

Sample Land Report — 133 ac, Tippecanoe County, IN

133.48 ac · IN · Generated 2026-08-27

IN

PARCEL PIN 18157-791505100001000011

Parcel size	County record	Coordinates	State	Analysis date
133.48 ac	133.48 ac	40.2997, -86.9006	IN	2026-08-27
measured (map draw / click)	OGRIP / auditor			

Findings at a glance

✓

133.48 ac

2025 Soybeans · near-even with soybeans

✓

Soil PI 78

water 4/5

!

Wetlands 1%

\$404

Imagery © Esri, Maxar, Earthstar Geographics · parcel boundary drawn to scale

Parcel scorecard

ACRES 133.48 ac

ROTATION Corn–Soy

SOIL PI 78/100

FLOOD ZONE X

PARCEL SIZE

133.48 ac

✓

county rec 133.48 ac

SOIL · PI

78/100

✓

WATER

4/5

✓ irrigation

WIND RESOURCE

Moderate

! not viable here

WETLANDS

1%

! \$404 regulated

FLOOD ZONE

X

✓ minimal risk

CAUV

Not enrolled

•

NEAREST GRID

1.0 mi

✓ grid nearby

CROP HISTORY

2025 Soybeans · near-even with soybeans

✓

● Parcel Record

18157-791505100001000011

FIPS 18157

610

PARCEL ACRES (RECORD)

133.48

DATA COVERAGE FOR THIS PARCEL

What this report measured for this parcel, what it modeled, and what isn't covered yet — so nothing below comes as a surprise.

Measured	Soil & productivity (USDA SSURGO) · Crop history (USDA CDL) · Water & drought · Standing timber (Indiana Consulting Foresters) · Parcel identity (statewide parcels)
Estimated	Income scenarios — farm, cash rent, solar, wind, CRP
Not yet covered	Automated oil & gas records (Ohio only)

How firm is each number? **High** measured directly from the source · **Modeled** calculated from source inputs · **Estimate** regional or curated reference

● Your ground at a glance

This is 133.48 acres in Tippecanoe County, Indiana. The cropland has run a corn–soybean rotation across the record, with corn leading in four of the six years tracked by USDA CDL data and soybeans taking the balance. Roughly 13 acres carry grassland or pasture cover in a typical year, and a small fringe of developed area has grown modestly over the period. The soils are productive — a Productivity Index of 78 puts this ground in solid company — and are classified as somewhat poorly drained, with a USDA SSURGO designation of prime farmland if drained. A small portion of the parcel, about 1.27 acres, carries a riverine wetland designation under the National Wetland Inventory. The parcel is mapped in FEMA flood Zone X, which is outside the Special Flood Hazard Area and carries minimal flood risk.

This report lays out what the ground earns today under its current use, what every honest alternative looks like side by side, and what the tax, program, and regulatory angles are — along with the things worth watching over time. The numbers and facts are here; the decision is yours.

Parcel ID	7a176ff9-42f2-440c-b145-62452c270e5b
State parcel ID	18157-791505100001000011
Acres	133.48 ac
Coordinates	40.2997, -86.9006
State	IN
Use / class code	610

SOURCE [OGRIP statewide parcels](#) as of Aug 2026 **High**

● The story of this land

The USDA Cropland Data Layer covers this ground from 2020 through 2025 — six years — and the record shows a largely rotational pattern between corn and soybeans. Corn led in four of those years; soybeans led in two. No multi-year run of either crop appears in the record.

In 2025, the most recent year, the split is essentially even: corn at 39.1% and soybeans at 38.4%. Neither crop has settled as the clear current occupant of the tillable ground.

Grassland and pasture have held steady across the span, running between roughly 10 and 16 acres each year. A small amount of deciduous forest has been mapped inside the boundary throughout the period as well. The CDL read carries moderate confidence, so the pattern is worth confirming as the newest year finalizes.

The parcel boundary and its 133.48 acres have not changed across the six years of record.

INFO Developed-land acreage steps up in the most recent CDL years — from 4.3 acres in 2020 to 13.8 acres in 2025 — likely because USDA's finer mapping grid now resolves farmsteads, field edges, and roads that coarser pixels previously blurred into cropland.



■ Corn
 ■ Soybeans
 ■ preliminary (not yet finalized)

