

# ABSOLUTE AUCTION

## ONLINE & PHONE BIDDING

### BIDDING CLOSES JULY 30, 2026

# GESWEIN

FARM & LAND

**3.5 +/- ACRES**  
**2964 E 900 N**  
BATTLE GROUND, IN 47920

The LandReport

2026  
AMERICA'S  
**TOP**  
AUCTION  
HOUSES

[auctions.gfarmland.com](https://auctions.gfarmland.com)

AUCTIONEER: JOHNNY KLEMME | IN #12000053

SELLER: DONALD J. PETERSON



FARM & LAND  
Real Estate & Auctions



SCAN TO REGISTER

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



# ABSOLUTE AUCTION

**3.5 +/- TOTAL ACRES**

TWO (2) 32'X96' STORAGE SHOPS  
ADJACENT 3-PHASE POWER  
BATTLE GROUND, INDIANA



## Battle Ground, Indiana

Tippecanoe Township / Tippecanoe County

- 2964 E 900 N, Battle Ground, Indiana 47920
- Offered as One (1) Tract
- Two (2) 32' x 96' Buildings
- Open Grass / Fenced Pasture
- Versatile Investment Opportunity



ONLINE

[auctions.gfarmland.com](https://auctions.gfarmland.com)



PHONE BIDDING AVAILABLE

Call 765-426-6666 for details

### AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

[Johnny@gfarmland.com](mailto:Johnny@gfarmland.com)

IN #12000053

SELLER: DONALD J. PETERSON

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



# GREAT LOCATION. ABSOLUTE AUCTION.



**3.5 +/- TOTAL ACRES**

TWO (2) 32'X96' STORAGE SHOPS  
CONCRETE FLOORS  
ADJACENT 3-PHASE POWER



## INCREDIBLE POTENTIAL FOR:

- POTENTIAL HOMESITE
- WORKSHOPS
- STORAGE UNITS
- INCOME PRODUCER
- AGRICULTURAL USE



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



**FARM & LAND**  
Real Estate & Auctions

## AUCTIONEER:

JOHNNY KLEMME

(765) 427-1619

Johnny@gfarmland.com

IN #12000053

SELLER: Donald J. Peterson

# AUCTION INFORMATION

3.5 +/- Acres | Tippecanoe County, Indiana  
Listing # JK267903AU

## BIDDING CLOSES

Thursday, July 30<sup>th</sup> @ 10:00am EST

[auctions.gfarmland.com](https://auctions.gfarmland.com)

PHONE BIDDING AVAILABLE



## AGENCY & AUCTIONEER

- Geswein Farm & Land Realty, LLC (and representatives) and Auctioneer John R Klemme are Agents of the seller. Auctioneer: John R. Klemme - License # AU12000053
- Seller: DONALD J. PETERSON

## ONLINE BIDDING

- To bid on these properties, you must be registered as an online bidder by 5:00pm EST on Wednesday, July 29, 2026. To register, visit [auctions.gfarmland.com](https://auctions.gfarmland.com) and follow on-screen prompts/buttons.
- Auction staff will contact you to verify information, receive driver's license number, and approve registration. **You will not be able to bid within an auction prior to speaking with auction staff.**
- If you register outside of business hours (8am-5pm EST - Monday through Friday) you will receive a call at the next availability within business hours.
- Contact Auction Staff at (765) 426-6666 with questions. Staff members available 8a-5p EST Monday - Friday.

## PHONE BIDDING

- Bidders will be required to fill out the Phone Bidder Registration Form (on following page) or register at [auctions.gfarmland.com](https://auctions.gfarmland.com).
- Your registration must be received (via mail, fax, or online) by 5pm EST Wednesday July 29, 2026.
- Questions or assistance needed? Call 765-426-6666

## VIEWING AUCTION (NOT BIDDING)

- To view only on sale day, navigate to the [auctions.gfarmland.com](https://auctions.gfarmland.com) (as above). Click on the "Enter Auction" button. The auction is LIVE when the button is green.

