

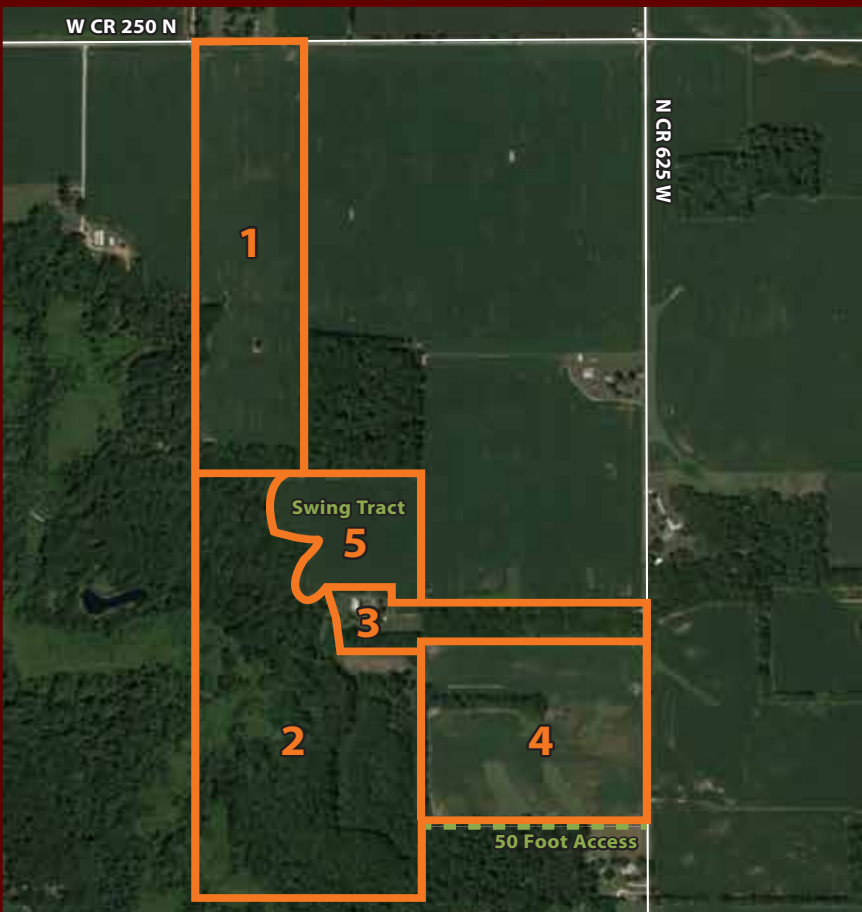
Jefferson Twp - Cass County

Auction

December 11th • 6:30 p.m.

France Park - 4505 W. US 24, Logansport, IN 46947

159^{+/-} Acres - 5 Tracts



Total: 159.8^{+/-} Acres

**83.29^{+/-} Tillable,
70.53^{+/-} Woods (67.8^{+/-} Classified Forest),
4.4^{+/-} Home, 1.58^{+/-} Other**

Tract 1 - 40^{+/-} Acres

35.43^{+/-} Tillable,
3.63^{+/-} Woods (2.5^{+/-} Classified Forest),
0.94^{+/-} Other

Tract 2 - 63.8^{+/-} Acres

2^{+/-} Tillable,
61.8^{+/-} Woods (60.2^{+/-} Classified Forest)

Tract 3 - 9.5^{+/-} Acres

5.1^{+/-} Classified Forest, 4.4^{+/-} Home Site

Tract 4 - 32.5^{+/-} Acres

31.86^{+/-} Tillable, 0.64^{+/-} Other

**Tract 5 - 14^{+/-} Acres - All Tillable
Swing Tract**

Farmland, Woods with Timber Value, Recreational & Hunting, Home & Buildings

Property Information

Location

7 miles Northwest of Logansport
1833 N. 625 W., Logansport, 46947

Zoning

Agricultural

Topography

Level to Gently Rolling

School District

Pioneer

Annual Taxes

\$3,809

Ditch Assessment

\$30.50

Open Houses

November 28th 4 - 6 p.m.
December 1st 2 - 4 p.m.

Larry Jordan

Peru, IN
765.473.5849
lj@halderman.com

AJ Jordan

Peru, IN
317.697.3086
ajj@halderman.com



Owner: Jackson

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# LWJ-12265 (18)

800.424.2324 | halderman.com



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The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.