Year	Crop	Acres	% of parcel
2025	Soybeans	51.2 ac	38%
2025	Corn	49 ac	37%
2025	Grassland/Pasture	12.3 ac	9%
2025	Developed/Low Intensity	5.8 ac	4%
2025	Developed/Med Intensity	3.3 ac	2%
2025	Developed/Open Space	3.2 ac	2%
2025	Pop or Orn Corn	2.9 ac	2%
2025	Barren	2.9 ac	2%
2025	Developed/High Intensity	1.4 ac	1%
2025	Other (7 classes)	1.3 ac	1%
2024	Corn	62.3 ac	47%
2024	Soybeans	43.8 ac	33%
2024	Grassland/Pasture	11.6 ac	9%
2024	Developed/Med Intensity	4 ac	3%
2024	Developed/Open Space	3.2 ac	2%
2024	Developed/Low Intensity	3 ac	2%
2024	Deciduous Forest	2.6 ac	2%
2024	Other (7 classes)	2.7 ac	2%
2023	Soybeans	84.2 ac	63%
2023	Corn	22.2 ac	17%
2023	Grassland/Pasture	13.6 ac	10%
2023	Developed/Med Intensity	2.8 ac	2%
2023	Developed/Low Intensity	2.6 ac	2%
2023	Deciduous Forest	2.4 ac	2%
2023	Developed/Open Space	2.1 ac	2%
2023	Alfalfa	1.2 ac	1%
2023	Other (6 classes)	2.4 ac	2%
2022	Corn	68 ac	51%
2022	Soybeans	36.8 ac	28%
2022	Grassland/Pasture	14.2 ac	11%
2022	Deciduous Forest	3.5 ac	3%

Year	Crop	Acres	% of parcel
2022	Developed/Med Intensity	2.8 ac	2%
2022	Developed/Low Intensity	2.6 ac	2%
2022	Developed/Open Space	2.1 ac	2%
2022	Barren	1 ac	1%
2022	<i>Other (4 classes)</i>	2.2 ac	2%
2021	Soybeans	80.5 ac	60%
2021	Corn	26.2 ac	20%
2021	Grassland/Pasture	14.3 ac	11%
2021	Developed/Med Intensity	2.8 ac	2%
2021	Deciduous Forest	2.8 ac	2%
2021	Developed/Low Intensity	2.6 ac	2%
2021	Developed/Open Space	2.1 ac	2%
2021	Other Hay/Non Alfalfa	1 ac	1%
2021	<i>Other (3 classes)</i>	1 ac	1%
2020	Corn	69.6 ac	52%
2020	Soybeans	38.9 ac	29%
2020	Grassland/Pasture	10.2 ac	8%
2020	Deciduous Forest	4.9 ac	4%
2020	Developed/Open Space	2.5 ac	2%
2020	Alfalfa	2.2 ac	2%
2020	Developed/Low Intensity	1.7 ac	1%
2020	Other Hay/Non Alfalfa	1.3 ac	1%
2020	<i>Other (6 classes)</i>	2 ac	1%

SOURCE [USDA Cropland Data Layer \(CDL\)](#) as of Aug 2026 High

■ What the ground earns

Cash rent is the baseline. USDA NASS published a single county-average cash rent for Tippecanoe County of \$265 per acre for 2025 — that is the measured anchor, and it is the number to carry into any lease conversation. On top of that anchor, AgriTerra's soil-productivity model produces a modeled range of \$265–\$318 per acre, adjusted up from the NASS average based on this parcel's productivity index. That range is ours, not USDA's. Applied to 106.7 tillable acres, the rent scenario nets \$28,276 per year — passive income with no operational cost or crop risk on your end; the tenant carries both.

Ground like yours — NRCS Class II soils, somewhat poorly drained, with a productivity index of 78 — typically rents above the county average, based on AgriTerra's soil-productivity model. That position is modeled from soil characteristics, not observed market data. USDA publishes only the single county average; any range around it is a modeled estimate. The drainage class is the one factor that keeps this ground from the very top of the productivity tier, but the Class II capability still places it in the upper portion of the modeled range.

Farming it yourself produces a modeled net return of \$251 per acre — return to land, labor, and management — on the same 106.7 tillable acres, for a total of \$26,782 per year. That figure uses an estimated corn yield of 218 bushels per acre (derived from the PI score of 78), a 2025 USDA NASS Indiana state-average corn price of \$4.30 per bushel, and a regional non-land production cost of \$686 per acre from USDA ERS. The \$14-per-acre gap between farming and renting reflects the current regional farm economy, not a flaw in this ground. On top of the

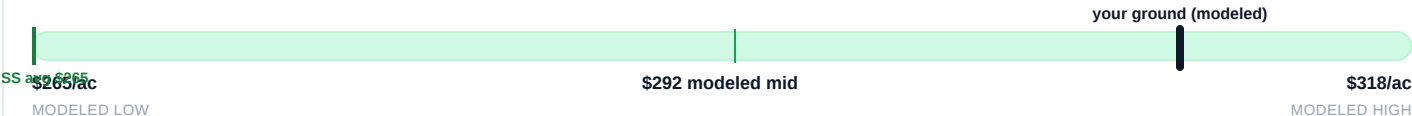
farm return, two commodity programs may add income in years when price or revenue triggers are met: ARC-CO at \$0–\$11,346 per year and PLC at \$0–\$8,009 per year, both paid on FSA base acres only. Either can be \$0 in any given year and neither is included in the \$251 net return figure.

A recreational lease — typically a hunting arrangement — runs about \$22 per acre per year at a typical Midwest rate for Indiana deer ground, with a modeled range of \$12–\$40 per acre. That income stacks on top of whichever farming arrangement is in place, not instead of it.