## FOR MORE INFORMATION...

Please review the Term & Conditions on page 8 of this information packet. Questions related to the property? Call Johnny Klemme at (765) 427-1619. Need help registering or have questions related to the auction process? Call the Auction staff at (765) 426-6666. Staff members available 8a-5p EST Monday - Friday.



# DATES TO REMEMBER

3.5 +/-Acres | Tippecanoe County, Indiana

Listing # JK267903AU

[auctions.gfarmland.com](https://auctions.gfarmland.com)

# JULY 2026

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	1	2	3	4
5	6	7	8	9	10	11 INSPECTION DATE 10 AM - 1 PM
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30 BIDDING CLOSES	31	1

- Phone bidder registrations must be received (via mail, fax, or online) by 5pm EST Wednesday, July 29, 2026.
- Online Bidders must be registered by 5:00pm EST on Thursday, July 29, 2026.
- Successful Bidders must execute the Purchase Agreement/Sale Contract and initiate wire transfer of Earnest Money by 5pm EST Friday, July 31, 2026.

## AGENCY & AUCTIONEER

- Geswein Farm & Land Realty, LLC (and representatives) and Auctioneer John R Klemme are Agents of the seller. Auctioneer: John R. Klemme - License # AU12000053
- Seller: DONALD J. PETERSON



# PHONE BIDDER REGISTRATION FORM

TIPPECANOE COUNTY, INDIANA | LISTING # JK267903AU

## ABSOLUTE REAL ESTATE AUCTION

Upon completing this form in its entirety, you may submit via:

mail:

Geswein Farm & Land Realty

Attn: Auctions

1100 N 9th St.

Lafayette, IN 47904

email: [auctions@gfarmland.com](mailto:auctions@gfarmland.com)

fax: 765-497-2438

### BIDDING CLOSES

Thursday, July 30, 2026

10:00am EST

ONLINE:

[auctions.gfarmland.com](http://auctions.gfarmland.com)

Johnny Klemme, Auctioneer

License #AU12000053

Seller: Donald J. Peterson

The successful Bidder must be prepared to complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Earnest Money Funds (wire transfers) must be made payable to Stallard & Schuh and the transfer funds must be initiated by 5:00pm Eastern July 31, 2026. The property is being sold to the highest bidder in an Absolute Auction.

**QUESTIONS: Call 765-426-6666 or Email [auctions@gfarmland.com](mailto: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

# ONLINE REGISTRATION

TIPPECANOE COUNTY, INDIANA | LISTING # JK267903AU

ABSOLUTE REAL ESTATE AUCTION

[auctions.gfarmland.com](http://auctions.gfarmland.com)

BIDDING CLOSES

Thursday, July 30<sup>th</sup> @ 10:00am EST

Scan the QR code below for a tutorial video on how to register as an online bidder.



Visit [auctions.gfarmland.com](http://auctions.gfarmland.com) to register.

Need assistance? Call 765-426-6666 or email [auctions@gfarmland.com](mailto:auctions@gfarmland.com)

Johnny Klemme, Auctioneer  
License # AU12000053  
Sellers: Donald J. Peterson



# AUCTION TERMS & CONDITIONS

## 3.5 +/- Acres | Tippecanoe County, Indiana | Listing # JK267903AU



**BIDDER RESPONSIBILITY:** It is the Bidder/Buyers responsibility to read and review all terms & conditions in the bidder packet 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. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. **To place a confidential phone, mail or wire bid, please contact Johnny Klemme (765) 427-1619 at least two days prior to the sale.**

**ABSOLUTE AUCTION:** All tracts are offered absolute and will be sold to the high bidder(s), without reserve and regardless of final high bid price.

