plat 31

WAGNER SHANNON ETAL  
 L/E ALLEN K WRIGHT & JANET L W  
 13411 S 500E  
 CLARKS HILL, IN 47930 USA  
 W PT S N SEC 31 TWP 21 R3 80 A

# AGRICULTURAL

Assessment Year	VALUATION RECORD				Homestead Allocations	
	01/01/2021	01/01/2022	01/01/2023	01/01/2024	Residential	Non-Residential
Reason for Change	4Y Reval	4Y Reval	4Y Reval	4Y Reval		
VALUATION	123700	139800	169100	196900	30000	166900
Appraised Value	74900	79200	92400	98100	86700	11400
VALUATION	198600	219000	261500	295000	116700	178300
True Tax Value	123700	139800	169100	196900	30000	166900
	74900	79200	92400	98100	86700	11400
	198600	219000	261500	295000	116700	178300

## LAND DATA AND CALCULATIONS

Zoning	Legal Acres	Admin Legal	80.0000	Rating	Measured Soli ID	Table	Prod. Factor	Effective Depth	Effective Depth	Depth Factor	Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	TILLABLE LAND			PG	0.6560						0.55	2280.00	1254.00	820		820
2	TILLABLE LAND			MTD3	0.7660						0.64	2280.00	1459.00	1120		1120
3	TILLABLE LAND			MSD2	5.8350						0.68	2280.00	1550.00	9040		9040
4	TILLABLE LAND			MTC3	0.1090						0.77	2280.00	1756.00	190		190
5	TILLABLE LAND			WB	3.2090						0.77	2280.00	1756.00	5640		5640
6	TILLABLE LAND			MSC2	0.2190						0.81	2280.00	1847.00	400		400
7	TILLABLE LAND			CMB2	8.2410						0.94	2280.00	2143.00	17660		17660
8	TILLABLE LAND			MZ	33.0290						0.94	2280.00	2143.00	70780		70780
9	TILLABLE LAND			ROB	0.3280						1.02	2280.00	2326.00	760		760
10	TILLABLE LAND			SWA	12.1800						1.15	2280.00	2622.00	31940		31940
11	TILLABLE LAND			DU	8.6790						1.28	2280.00	2918.00	25330		25330
12	NONTILLABLE LAND			MZ	2.6620						0.94	2280.00	2143.00	5700		5700
13	NONTILLABLE LAND			CMB2	0.5470						0.94	2280.00	2143.00	1170		1170
14	FARM BUILDINGS			MSD2	0.0360						0.68	2280.00	1550.00	60		60
15	FARM BUILDINGS			CMB2	0.3650						0.94	2280.00	2143.00	780		780
16	LEGAL DITCH			SWA	1.5420						1.00	2280.00	2280.00	3520		3520
17	PUBLIC ROAD/ROW			SWA	0.5970						1.00	2280.00	2280.00	1360		1360
18	HOMESITE				1.0000						1.00	30000.00	30000.00	30000		30000

FARMLAND COMPUTATIONS		Supplemental Cards	
Parcel Acreage	Measured Acreage	TRUE TAX VALUE	TRUE TAX VALUE
81 Legal Drain NV	1.5420	80.0000	76.8610
82 Public Roads NV	0.5970	1.5420	2172
83 UT Towers NV	1.0000	TRUE TAX VALUE FARMLAND	166940
9 Homesite(s)	1.0000	Average True Tax Value/Acre	30000
91/92 Excess Acreage	1.0000	TRUE TAX VALUE FARMLAND	166940
TOTAL ACRES FARMLAND	76.8610	Classified Land Total	30000
TRUE TAX VALUE	166940	Homesite(s) Value (+)	166940
		Excess Acreage Value (+)	166940
		Supplemental Cards	166940
		TOTAL LAND VALUE	166940

CC12: Class Changed 2012  
 DIGF Data Compliance 3/15/12: CLASS CHANGED 101 PER  
 USE AND DATA COMPLIANCE STANDARDS. KAH  
 COM:  
 RSD ETALS: SHANNON WAGNER, JOSEPH S WRIGHT & DARRIN REMALY TEN IN  
 COM L/E  
 A04 1997: FORM 135 - GARAGE REMOVED  
 A06 2004: FORM 135-REMOVED BUILDINGS  
 A06 2005: AG LAND BASE RATE CHANGE  
 A06 2006: ASSESSED VALUE TRENDED PER IC 6-1.1-4.5  
 A07 2007: FORM 133 CORRECTION TO NEIGHBORHOOD FACTOR AV  
 JF 06/22/05 SALE \$0 (WRIGHT TO WAGNER, WRIGHT, REMALY)  
 RSD ALLEN K & JANET L WRIGHT 6/24/05  
 CY17: Parcel Visited for CY 2017