INFO The \$265/ac USDA NASS county average is the single published figure — the number to carry into a lease negotiation. The \$265–\$318 modeled range is AgriTerra's soil-adjusted estimate, not a USDA figure.

INFO Cash-rent and farm-return figures apply to 106.7 tillable acres — a tenant pays on cropped ground, not the full 133.48-acre parcel.

WARNING ARC-CO and PLC payments are contingent on price or revenue triggers being met; both can be \$0 in any year and are not part of the \$251/ac farm net return.



USDA NASS publishes one county cash-rent average — \$265/ac (USDA NASS, 2025). Class II soils with a productivity index of 78 typically rent above the county average; the position and range shown are modeled from soil productivity, not an observed county band.

Cash rent to a tenant	\$265/ac/yr (soil-adjusted modeled range \$265–\$318/ac)
Farm it yourself	\$251/ac/yr (return to land, labor & management)
Recreational (hunting) lease	\$22/ac/yr — stacks on top of the use above, not instead of it

Taxes on this ground

This is an Indiana parcel, so the land is taxed under the DLGF agricultural base rate. The local parcel ID on record is 79-15-05-100-001.000-011. This report does not model the full property-tax bill — the actual assessed value and tax liability are set by Tippecanoe County and are worth confirming directly with the county auditor.

One tax consequence worth knowing before any energy conversation: if this ground is placed under a solar project, Indiana law triggers a reassessment away from the agricultural base rate to a significantly higher solar land base rate. The full mechanics of that reassessment — including the applicable regional rate and what a lease must require of the developer to cover the difference — are covered in the 'If someone knocks' section of this report.

INFO Parcel ID 79-15-05-100-001.000-011 — confirm the current assessed value and tax classification with the Tippecanoe County auditor.

WARNING Indiana's solar land reassessment (HEA 1348) can increase the assessed base rate by roughly 9–12x; any lease must obligate the developer to cover that tax increase.

Indiana reassesses land under solar away from the agricultural base rate (\$2,120/ac for the Jan 1, 2026 assessment) to a solar land base rate of \$18,356/ac (North) / \$26,141/ac (Central) / \$20,000/ac (South) per the DLGF Dec 31, 2025 memo — a ~9-12x assessment jump the lease must obligate the developer to cover (HEA 1348).

See "If someone knocks" for how a solar lease changes this. Until then, the ground is assessed at the agricultural base rate.

Around your land

According to LBNL Queued Up interconnection data, Tippecanoe County has three projects on record in the interconnection queue, with battery storage as the dominant resource type. That signals developer interest in the area, but queue presence is not a construction guarantee — historically, only about 13% of capacity that requested interconnection between 2000 and 2020 reached commercial operation by end-2025, and the median wait from request to commercial operation now exceeds five years.

On commercial solar siting, Indiana sets no statewide rule — each county governs its own approval process. Per AgriTerra State Renewable Policy Gates, strong utility demand keeps developers active in counties that are willing, but the county ordinance is the deciding factor here. That is stated as a fact about how the state works, not a verdict on any particular direction.

CRP enrollment remains competitive at the national level. In FY2026, USDA FSA accepted only 2.2 million of roughly 2.5 million acres offered, against the 27-million-acre program cap. CRP authority currently runs through September 30, 2026, pending farm bill reauthorization. Indiana property assessments are trended toward market value-in-use on an annual basis statewide — there is no single fixed reappraisal year the way some other states operate. A rolling cyclical reassessment also recollects property data for roughly a quarter of each county's parcels each year over a four-year cycle, per the Indiana Department of Local Government Finance.

This is a snapshot as of today. If you'd like to know when something here changes, the feedback link at the end of this report is the way to tell us — continued monitoring isn't a live feature yet, but hearing from you helps us prioritize it.

INFO Three interconnection-queue projects are on record in this county; battery storage is the dominant resource type listed (LBNL Queued Up, 2026 edition).

INFO CRP authority runs through Sept 30, 2026 pending farm bill reauthorization — enrollment is competitive and acceptance is not guaranteed.

Interconnection queue	There is interconnection-queue activity in this county (3 projects on record, with Battery the dominant resource type) — a signal of developer interest, not a guarantee of construction. Queue presence is not a build guarantee — per LBNL Queued Up (2026 edition), only ~13% of capacity that requested interconnection from 2000–2020 reached commercial operation by end-2025, and the median wait from request to commercial operation now exceeds 5 years.
County / state siting	Indiana has no single answer on commercial-solar siting — each county sets its own rule; this area is county-dependent, with strong utility demand keeping developers active where counties are willing; the county ordinance decides, and it is stated here as fact, not a verdict.
Conservation program windows	CRP enrollment is competitive — FY2026: only 2.2M of ~2.5M offered acres accepted under the 27M-acre cap. CRP authority currently extends through Sept 30, 2026 pending farm bill reauthorization.
Property assessment calendar	Indiana assessments are trended toward market value-in-use every year, statewide — there is no single fixed reappraisal year per county the way Ohio has. A separate cyclical general reassessment recollects property data for about a quarter of each county's parcels every year over a rolling 4-year cycle.