**UPON CONCLUSION OF THE AUCTION:** The Winning Bidder(s) will enter into a Real Estate Contract immediately following conclusion of auction. If the Winning Bidder(s) are not physically present (bidding by phone or online), the Winning Bidder(s) will be sent (electronically via DocuSign) a Real Estate Contract. Winning bidder(s) may print the Real Estate Contract and is/are required to fully and correctly complete and properly sign without any modifications. Bidder(s) are required to return the completed, signed contract to Geswein Farm & Land Realty, LLC by email by 5:00 PM EST of the day following the auction. Along with the completed, signed contract, the Winning Bidder(s) will be required to wire the specified non-refundable earnest money deposit as stated in the real estate terms within the Real Estate Contract. This non-refundable earnest money deposit will be held in escrow until closing and that amount will then be credited to the Buyer as part of the purchase price of the property. Wire transfer instructions and escrow agreement forms will be provided to the Buyer along with the contract after the auction. Purchaser shall be responsible for all wire transfer fees. Successful bidders not executing and returning the completed contract and earnest money deposit by 5:00 EST PM the day after the auction will be considered in default. Such default by the Successful Bidder will result in that Bidder'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 Buyer 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.

**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:** The successful Bidder(s) must be prepared to complete a wire transfer for not less than 10% of the purchase price at the conclusion of the auction to serve as Earnest Money. Funds (wire transfers) must be sent directly to Stallard & Schuh Title Company. Wire transfer of Earnest Money to Stallard & Schuh must be completed on July 31, 2026 by 5:00pm EST. Proof of wire transfer confirmation must be provided to Geswein Farm & Land Realty, LLC on July 31, 2026. Earnest Money Wire Instructions will be provided to the successful Bidder(s) post conclusion of the auction. 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.

**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 upon acceptance of the high bid(s) on July 30, 2026. 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.

**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.

**POSSESSION & CLOSING:** Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before September 8, 2026. Closing to take place at Stallard & Schuh in Lafayette, Indiana. Final settlement will require wire transfer.

**LEASE: OPEN LEASE FOR 2026.**

**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:** 2025 real estate taxes and assessments due and payable in 2026 shall be the responsibility of the Seller. 2026 real estate taxes and assessments due and payable in 2027 shall be pro-rated on the date of closing.

**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.

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

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

**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.

**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.

**AUCTION END TIMES:** Geswein Farm & Land Realty, LLC online only auctions are timed events and all bidding will close at specified time. However, the auction software utilizes an 'Auto Extend' feature: any bid placed within the final 5 minutes of an auction will result in the auction automatically extending for an additional 5 minutes. The bidding will extend in 5-minute increments from the time the last bid is placed until there are no more bids and the lots sit idle for 5 minutes. Therefore, the auction will not close until all bidding parties are satisfied, and no one can be outbid at the last second without having another opportunity to bid again.

**CONDUCT OF THE AUCTION:** The minimum bid increase will be \$5,000. Geswein Farm & Land Realty, LLC and the Seller reserves the right to cancel this auction or remove any item or lot from this auction prior to the close of bidding. 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.

**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. 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 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. Your bid on this auction indicates both an understanding and an acceptance of the terms of this contractual agreement between yourself and both the seller and Geswein Farm & Land Realty, LLC and that you, as the bidder, are prepared to purchase the property under the terms and conditions of this auction.

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.