### IMPROVEMENT DATA

Construction	Base Area	Floor Area	Sq Ft	Value
1 WOOD FRAME	866	1.0	866	72250
1 WOOD FRAME	464	2.0	464	25710
4 CONCRETE BLOCK	433	Bsmt	0	17530
	433	Crawl		4190

Row	Type	Adjustment	Value
SUB-TOTAL			119680
1	Interior Finish	0	0
2	Ext Lvg Units	0	0
3	Basement Finish	0	0
4	Fireplace(s)	0	0
5	Heating	0	0
6	Alr Condition	0	0
7	Frame/siding/roof	0	0
8	Plumbing Fixt:	5	0

TOTAL BASE		119680
SUB-TOTAL ONE UNIT		
SUB-TOTAL 0 UNITS		119680

Exterior Features	Value
EFP	17560
MSTP	2820
CNPY/	900
REX/	580
EMP	20610
CNPY/	480
MSTP	960

### SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Year	Grade	Type	Cond	Base Rate	Rate	Feat-ures	Adj Rate	Size or Area	Phys Obsol Market			
														Depr	Comp		
D DWELL	135450	D	D+2	1.00	1900	1900	AV	0.00	0.00	N	1763	135450	50	0	128	100	86700
O5 T3AW	28110	O5	D	12.00	1980	1980	F	15.30	10.98	N	32x80	28110	65	0	100	100	9800
O6 LEANTO	4420	O6	D	8.00	1980	1980	F	4.69	3.45	N	16x80	4420	65	0	100	100	1600

Description	Value	ID	Use	Stry Hgt	Const Year	Grade	Type	Cond	Base Rate	Rate	Feat-ures	Adj Rate	Size or Area	Phys Obsol Market	Depr	Comp	Value			
																		<table border="1"> <thead> <tr> <th colspan="2">TOTAL IMPROVEMENT VALUE</th> <th>98100</th> </tr> </thead> </table>		
TOTAL IMPROVEMENT VALUE		98100																		

### SPECIAL FEATURES

None listed

### PHYSICAL CHARACTERISTICS

Occupancy: Single family  
 Story Height: 2.0  
 Finished Area: 1330  
 Attic: None  
 Basement: 1/2  
**ROOFING**  
 Material: Asphalt shingles  
**FLOORING**  
 Slab B  
 Sub and joists 1.0, 2.0  
 Vinyl tile 1.0  
 Carpet 1.0, 2.0  
**EXTERIOR COVER**  
 Wood siding 2.0  
**INTERIOR FINISH**  
 Plaster 1.0  
**ACCOMMODATIONS**

### HEATING AND AIR CONDITIONING

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

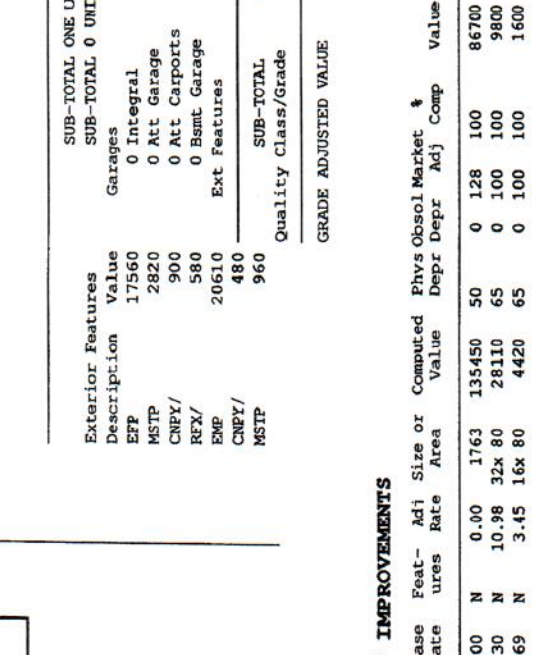
### PLUMBING

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

### REMODELING AND MODERNIZATION

Amount Date

05 06



### QUALITY CLASS/GRADE

D+2

### GRADE ADJUSTED VALUE

135450

### DATA COLLECTOR/DATE

79 03/01/2002

### APPRAISER/DATE

79 03/01/2002

### NEIGHBORHOOD

Neigh 6641 AV

### SUPPLEMENTAL CARDS

TOTAL IMPROVEMENT VALUE 98100