This is a snapshot as of today. If you'd like to know when something here changes, the feedback link at the end of this report is the way to tell us — continued monitoring isn't a live feature yet, but hearing from you helps us prioritize it.

● Your options, side by side

The table below prices this same ground four different ways — farming it yourself, cash rent, conservation, and a solar lease — with the baseline (what the land does today) leading every comparison. Not every row runs on the same acres: cash rent, farming it yourself, and CRP are priced on the tillable ground a tenant or operator actually works, while the recreational lease and solar figures run on the full 133.48 acres, since hunting access and solar site footprints cover the whole parcel. Keep that difference in mind when you compare totals.

For each option, the table shows net dollars per acre, the parcel-level total, how that compares to today's baseline, whether the arrangement is reversible, and what would have to be true for the number to be real. Those four columns — not the size of any single figure — are what to weigh.

Option	Net \$/ac/yr	Parcel total	vs. today	Reversible?	What would have to be true
Farm It Yourself (today)	\$251	\$26,782 on 106.7 tillable ac	(today)	Yes · current use	—
Cash rent to a tenant	\$265	\$28,276 on 106.7 tillable ac	+\$14/ac	Yes · 1–3 yr lease	• A tenant at the soil-adjusted county rate

Option	Net \$/ac/yr	Parcel total	vs. today	Reversible?	What would have to be true
Conservation program (CRP)	\$143	\$15,258 on 106.7 tillable ac	-\$108/ac	Yes · 10–15 yr contract	- CRP enrollment is competitive — FY2026: only 2.2M of ~2.5M offered acres accepted under the 27M-acre cap. - CRP authority currently extends through Sept 30, 2026 pending farm bill reauthorization.
Recreational (hunting) lease	\$22	\$2,937 on 133.48 ac	stacks	Yes · seasonal	—
Solar lease	\$1,000	\$133,480 on 133.48 ac	+\$749/ac	No · 20–30 yr	- County ordinance and state siting policy allow a utility-scale solar lease - The lease obligates the developer to cover the land reassessment - At least 25 contiguous acres to interest a developer
Wind lease	\$50	\$6,674 on 133.48 ac	—	No · 20–30 yr	- A stronger wind resource than this ground carries today - A county that permits commercial wind — most in the state restrict it

No option is recommended here. The baseline is what the ground does today. Cash rent, farming it yourself, and CRP are priced on the parcel's **tillable** acres (about 106.7 ac, from the USDA CDL crop record) — what a tenant actually pays on; a recreational lease and solar/wind are priced on the **whole parcel** (hunting access and negotiated site footprints, the convention in the lease guides). Solar's number is real and a multiple of anything agricultural — it is also the only irreversible row, gated by county policy and the federal credit clock, and rests on modeled bands.

■ If someone knocks

There is interconnection-queue activity in this county — 3 projects on record, with Battery the dominant resource type. That is a signal of developer interest, not a guarantee of construction.

The modeled solar lease band for this ground runs \$800 to \$1,225 per acre per year, with a typical rate of about \$1,000 per acre per year (AgriTerra Solar Lease Band, anchored to Purdue and OSU Extension data). Indiana has no single answer on commercial-solar siting — each county sets its own rule; this area is county-dependent, with strong utility demand keeping developers active where counties are willing; the county ordinance decides, and it is stated here as fact, not a verdict. Grid access has been verified for this area.

The federal tax-credit clock matters to any offer you receive: wind and solar projects lose the §45Y/48E clean-electricity tax credits if placed in service after Dec 31, 2027 unless construction began by July 4, 2026 (which then rides the IRS 4-year completion window to end-2029/2030). On the tax side, Indiana reassesses land under solar away from the agricultural base rate (\$2,120/ac for the Jan 1, 2026 assessment) to a solar land base rate of \$18,356/ac (North) / \$26,141/ac (Central) / \$20,000/ac (South) per the DLGF Dec 31, 2025 memo — a roughly 9–12x assessment jump the lease must obligate the developer to cover (HEA 1348).

An option agreement is a paid, time-limited right for a developer to decide later whether to build — the ground is encumbered for the life of the option, and you cannot commit those acres elsewhere while it runs. Decommissioning security and the developer's creditworthiness are the diligence items to settle before signing. Do not sign a lease or option without your own attorney. On wind: the wind resource here rates moderate, and most counties in the state restrict or foreclose new commercial wind — a utility-scale wind lease is not a live consideration for this ground.

INFO The modeled solar lease band (\$800–\$1,225/ac/yr, typical rate about \$1,000) is an estimate — actual offers vary by project size, developer, and county conditions.

WARNING Indiana's reassessment jump (up to ~12x the ag base rate) is a material cost; confirm the lease obligates the developer to cover it before signing anything.

WARNING A lease term of 20–30 years is not reversible — those acres are committed for the life of the agreement.