**PROPERTY CONDITION:** 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.

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

**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.

SELLER: Donald J. Peterson

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



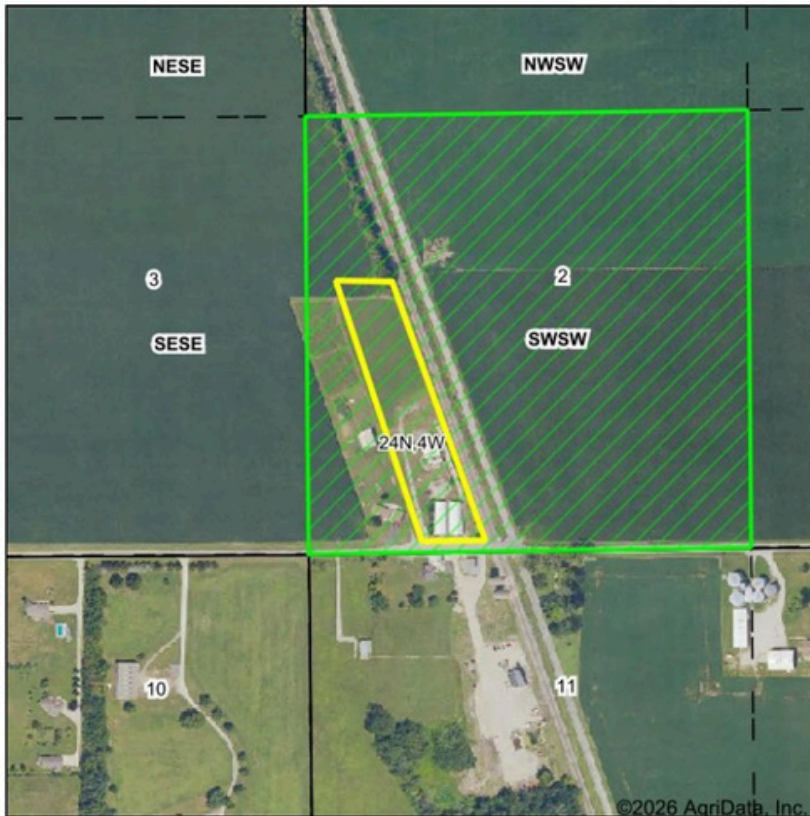
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER DURING THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY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

# LEGAL DESCRIPTION

3.5 +/- Acres | Tippecanoe County, Indiana

Listing # JK267903AU

## PLSS Legal Description



Map Center: 40° 32' 57.06, -86° 50' 56.64



Acres: 3.13  
Date: 6/3/2026  
Township: Tippecanoe  
County: Tippecanoe  
State: Indiana

**GESWEIN**  
FARM & LAND

Maps Provided By



PLSS Source: Various State Sources

PLSS Note: No Government Lots. Quarters created by equally splitting the sections

Short Legal:

PT SWSW 2-24N-4W

Long Legal:

