

Flint Creek Estates Lot 14 19+/- Acres
4400 Silver Shale Ln
Lafayette, IN 47909

\$380,000
19± Acres
Tippecanoe County



**Flint Creek Estates Lot 14 19+/- Acres
Lafayette, IN / Tippecanoe County**

SUMMARY

Address

4400 Silver Shale Ln

City, State Zip

Lafayette, IN 47909

County

Tippecanoe County

Type

Undeveloped Land, Lot

Latitude / Longitude

40.325665 / -86.988758

Taxes (Annually)

\$1,677

HOA (Annually)

\$350

Acreage

19

Price

\$380,000

Property Website

<https://indianalandandlifestyle.com/property/flint-creek-estates-lot-14-19-acres/tippecanoe/indiana/94623/>



Flint Creek Estates Lot 14 19+/- Acres Lafayette, IN / Tippecanoe County

PROPERTY DESCRIPTION

Flint Creek Estates – Lot 14

4400 Silver Shale Ln, Lafayette, IN

Union Township | Shadeland Zoning | 19 ± Acres | Tippecanoe School Corporation

Discover a rare opportunity in the highly desirable Flint Creek Estates. Lot 14 is the largest parcel in the entire development, offering an impressive 19 ± acres of privacy, natural beauty, and premium buildable potential. Estate sized lots like this combining acreage, location, and seclusion are nearly impossible to find in the Lafayette/West Lafayette area.

This tract features a blend of mature hardwoods, 6 ± acres of tillable farmland (currently rented year-to-year with no written contract), and a picturesque landscape offering potential building locations. The mix of timber and open ground makes this an excellent setting for a custom home, outbuildings, fruit orchard, or simply enjoying the abundance of wildlife and hunting opportunities the property offers.

The parcel has strong potential to be buildable, and the buyer will be responsible for completing all required permits, evaluations, and approvals necessary for residential construction as per local regulations. Underground electric is available at the curb, while a well, septic system, and propane tank will be needed for future utilities.

A small creek separates the road frontage from the primary buildable areas. A future owner will need to construct a culvert or bridge to access the interior portion of the property. Buyers should complete their own due diligence with the county, engineers, and contractors to determine specific requirements and feasibility for installing a crossing.

Located in Union Township with Shadeland zoning, this property sits just outside Lafayette city limits and is only minutes from Purdue University, local amenities, and major travel routes offering a perfect balance of rural living and convenience.

Distances to Nearby Destinations

- 10 minutes to West Lafayette & Purdue University
 - 8 minutes to Purdue University Airport (LAF)
 - 15 minutes to downtown Lafayette
 - 1 hour to Indianapolis
 - 2 hours to Chicago
-

Property Highlights

- 19 ± acre estate lot – the largest in Flint Creek Estates
- Mature woods, rolling terrain & excellent privacy
- 6 ± acres tillable (income-producing; verbal year-to-year lease)
- Abundant wildlife & great hunting opportunities
- Buildable potential, subject to required permits & approvals
- Underground electric available at curbside
- Buyer will need well, septic, and propane tank