INFO Interconnection-queue data is from LBNL Queued Up; federal credit deadline is from the One Big Beautiful Bill Act (OBBBA), P.L. 119-21, signed July 4, 2025.

1 What offers actually run here

The modeled band for this parcel is **\$800–\$1,225/ac/yr** (mid \$1,000) — an estimate of what similar parcels are offered, not a lease this ground has been qualified for.

SOURCE · AGRITERRA SOLAR LEASE BAND (PURDUE/OSU ANCHORED)

2 Whether the county even allows it

Indiana has no single answer on commercial-solar siting — each county sets its own rule; this area is county-dependent, with strong utility demand keeping developers active where counties are willing; the county ordinance decides, and it is stated here as fact, not a verdict.

SOURCE · AGRITERRA STATE RENEWABLE POLICY GATES

3 The federal tax-credit clock

Wind/solar projects lose the §45Y/48E clean-electricity tax credits if placed in service after Dec 31, 2027 unless construction began by July 4, 2026 (which then rides the IRS 4-year completion window to end-2029/2030).

SOURCE · ONE BIG BEAUTIFUL BILL ACT (OBBBA), P.L. 119-21, SIGNED JULY 4, 2025

4 The tax trap

Indiana reassesses land under solar away from the agricultural base rate (\$2,120/ac for the Jan 1, 2026 assessment) to a solar land base rate of \$18,356/ac (North) / \$26,141/ac (Central) / \$20,000/ac (South) per the DLGF Dec 31, 2025 memo — a ~9-12x assessment jump the lease must obligate the developer to cover (HEA 1348).

SOURCE · AGRITERRA STATE RENEWABLE POLICY GATES

5 What an option really is

An option agreement is a paid, time-limited right — commonly a two-to-seven-year option period at a modest per-acre payment — for a developer to decide later whether to build. The ground is encumbered for the life of the option: the developer controls whether a lease follows, and you cannot commit those acres elsewhere while it runs. Decommissioning security and the developer's creditworthiness are the diligence items to settle before signing — who removes the equipment at end of life, and who pays if the developer cannot.

SOURCE · NATIONAL AG LAW CENTER RENEWABLE ENERGY READING ROOM; OSU EXTENSION FARMLAND OWNER'S GUIDE TO SOLAR LEASING

6 Do not sign anything without a lawyer

Read a solar lease with someone who has read one before. These landowner-education guides — not sales material — are the place to start:

- [Purdue Extension — renewable-energy lease considerations \(RE-5-W\)](#)
- [OSU Extension — Farmland Owner's Guide to Solar Leasing](#)
- [Indiana Farm Bureau](#)

SOURCE · OSU EXTENSION FARM OFFICE ENERGY-LAW LIBRARY; PURDUE EXTENSION; STATE FARM BUREAU

Wind, briefly: the wind resource here rates moderate, and most counties in the state restrict or foreclose new commercial wind — a utility-scale wind lease is not a live consideration for this ground. (Class 3 resource)

Soil

Your ground carries a Productivity Index score of 78 and a USDA NRCS non-irrigated capability Class II rating — good, productive soils with moderate limitations, placing this land in the upper tier of agricultural ground. Organic matter runs at 3.0%, and available water capacity is 0.23 cm/cm, a combination that supports consistent crop performance across normal growing seasons.

SSURGO classifies the drainage as somewhat poorly drained, with a hydrologic group of B/D. That dual designation reflects soils that behave as moderately well-drained when tile or surface drainage is in place, but shift toward poorly drained conditions without it. The farmland classification is 'Prime farmland if drained' — meaning this ground qualifies as prime farmland under USDA standards only when adequate drainage is maintained. That distinction matters for FSA program eligibility and any conservation program enrollment tied to prime farmland status.

USFWS National Wetland Inventory maps 1.27 acres of Riverine wetland inside this parcel boundary — about 1% of the parcel. The NWI feature totals 3.68 acres, of which 1.27 fall inside this parcel. The somewhat poorly drained SSURGO classification is consistent with the NWI finding here; both point to hydric conditions in at least a portion of the parcel. Any tillage, drainage improvement, or fill activity touching that mapped area warrants a check against Section 404 of the Clean Water Act before work begins.

FEMA NFHL version 11.1 places this parcel in flood Zone X. Zone X is the minimal-risk designation, outside the Special Flood Hazard Area — federal flood insurance is not mandatory for Zone X, and no floodplain development permit is triggered by that designation alone. The SSURGO drainage class and the NWI wetland finding are consistent with Zone X; there is no conflict between the federal datasets here.

INFO 'Prime farmland if drained' is a conditional USDA designation — drainage infrastructure must be in place and functioning for this land to carry full prime farmland status in FSA records.

INFO The 1.27 acres of mapped Riverine wetland inside the parcel boundary may limit drainage modifications or fill; a jurisdictional determination from the Army Corps of Engineers clarifies what work requires a permit.

INFO FEMA flood Zone X carries no mandatory flood insurance requirement and no Special Flood Hazard Area restrictions — the lowest federal flood-risk designation.