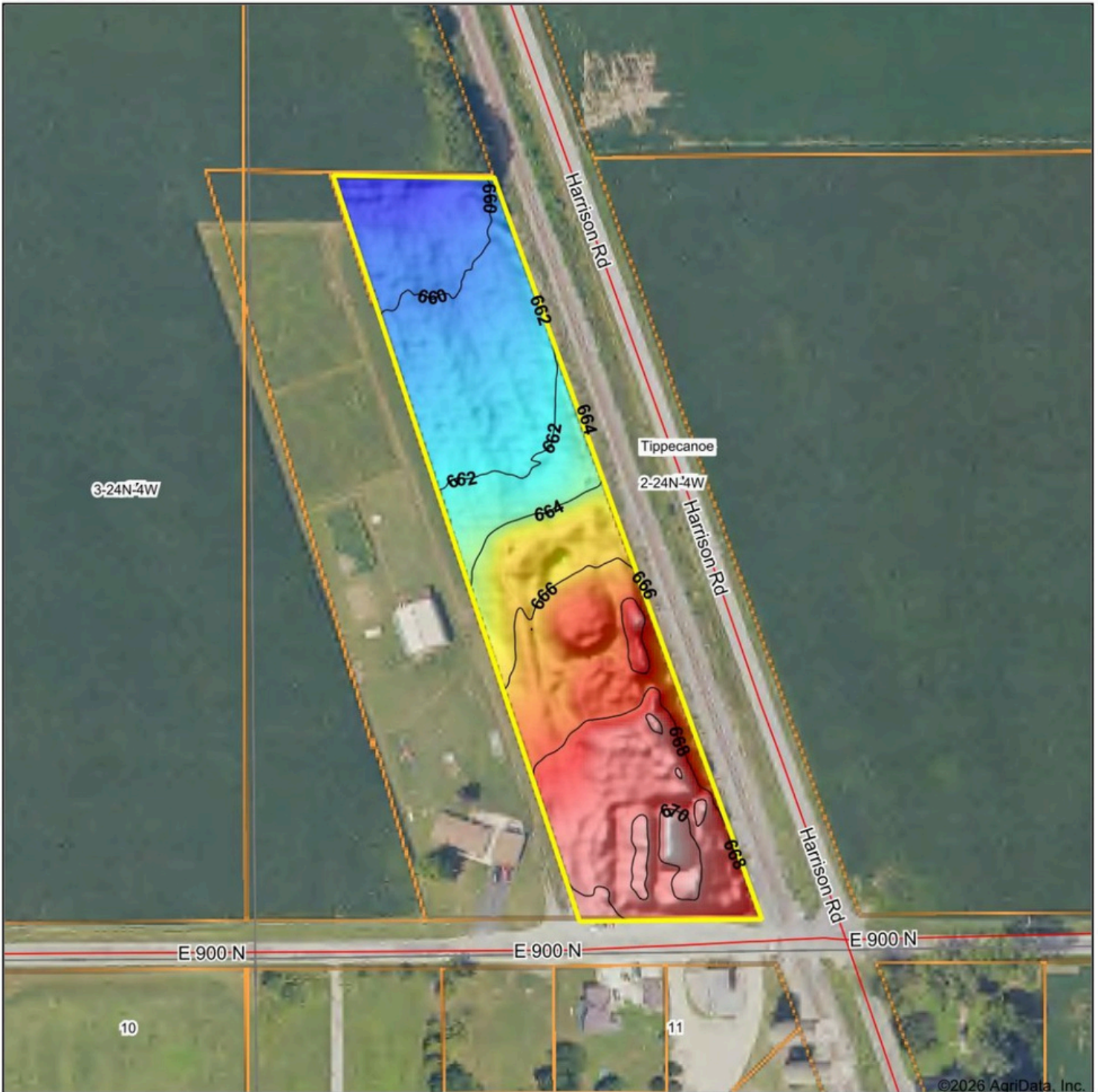
PART OF THE SW1/4 SW1/4 OF SECTION 2, TOWNSHIP 24 NORTH, 4 WEST, TIPPECANOE COUNTY, INDIANA

# TOPOGRAPHY

3.5 +/- Acres | Tippecanoe County, Indiana

Listing # JK267903AU

## Topography Hillshade



**GESWEIN**  
FARM & LAND  
Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 658.6  
Max: 671.5  
Range: 12.9  
Average: 664.8  
Standard Deviation: 3.87 ft



6/3/2026

2-24N-4W  
Tippecanoe County  
Indiana

Boundary Center: 40° 32' 55.56, -86° 50' 56.49

# WETLANDS MAP

3.5 +/- Acres | Tippecanoe County, Indiana

Listing # JK267903AU

## Wetlands Map



State: Indiana  
 Location: 2-24N-4W  
 County: Tippecanoe  
 Township: Tippecanoe  
 Date: 6/3/2026

**GESWEIN**  
 FARM & LAND

Maps Provided By  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2025 www.AgriDataInc.com



Classification Code	Type	Acres
Total Acres		0.00

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



**AUCTIONEER:**  
 JOHNNY KLEMME  
 (765) 427-1619  
 Johnny@gfarmland.com  
 IN #12000053  
 SELLER: Donald J. Peterson



# INSPECTION DATES

3.5 +/- Acres | Tippecanoe County, Indiana  
Listing # JK267903AU



Walk the property, tour the buildings, ask questions, and meet with the auctioneer.



