

*Rare Opportunity close to Purdue!*

**±20 Acres  
FOR SALE**  
Woods / Creek  
& Historic Home

## WOODS, CREEK, HISTORIC HOME

WEST LAFAYETTE IN WARREN COUNTY, INDIANA

Once-in-a-lifetime wooded property!  
1/4 Mile of Little Pine Creek Frontage  
20 minutes to Purdue

**\$275,000**

### BUILDINGS

Historic Home under renovation  
Multiple Outbuildings  
Detached Garage  
Pole Barn

### LOCATION

West of Purdue in "Greenhill"  
Otterbein Elementary / BC schools  
1/4 mile of frontage on Little Pine

### ADDRESS

6931 N Armstrong Chapel Rd  
West Lafayette, IN 47906  
NW COR NW 1/4 28-23-6  
Parcel # 86-01-28-200-004.000-007

Call Johnny Klemme 765-427-1619

[www.PrairieFarmland.com](http://www.PrairieFarmland.com)

Information deemed reliable but not guaranteed. Subject to change without notice.





*Gorgeous canvas to finish your dream home!*

**OPEN  
CONCEPT**  
Beautiful Views!  

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Welcome Home

## HISTORIC HOME RENOVATION

2 BED, 2 BATH, FULL BASEMENT, FIREPLACE | 20 ACRES

Original Oak Floors  
Open kitchen with panoramic views  
Lots of Natural Light

**\$275,000**

### DETAILS

2 Bed, 2 Bath, 18x30 Detached Garage  
W/D, Stainless Steel Appliances  
New roof in 2001  
Central Air & Heat  
New Wiring/Plumbing  
Approx. 1850 sq. ft. + 1100 sq. ft. basement

### CANVAS

Put on your own finishing touches!  
Renovation in process.  
Potential for log cabin, brick, siding  
Amazing views from every window!  
Country estate living

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*Open kitchen with views in all directions!*



*Original Oak Floors*



*Finish your dream home on this wooded country estate.  
Once-in-a-lifetime location with creek & wildlife.*

*Since 1977*

**GESWEIN**  
**FARM & LAND**

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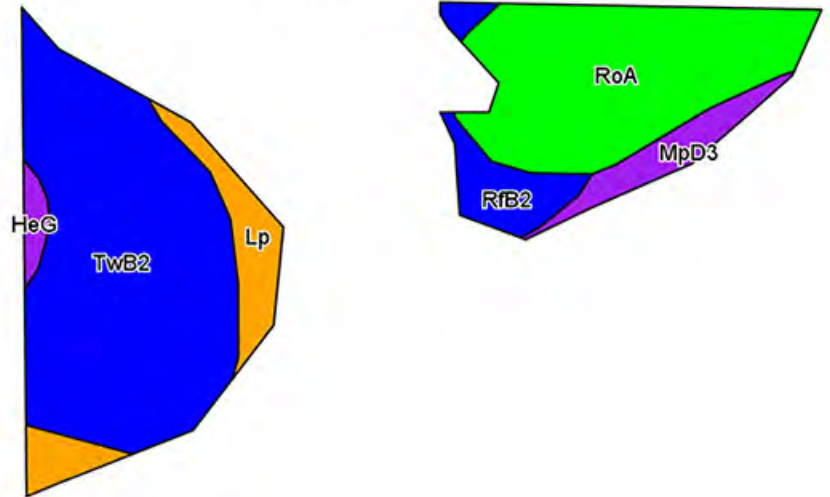
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Kitchen	13 x 15
Dining	12 x 13
Living	16 x 24
Sitting	12 x 13
Mud Room	12 x 10
Open Entry	12 x 7
Bed 1	15 x 13
Bed 2	15 x 12



TaxBill History Information		
Tax Year	Spring	Fall
2013 PAY 2014	237.30	237.30
MEDINA	237.30	237.30
2012 PAY 2013	244.79	244.79
MEDINA	244.79	244.79
2011 PAY 2012	249.34	249.34
MEDINA	249.34	249.34
2010 PAY 2011	254.95	254.95
MEDINA	254.95	254.95
2008 PAY 2009	242.55	242.55
MEDINA	242.55	242.55
2007 PAY 2008	256.89	256.89
MEDINA	256.89	256.89
2006 PAY 2007	420.09	420.09
MEDINA	420.09	420.09
2005 PAY 2006	280.24	280.24
MEDINA	280.24	280.24

### Soil Map



Area Symbol: IN171, Soil Area Version: 17										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Grass legume hay	Corn	Soybeans	Winter wheat	Pasture
TwB2	Tuscola silt loam, till substratum, 2 to 6 percent slopes, eroded	2.78	48.0%		Ile	5	131	46	59	8
RoA	Rockfield silt loam, 0 to 2 percent slopes	1.74	30.1%		I	5	150	52	68	10
Lp	Landes-Chatterton complex, frequently flooded	0.51	8.8%		IIIw	3	100	32	50	7
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2 to 6 percent slopes, eroded	0.37	6.4%		Ile	5	133	47	60	9
MpD3	Miami clay loam, 12 to 18 percent slopes severely eroded	0.30	5.2%		VIe	4	103	37	52	7
HeG	Hennepin loam, 30 to 70 percent slopes	0.09	1.6%		VIIe					
Weighted Average						4.7	130.6	45.5	59.7	8.4

Since 1977

# GESWEIN

## FARM & LAND