PI SCORE 78	CAPABILITY CLASS 2	DRAINAGE Somewhat poorly drained	FARMLAND CLASS Prime farmland if drained
HYDROLOGIC GROUP B/D	ORGANIC MATTER % 3	AVAIL. WATER CAP. 0.23	COUNTY Tippecanoe County (18157)
CASH RENT — NASS COUNTY AVG \$265/ac	CASH RENT — MODELED BAND (LOW) \$265/ac	CASH RENT — MODELED BAND (MID) \$292/ac	CASH RENT — MODELED BAND (HIGH) \$318/ac
CASH RENT (NASS YEAR) 2025	CASH RENT (RESOLUTION) county-level	CORN PRICE \$4.30/bu (USDA NASS state)	TILLABLE ACRES (EST.) 106.7 ac USDA CDL, AVG 2023–2025 CROPPED ACRES
PASTURE/OTHER AG (EST.) 12.5 ac FROM USDA CDL, GRASS/PASTURE	WETLAND ACRES (NWI, CLIPPED) 1.27 ac	WETLAND % OF PARCEL 1%	WETLAND TYPES Riverine

SOURCES [USDA NASS QuickStats](#) as of Aug 2026 **High** [USDA SSURGO](#) as of Aug 2026 **High**
AgriTerra estimate (USDA NASS county cash-rent average adjusted by SSURGO productivity-index tier) as of Aug 2026 **Modeled**

Water

This land scores 4 out of 5 for irrigation suitability. The summary from USDA data reads: good irrigation conditions — adequate water availability. Component scores show strong streamflow support (5 of 5), with drought and groundwater conditions each rated 3 of 5, reflecting moderate but workable conditions on those fronts.

The nearest stream gauge is on the Wabash River at Lafayette, IN, about 8.4 miles away, currently recording a flow of 14,100 cubic feet per second. No nearby well record was available to report groundwater depth. Current drought monitor data is unavailable for this location.

Indiana follows riparian water rights doctrine. As the state note reads directly: "This state follows riparian water rights doctrine. Contact your state water agency for water use permits." Riparian doctrine ties water use rights to land ownership adjacent to a water source, and permits may be required depending on the volume and purpose of use. Your state water agency is the place to start for any permitted withdrawal.

DATA GAP Current drought classification data is unavailable for this parcel — check the U.S. Drought Monitor at drought.gov for the latest conditions.

DATA GAP No nearby groundwater well record was found; depth-to-water figures for this location are unavailable.

INFO The Wabash River at Lafayette, IN — the nearest USGS gauge, 8.4 miles away — is flowing at 14,100 cfs at the time of this report.

IRRIGATION SCORE 4/5	NEAREST GAUGE WABASH RIVER AT LAFAYETTE, IN (8.4 mi)	WATER RIGHTS Riparian
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SOURCE [USGS NWIS](#) as of Aug 2026 **Modeled**

Mineral rights

Automated mineral records from a state-equivalent database are not surfaced for Indiana parcels in this version of the report. Well activity, lease status, and severance history cannot be confirmed or ruled out through this report alone.

The Indiana DNR Oil and Gas Division maintains the authoritative public record for oil and gas well permits, completions, and production in the state. That database is the right starting point to check for any wellheads near your ground and to research whether a producing lease has ever been recorded against it. The link below points directly to that resource.

Whether the minerals under this land travel with the surface deed or were severed at some point in the chain of title is a question the county recorder's records will answer. A title search focused on mineral conveyances is the standard way to confirm ownership before any lease conversation.

DATA GAP Mineral rights status unknown — see <https://www.in.gov/dnr/oil-and-gas/> for Indiana state mineral records.

INFO Lease ownership and severance status are not surfaced from a public well dataset here. Consult county recorder records for ownership detail.

STATE HANDLED

No — state records link only

WELLS IN PARCEL

—
NOT COVERED

LEASE KNOWN

—
NOT COVERED

SEVERANCE KNOWN

—
NOT COVERED

RECORDS LINK

<https://www.in.gov/dnr/oil-and-gas/>

SOURCE [State oil/gas & county-recorder record links](#) as of Aug 2026 **Estimate**

Timber

USDA CDL shows no forest cover on this parcel in the most-recent year of coverage. No timber sale estimate is produced.

DATA GAP No forest cover detected; timber estimate not produced.

DECIDUOUS ACRES

0 ac

EVERGREEN ACRES

0 ac

MIXED ACRES

0 ac

TOTAL FOREST ACRES

0 ac

CONFIDENCE

medium

SOURCE [Indiana Consulting Foresters Stumpage Timber Price Report](#) as of Aug 2026 **Modeled**

Programs your land may qualify for

Several USDA conservation programs show eligibility for this ground, and most run alongside active farming rather than replacing it. The Conservation Stewardship Program (CSP) pays \$1,068–\$3,337 per year on a five-year contract for stewardship practices layered on top of your current operation. The Environmental Quality Incentives Program (EQIP) offers per-practice cost-share of \$2,670–\$10,678 per contract, targeting resource concerns like drainage limitations and soil organic matter — both traits present here. Organic matter on this ground runs at 3 percent and drainage is rated somewhat poorly drained, which align directly with EQIP priority concerns. These programs do not require you to idle the land.