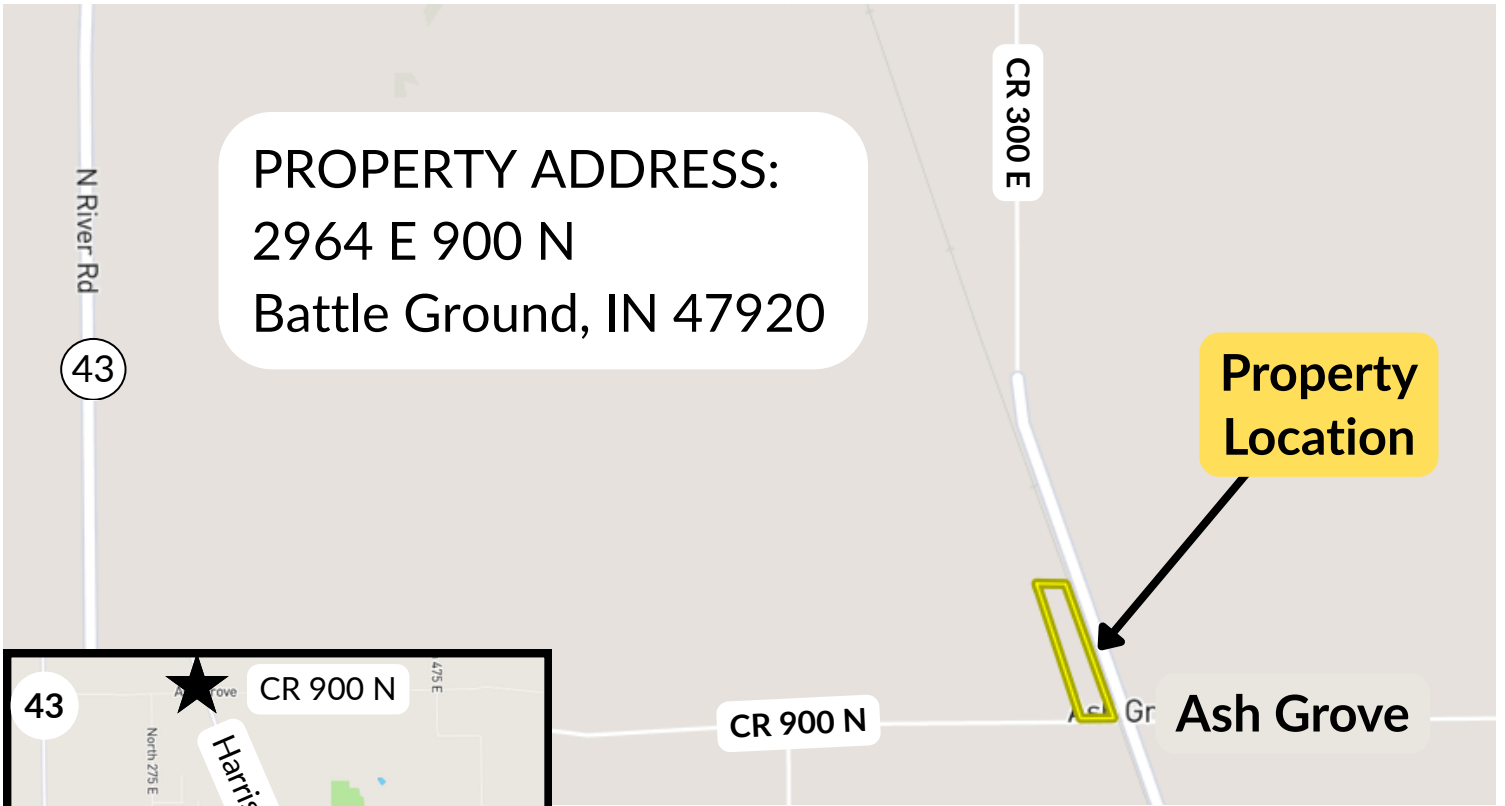
SCAN THE QR CODE  
FOR DIRECTIONS  
FROM YOUR  
LOCATION





# DIRECTIONS

3.5 +/- Acres | Tippecanoe County, Indiana  
Listing # JK267903AU



From Downtown Lafayette / West Lafayette: Head north on River Road. Follow for approximately 9.8 miles. Turn right (east) onto CR 900 N. Property will be on the left (north) side of the road. Look for signs.