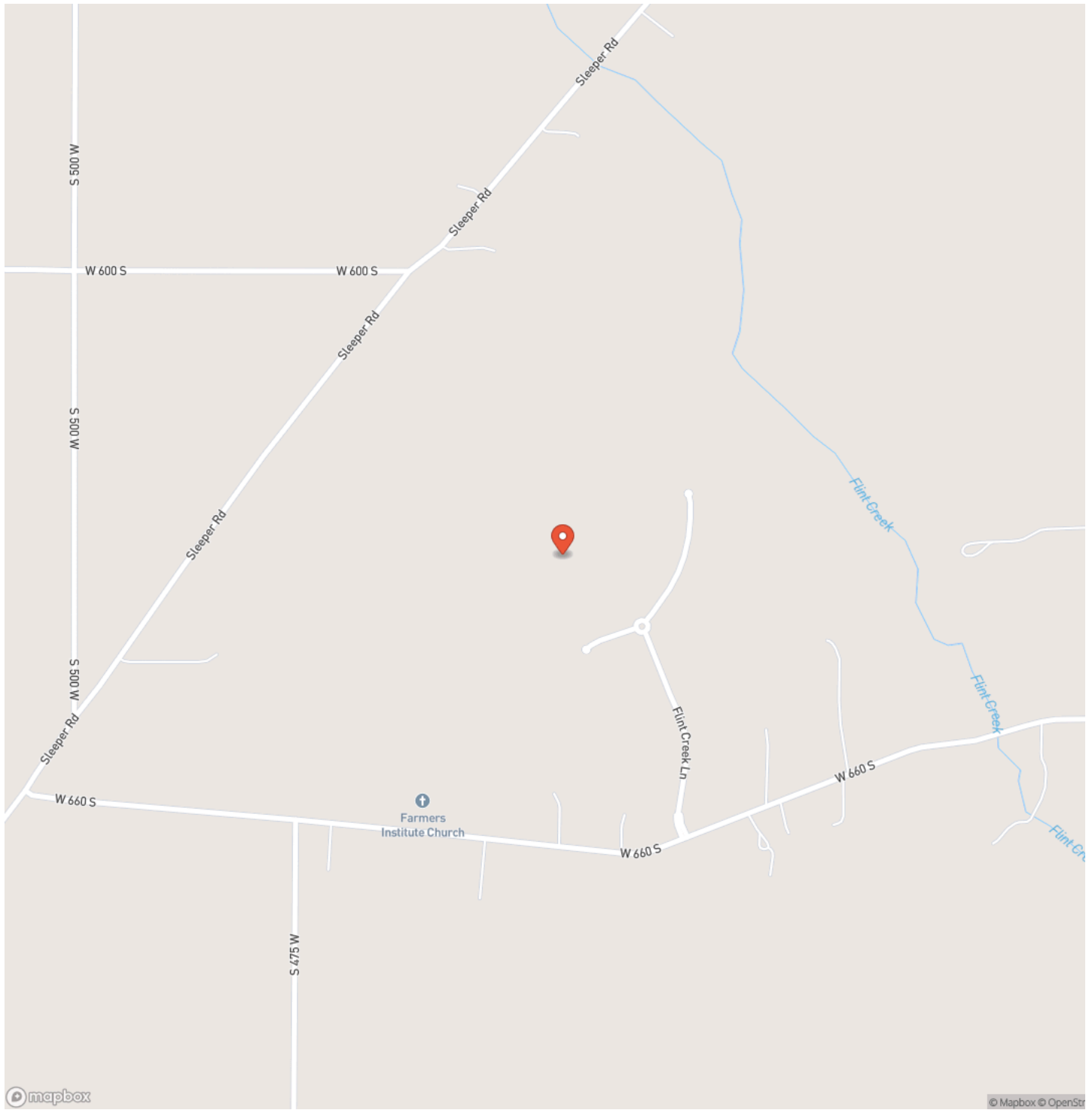
- Creek crossing needed → buyer to perform due diligence regarding culvert/bridge installation
- Multiple scenic building site options
- Minutes from Purdue University & Purdue Airport
- Located in Tippecanoe School Corporation
- Ideal for a custom home, recreation, or hobby farm

Contact Land Specialist Heath Brunton [219-863-0553](tel:219-863-0553) (mossyoakheath@gmail.com) for private showing today!