The Conservation Reserve Program (CRP) is the one program that does take acres out of production, and it carries the largest annual payment in the conservation column. The Indiana state-average CRP rate runs \$107–\$179 per acre per year for general signup and \$164–\$273 per acre per year for continuous and CREP practices such as buffers, waterways, and wetland restoration — with a typical continuous rate of about \$218 per acre per year (USDA FSA, Indiana state average). Applied to the 106.7 tillable acres modeled in the conservation

scenario, that produces the \$14,282–\$23,893 per year range shown in the report table, or about \$143 per acre per year at the scenario's modeled rate. The somewhat poor drainage, hydric soil group (B/D), and 1.27 acres of mapped riverine wetland inside this boundary make continuous-practice CRP — particularly wetland and buffer practices — a natural fit for at least a portion of the acreage.

Two easement programs also show eligibility. The Agricultural Land Easement (ACEP-ALE) applies to prime or statewide-important farmland — this ground carries a USDA designation of prime farmland if drained — and typical easement values run \$1,000–\$10,000 per acre, set by appraisal based on local development pressure. The Wetland Reserve Easement (ACEP-WRE) is a possible fit given the hydric soil indicators and mapped wetland, though NRCS would determine the enrollable acreage through its own review; the payment range is \$4,380–\$7,300 per acre on the enrolled wetland-influenced acres. Both are one-time payments and permanent or long-term encumbrances — the terms differ materially from annual program payments.

The deadline to watch is September 30, 2026: CRP authority runs through that date pending farm bill reauthorization. Enrollment is competitive — in FY2026, USDA FSA accepted only 2.2 million of roughly 2.5 million offered acres under the 27-million-acre program cap. A conversation with your local FSA office before the next signup window closes is the practical next step if CRP is on your list.

INFO CSP and EQIP can stack on top of cash rent or owner-operation — they pay for stewardship practices without requiring you to idle the ground.

INFO Continuous CRP practices (buffers, wetland restoration) are not subject to the \$240/ac general-signup cap and carry a higher typical rate — about \$218/ac/yr at the Indiana state average.

WARNING CRP authority expires September 30, 2026 pending farm bill reauthorization; enrollment is competitive and acceptance is not guaranteed.

INFO ACEP-ALE and ACEP-WRE easement values are set by NRCS appraisal — the \$1,000–\$10,000/ac and \$4,380–\$7,300/ac figures are planning ranges, not offers.

Program	Conservation (CRP)
Net return / acre	\$143
Net return total	\$15,258
Data quality	estimated
FSA CRP region	Indiana (state average)
CRP rate (low)	\$107/ac/yr
CRP rate (mid)	\$143/ac/yr
CRP rate (high)	\$179/ac/yr

- Conservation Reserve Program — Poor drainage or hydric soil group supports CRP wetland practices.
- Est. payment: \$14,282–\$23,893/yr (USDA FSA CRP soil rental rate)
- Confidence: medium
- No operational costs — land in conservation

Program eligibility

Program	Eligible	Unit	Est. payment (band mid)
Agricultural Land Easement	Yes	\$/acre easement	\$1,000–\$10,000/ac acreage set by NRCS
Wetland Reserve Easement	Yes	\$/acre easement	\$4,380–\$7,300/ac acreage set by NRCS
Agriculture Risk Coverage — County Option	Yes	\$/yr (if triggered)	\$5,339
Conservation Reserve Program	Yes	\$/yr	\$19,088
Conservation Stewardship Program	Yes	\$/yr (5-yr contract)	\$2,136

Program	Eligible	Unit	Est. payment (band mid)
Environmental Quality Incentives Program	Yes	per-practice cost-share (management practices paid per acre for each contract year; structural per unit)	\$6,007
Price Loss Coverage	Yes	\$/yr (if triggered)	\$2,670

Watch items

Four dates and triggers are worth keeping in front of you. CRP authority currently extends through Sept 30, 2026, pending farm bill reauthorization — that is the deadline to watch for any ground enrolled in or being considered for the Conservation Reserve Program. The 2025 USDA Cropland Data Layer for this ground is still preliminary; the crop-history read firms up once USDA finalizes it, which typically happens within roughly 6 to 12 months of first publication. On the energy side, wind and solar projects lose the §45Y/48E clean-electricity tax credits if placed in service after Dec 31, 2027, unless construction began by July 4, 2026 — that earlier start date then rides the IRS four-year completion window out to end-2029 or 2030. That is a clock, not a reason to act, but any developer conversation touching those credits will be shaped by it. Finally, interconnection-queue data in this report reflects a point-in-time count current as of Dec 31, 2025; developer interest can shift with the next annual queue update, and the figures here will not move with it.

A land report is true on the day it is generated — these are the dates it starts aging.