SCAN THE QR CODE FOR DIRECTIONS FROM YOUR LOCATION



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



# PARCEL INFORMATION

3.5 +/- Acres | Tippecanoe County, Indiana  
Listing # JK267903AU

79-03-02-300-001.000-017

PETERSON DONALD J

2962 E 900 N

199, Other Agricultural Use

Tippecanoe Ag Residual 1/2

**General Information**  
Parcel Number  
79-03-02-300-001.000-017  
Local Parcel Number

**Ownership**  
PETERSON DONALD J  
3229 OLD DIXIE HWY  
FORT PIERCE, FL 34946

Date		Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/03/2017		PETERSON DONALD	WD		/		I
01/01/1900		CRISWELL E GALE C	WD		/		I

**Notes**  
8/19/2025 25GM: FORM 113 PROCESSED TO ADJUST AG LAND BASE RATE TO \$2120 PER SEA 1.

Tax ID:

**Legal**  
PT SW SW SEC 2 TWP 24 R4 3.50 A

Routing Number

Property Class 199  
Other Agricultural Use



Agricultural

Year: 2026

**Location Information**  
County  
Tippecanoe  
Township  
TIPPECANOE TOWNSHIP  
District 017 (Local 017)  
TIPPECANOE TOWNSHIP-TSC  
School Corp 7865  
TIPPECANOE  
Neighborhood 5580-017  
Tippecanoe Ag Residual  
Section/Plat  
2  
Location Address (1)  
2962 E 900 N  
BATTLE GROUND, IN 47920

Valuation Records		2026	2025	2025	2025	2024
Assessment Year		2026	2025	2025	2025	2024
Reason For Change	GenReval	04/22/2026	CAP CHG	01/15/2026	AG Upd	05/12/2025
As Of Date		04/22/2026	01/15/2026	05/12/2025	01/01/2025	01/02/2024
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>		<b>\$5,900</b>	<b>\$5,900</b>	<b>\$5,900</b>	<b>\$6,700</b>	<b>\$6,400</b>
Land Res (1)		\$0	\$0	\$0	\$0	\$0
Land Non Res (2)		\$5,900	\$5,900	\$5,900	\$6,700	\$6,400
Land Non Res (3)		\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>		<b>\$73,200</b>	<b>\$28,800</b>	<b>\$28,800</b>	<b>\$28,800</b>	<b>\$27,800</b>
Imp Res (1)		\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)		\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)		\$73,200	\$28,800	\$28,800	\$28,800	\$27,800
<b>Total</b>		<b>\$79,100</b>	<b>\$34,700</b>	<b>\$34,700</b>	<b>\$35,500</b>	<b>\$34,200</b>
Total Res (1)		\$0	\$0	\$0	\$0	\$0
Total Non Res (2)		\$5,900	\$5,900	\$5,900	\$6,700	\$6,400
Total Non Res (3)		\$73,200	\$28,800	\$28,800	\$28,800	\$27,800

7/19/2022 CY23: Parcel visited for CY 2023  
7/19/22: NO CHANGE. PK  
9/10/2020 20F: 2020 Form 11 Returned  
RESENT TO 110 SPRING LAKE CT APT 103 VERO  
BEACH FL 32962  
9/10/20 KOB  
5/31/2018 CY19: Parcel Visited for CY 2019  
05/31/18 REMOVED BASE RATE FROM BOTH  
QUONSET HUTS. DR  
4/7/2017 GM: General Memo  
4/7/17 changed all residential land to farm land. ay  
12/11/2014 RA: 2012 Reassessment  
PR  
NO CHANGES  
12/11/2014 COM:  
RSD WD LAND SPLIT 1.940 A & 0.06 A TO 124-  
01500-015-3 7/07/9  
9  
JUL 09/18/06: SALE \$65,000 20 YEAR CONTRACT.  
\$5000 DOWN PAYMENT.  
BALANCE PAID  
JUL TOGETHER WINT. IN MONTHLY  
INSTALLMENTS OF \$465.15 UNTIL PAID