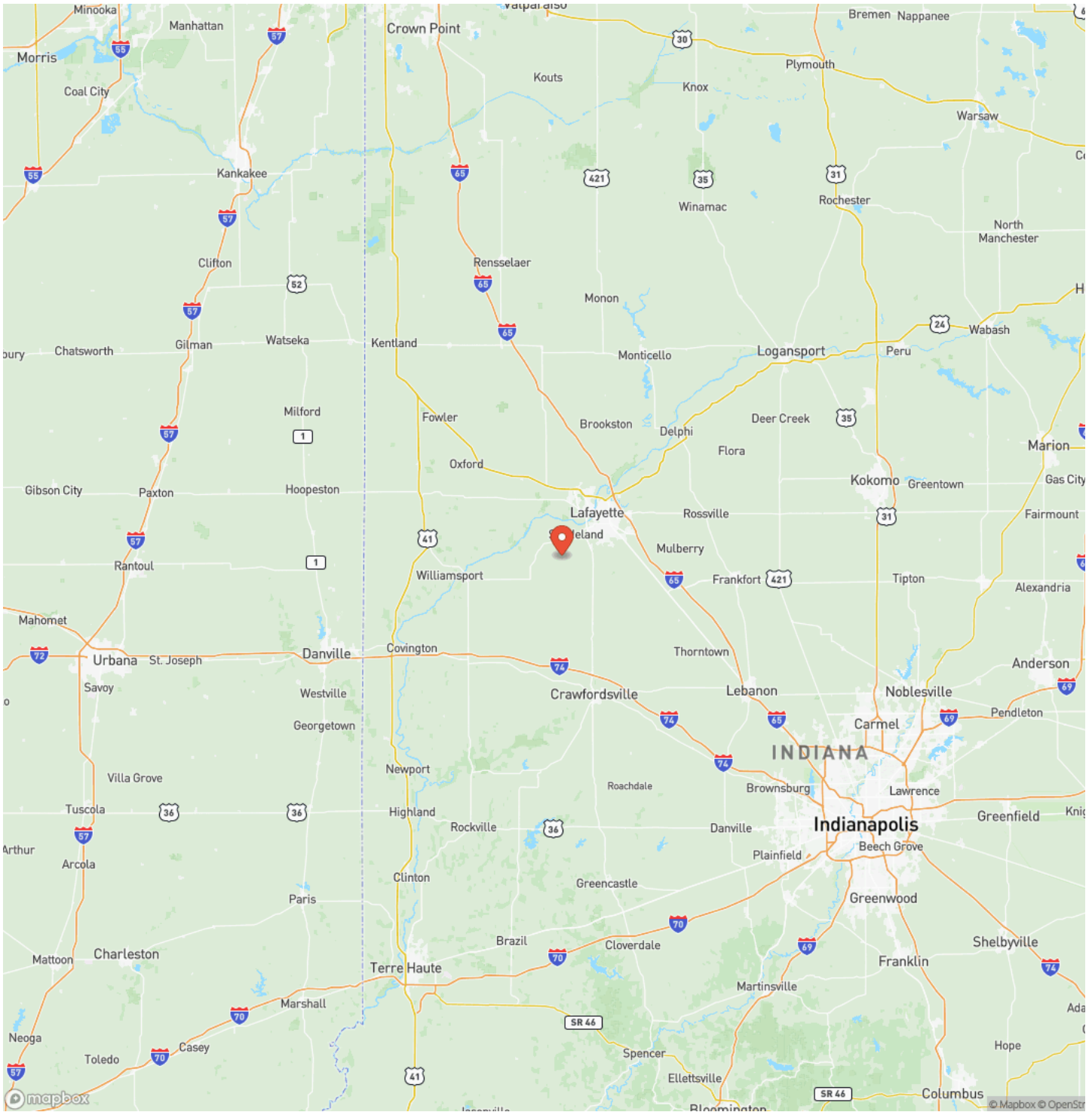
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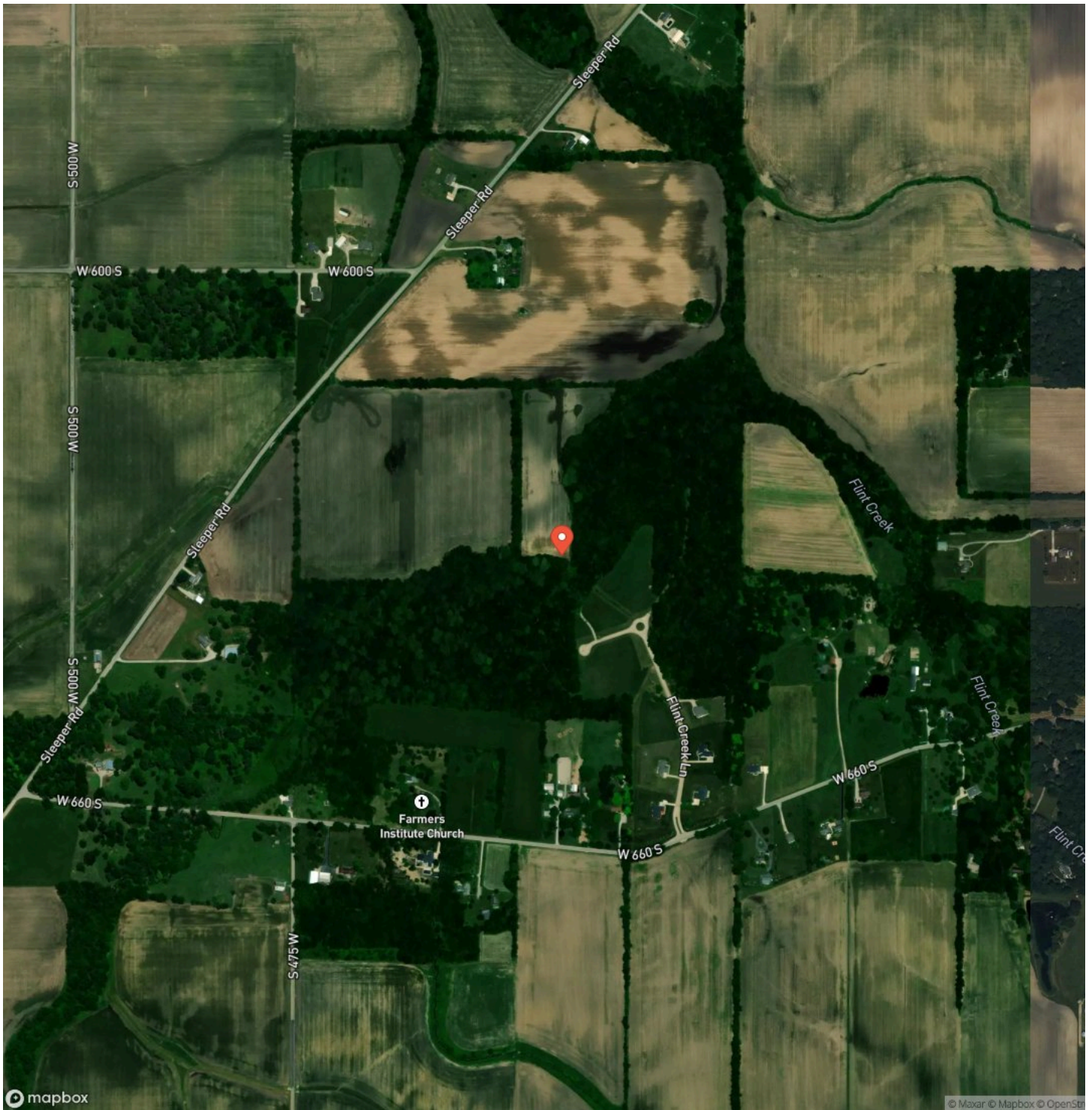
Locator Map



Locator Map



Satellite Map



**Flint Creek Estates Lot 14 19+/- Acres
Lafayette, IN / Tippecanoe County**

LISTING REPRESENTATIVE
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NOTES

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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