

Center Twp - US 35 N - LaPorte County

ONLINE ONLY AUCTION

AT HALDERMANAUCTION.COM

Bidding Opens: January 22nd 8 a.m. CST
Bidding Closes: January 23rd 7:30 p.m. CST

TILLABLE LAND AND WOODS LOCATED CLOSE TO LAPORTE



111.3^{+/-} Acres

77.27^{+/-} Tillable, 10.85^{+/-} Non-Tillable, 21.84^{+/-} Wooded

Property Information

LOCATION

1 mile north of LaPorte on US 35 North
3000 N US 35, La Porte, IN 46350

ZONING

Agricultural

TOPOGRAPHY

Gently Rolling

SCHOOL DISTRICT

LaPorte Community School Corporation

ANNUAL TAXES

\$2,490.04

OPEN HOUSE

January 4th, 10 a.m. - noon CST

CO-BROKERAGE WELCOMED

Larry Smith
LaPorte, IN
219.716.4041
larrys@halderman.com

Kelsey Sampson
LaPorte, IN
219.608.4341
ksampson@halderman.com



Owner: Win 2017 Commercial
Stack ILLC

HALDERMAN

REAL ESTATE & FARM MANAGEMENT

HLS# LAS-12450 (20)

800.424.2324 | halderman.com



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REAL ESTATE & FARM MANAGEMENT

P O Box 297

Wabash, IN 46992

Center Twp - LaPorte County

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AUCTION

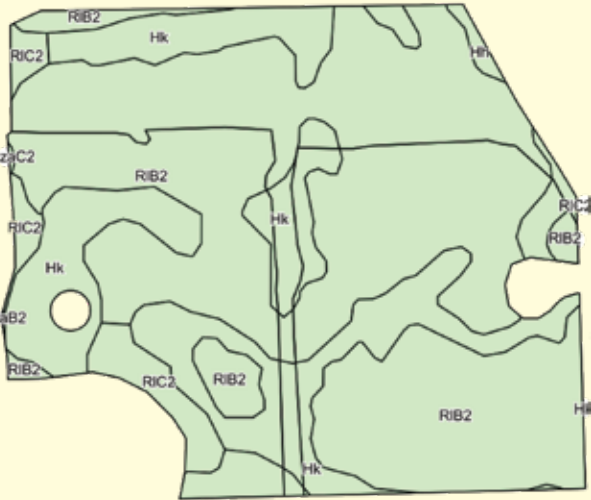
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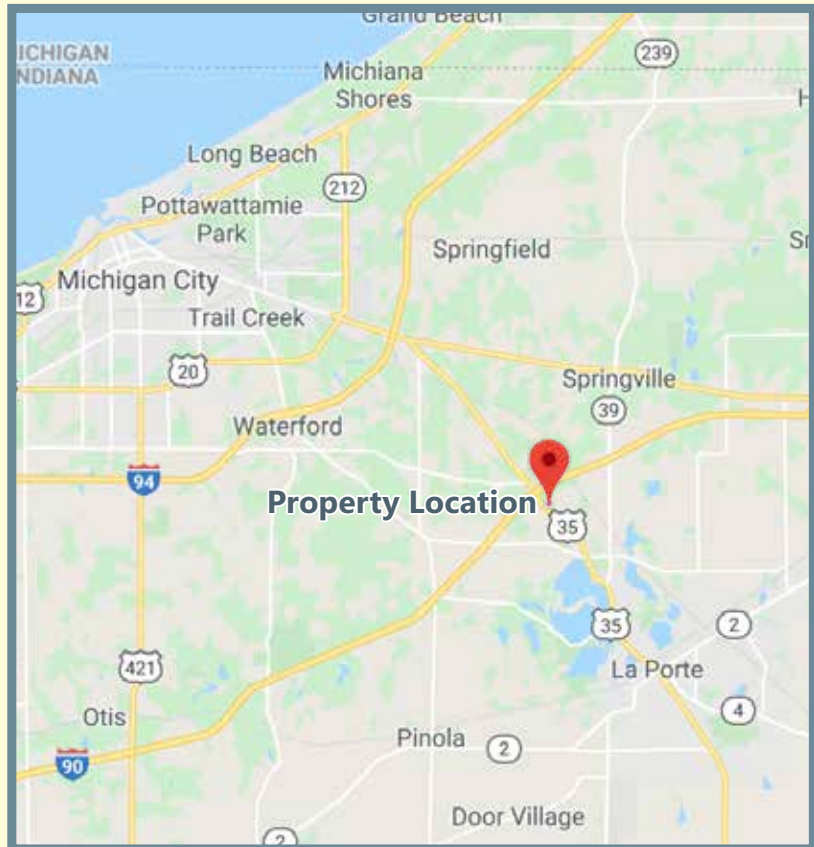
111.3⁺/₋ Acres

TILLABLE LAND AND WOODS LOCATED CLOSE TO LAPORTE



SOIL INFORMATION

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.	Acres	Corn	Soybeans
RIB2	Riddles loam, 2 to 6 percent slopes, eroded	75.80	140	49
Hk	Homer loam	30.11	113	36
RIC2	Riddles loam, 6 to 12 percent slopes, eroded	4.74	130	46
Hh	Histosols and Aquolls	0.56		
OzaC2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	0.06	117	36
Weighted Average		131.6		45.1



AUCTIONEER: TONI L. BENYSH,
IN Auct. Lic. #AU19400019

Terms & Conditions

Terms & Conditions available at halderman.com.

BIDDING AND REGISTRATION INFORMATION

BIDDER VERIFICATION: Bidding rights are provisional, and if identity verification is questionable, Halderman Real Estate Services, Inc. has the right to reject the registration, and bidding activity will be terminated. The Seller and Halderman Real Estate Services, Inc. reserve the right to preclude any person from bidding if there is any question as to the person's credentials, mental fitness, etc. Bidders agree to keep their username and password confidential as they are responsible for ANY and ALL activity involving their account. If the registered bidder's user name is offensive to Halderman Real Estate Services, Inc. or in their sole opinion detrimental to Bidding Activity, then Halderman Real Estate Services, Inc. reserves the right to delete the bidder from bidding or unilaterally change the username with notification to the Bidder. When using the web site you must obey any and all local, state and federal laws. Violations will result in termination of web site use privileges.

****AUCTION END TIMES:** Halderman Real Estate Services, Inc. online only auctions are timed events and all bidding will close at specified time. However, our auctions also have what is called an 'Auto Extend' feature. Any bid placed within the final 5 minutes of an auction results in the auction automatically extending 5 additional 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.

TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software, internet or any other online auction-related technologies, Halderman Real Estate Services, Inc. reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software, nor Halderman Real Estate Services, Inc. shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

CONDUCT OF THE AUCTION: The minimum bid increase will be \$5,000. Halderman Real Estate Services, Inc. reserves the right to reject any and all bids for any reason and also reserves the right to cancel this auction, or remove any item or lot from this auction prior to the close of bidding. All decisions of Halderman Real Estate Services, Inc. are final.

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 HALDERMAN REAL ESTATE SERVICES, INC. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.