Zoning  
A A

Subdivision

Lot

Market Model  
5580

**Characteristics**  
Topography  Flood Hazard  
Public Utilities  ERA  
Water   
Streets or Roads  TIF  
Paved   
Neighborhood Life Cycle Stage  
Static  
Printed Saturday, May 2, 2026  
Review Group 2014

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')														
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	WUA	0	0.1709	1.02	\$2,120	\$2,162	\$369	0%	1.0000	0.00	100.00	0.00	\$370
4	A	SWA	0	1.1999	1.15	\$2,120	\$2,438	\$2,925	0%	1.0000	0.00	100.00	0.00	\$2,930
5	A	SWA	0	1.2194	1.15	\$2,120	\$2,438	\$2,973	-60%	1.0000	0.00	100.00	0.00	\$1,190
71	A	SWA	0	0.5389	1.15	\$2,120	\$2,438	\$1,314	-40%	1.0000	0.00	100.00	0.00	\$790

Land Computations	
Calculated Acreage	3.13
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	3.50
Farmland Value	\$5,280
Measured Acreage	3.13
Avg Farmland Value/Acre	1687
Value of Farmland	\$5,900
Classified Total	\$0
Farm / Classified Value	\$5,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$5,900
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$5,900</b>

Data Source N/A Collector Appraiser 03/01/2002 79





# PARCEL INFORMATION

3.5 +/- Acres | Tippecanoe County, Indiana  
Listing # JK267903AU

79-03-02-300-001.000-017

PETERSON DONALD J

2962 E 900 N

199, Other Agricultural Use

Tippecanoe Ag Residual 2/2

General Information		Plumbing	
Occupancy	Quonset	#	TF
Description	Quonset R 01	Full Bath	
Story Height	0	Half Bath	
Style	N/A	Kitchen Sinks	
Finished Area		Water Heaters	
Make		Add Fixtures	
Floor Finish		Total	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet		
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
Wall Finish		Accommodations	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Bedrooms	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Living Rooms	
<input type="checkbox"/> Fiberboard		Dining Rooms	
Roofing		Family Rooms	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other	<input type="checkbox"/> Tile	
Exterior Features		Total Rooms	
Description	Area	Value	

Specialty Plumbing		
Description	Count	Value
1	2	

Cost Ladder				Totals
Floor Constr	Base	Finish	Value	
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
Total Base				
Adjustments				Row Type Adj.
Unfin Int (-)				
Ex Liv Units (+)				
Rec Room (+)				
Loft (+)				
Fireplace (+)				
No Heating (-)				
A/C (+)				
No Elec (-)				
Plumbing (+ / -)				
Spec Plumb (+)				
Elevator (+)				
Sub-Total, One Unit				\$0
Sub-Total, 1 Units				
Exterior Features (+)			\$0	\$0
Garages (+) 0 sqft			\$0	\$0
Quality and Design Factor (Grade)				
Location Multiplier				0.92
Replacement Cost				\$121,896

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Quonset R 01	1		C	1948	1948	78 F	\$37.45	0.92		32' x 96'	\$121,896	70%	\$36,570	0%	100%	1,000	1,000	0.00	0.00	100.00	\$36,600
2: Quonset R 01	1		C	1948	1948	78 F	\$37.45	0.92		32' x 96'	\$121,896	70%	\$36,570	0%	100%	1,000	1,000	0.00	0.00	100.00	\$36,600