INFO	CRP authority runs through Sept 30, 2026; farm bill reauthorization is the trigger to watch for any CRP-enrolled or CRP-eligible ground.
DATA GAP	The 2025 USDA Cropland Data Layer is still preliminary; crop-history figures firm up once USDA publishes the final version, roughly 6–12 months after first release.
INFO	The federal §45Y/48E energy-credit clock ties to a July 4, 2026 construction-start gate and a Dec 31, 2027 placed-in-service deadline (extendable to end-2029/2030 under the IRS 4-year window).
INFO	Interconnection-queue data is current as of Dec 31, 2025 — a point-in-time snapshot that does not update with future queue cycles.

Sept 30, 2026	CRP authority currently extends through Sept 30, 2026 pending farm bill reauthorization.
2025 USDA CDL — finalizes within roughly 6–12 months of first publication	The 2025 USDA Cropland Data Layer for this ground is still preliminary; the crop-history read firms up once USDA finalizes it.
Federal energy-credit clock	Wind/solar projects lose the §45Y/48E clean-electricity tax credits if placed in service after Dec 31, 2027 unless construction began by July 4, 2026 (which then rides the IRS 4-year completion window to end-2029/2030).
Interconnection-queue data current as of 2025-12-31	Developer interest here can shift with the next annual queue update — this report reflects a point-in-time count, not a live feed.

A land report is true on the day it's generated; these are the dates it starts aging.

Risks

Drainage is the most consistent soil-level risk on this ground. USDA SSURGO classifies the dominant soils as somewhat poorly drained with a B/D hydrologic group, meaning the upper profile drains reasonably but the lower profile behaves like a slowly permeable soil when saturated. That condition can delay spring fieldwork, compress the planting window, and pull yields below what the Class II capability rating would otherwise support. The farmland classification — prime farmland if drained — signals that tile or surface drainage is a prerequisite for realizing the soil's full productive potential. Drought data for this location is unavailable, so drought exposure cannot be quantified from the data on hand.

The parcel carries 1.27 acres of riverine wetland inside its boundary (the mapped NWI feature totals 3.68 acres, of which 1.27 fall inside this parcel). That footprint is small relative to the 133.48-acre total, but it is a real constraint: any tillage, drainage improvement, or construction activity touching those acres triggers Section 404 review. The ACEP-WRE and CRP wetland-practice eligibility noted elsewhere in this report flows from this same condition — the wetland is both a limitation and a program asset, depending on how you use it.

The interconnection queue in Tippecanoe County shows 3 active projects, with battery storage as the dominant resource type. High queue activity signals forward-looking developer interest in this area, but it also means nearby grid capacity may be absorbed before this parcel can secure a position. Any developer conversation about a solar or wind lease should include an early, direct question about available interconnection capacity at the relevant substation. Queue presence is not a build guarantee — per LBNL Queued Up (2026 edition), only about 13% of capacity that requested interconnection from 2000–2020 reached commercial operation by end-2025, and the median wait from request to commercial operation now exceeds 5 years.

Indiana reassesses land under a solar project away from the agricultural base rate to a solar land base rate — the DLGF December 31, 2025 memo sets the Central Indiana rate at \$26,141 per acre, roughly a 12-fold jump from the \$2,120 per acre agricultural base rate (HEA 1348). That reassessment falls on the landowner unless the lease explicitly obligates the developer to cover it. On a parcel this size, the tax exposure is material. Any lease option should be reviewed for a clear tax-indemnification clause before signing. Separately, a new lease option signed today would back a post-credit project under the One Big Beautiful Bill Act — federal §45Y/48E clean-electricity tax credits are unavailable for projects that did not begin construction by July 4, 2026, which means longer development timelines and greater developer attrition risk compared with safe-harbored projects already in the pipeline.

WARNING Soils are somewhat poorly drained (B/D hydrologic group) — drainage limitations can delay planting and suppress yields relative to the Class II capability rating.

WARNING Indiana's solar land reassessment (DLGF Dec 31, 2025 memo) can raise assessed value roughly 12x over the ag base rate; a lease must obligate the developer to cover that tax increase or it falls to you.

WARNING A new solar or wind lease option signed today is a post-credit project under OBBBA — no federal tax credit, longer buildout timeline, and higher developer attrition risk.

INFO Riverine wetland covers 1.27 acres inside this boundary; any drainage or construction work touching those acres requires Section 404 review.

DATA GAP Drought classification data is unavailable for this location — drought exposure cannot be assessed from the data on hand.

SOURCES [USDA SSURGO](#) as of Aug 2026 **Modeled** [USDA FSA Conservation Reserve Program — rental rates](#) as of Jul 2025 **Estimate**

What's missing or wrong?

This report is only as good as the data behind it. If a number looks off, or we missed something about your land, tell us in one line — it goes straight to the AgriTerra founders.



Scan the code or visit:

https://scout.agriterra.io/feedback?report_id=a7d08a08-e52b-47d2-a7f4-e2b2ed319e7b&utm_source=pdf&utm_medium=qr&layout=v2