

Cranberry Lake

Sealed Bid Auction

214^{+/-} Acres • 6 Tracts

La Porte County

**140^{+/-} Acre Lake • 2 Homes & Cabin
Woods & Recreation**

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Woods & Recreation**

Bids Due April 25, 2014 by 5:00 PM CST

Sealed bids must contain: Name, Address, Phone Numbers, Email Address and Amount of Bid

SUBMIT BIDS:

Mail to: Larry Smith • PO Box 457 • La Porte, IN 46352

Deliver in person to: 2704 S 150 W • La Porte, IN 46352

Fax to: 219-324-9204

Larry Smith
219.362.4041

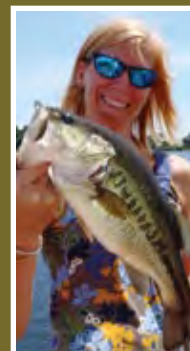
larrys@halderman.com

Julie Matthys
574.310.5189

juliem@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

800.424.2324 | www.halderman.com



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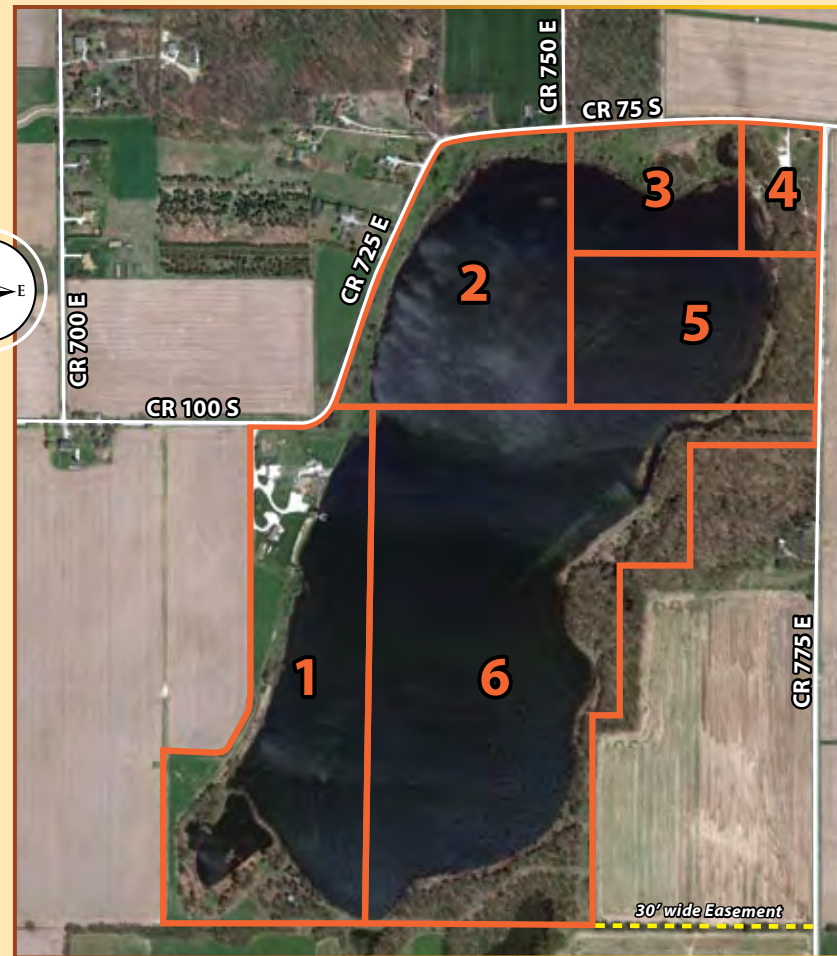
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HLS# LAS-11390 (14)

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Property Maps



Location: 7 miles east of La Porte, IN

Zoning: Private Hunt Club

Lake is professionally managed for trophy bass.

**Terms & Conditions are available
at: www.halderman.com**



Open Houses: March 23, April 5 & 19 • 1-4 PM CST

7154 E 100 S • Mill Creek, IN 46365

Property is fully fenced; a total of almost ten miles. Homes have keyless entry. The land has 2 security guard huts and is zoned as Private Hunt Club. All utilities are underground. Each home has geothermal heating and cooling, suppression systems and high voltage interrupters. There are duck nests throughout the property as well as 2 Osprey platforms. Goose disturbance speakers are in place. The north pastures have electric fence and 2 cattle gates. Lake is professionally managed for trophy bass.

TRACT 1: 48.5[±] Acres • 24.75[±] Acres Water (estimated) • 2580' Lake Frontage with beach & boat dock area Gated entrance with remote keypad. 2,400 sq. ft. log home, "Grand Beach". Includes new dock (with jet ski dock), 1,800 sq. ft. deck, built-in BBQ, limestone bar, Jacuzzi, fireplace, 4 bedrooms, and an attractive kitchen. Most furniture will remain with the property. Includes auxiliary generator and cell phone boosters. 1,400 sq. ft. pole building with concrete floor is partially heated with tool room and overhead door. Includes some tools and landscaping equipment. Main barn has been redone with electric, insulation, siding and plumbing. Includes corral.

TRACT 2: 32.5[±] Acres • 23.5[±] Acres Water (estimated) • 1,760' Lake Frontage Frontage on CR 75 S. All fenced. May provide building site.

TRACT 3: 15[±] Acres • 7.5[±] Acres Water (estimated) • 1,000' Lake Frontage 1,000' frontage on CR 75 S. Nice building site.

TRACT 4: 6.5[±] Acres • 1.75[±] Acres Water (estimated) • 425' Beach Frontage Partially Wooded Corner Lot • Nicely furnished 1,300 sq. ft. home with 2 bedrooms, fireplace, and Jacuzzi. Auxiliary generator. Fenced and gated. Also has a very nice primitive cabin.

TRACT 5: 21[±] Acres • 15.3[±] Acres Water (estimated) • 6[±] Acres Wooded 734' Lake Frontage • 734' frontage on CR 775 E. Nice building sites & primitive campsites.

TRACT 6: 90.5[±] Acres • 67.8[±] Acres Water (estimated) • 3,700' Lake Frontage Partially Wooded • Nice Building Site with 200' frontage on CR 775 E.



Owner: Cranberry Lake, LLC

AUCTIONEER: CHAD METZGER, IN Auct. Lic. #AC31300015