

PROPERTY LOCATION

TRACT 1:
On the north side of Johnson Road approx. 1/2 mile west of 400 W

TRACT 1-6:
On the north and south sides of CR 300 N approx. 1/2 mile west of 400 W

TRACT 7:
Southwest corner of Johnson Road and CR 400 W

CENTER TWP, **LAPORTE CO**

ZONING

Tracts 1-6: R1B
Tract 7: Agricultural

PROPERTY TYPE

Farm, Recreational

SCHOOL DISTRICT

LaPorte Community School Corporation

ANNUAL TAXES

Tracts 1-3: \$2,597.92
Tract 4: \$655.96
Tracts 5 & 6: \$157.52
Tract 7: \$452.60

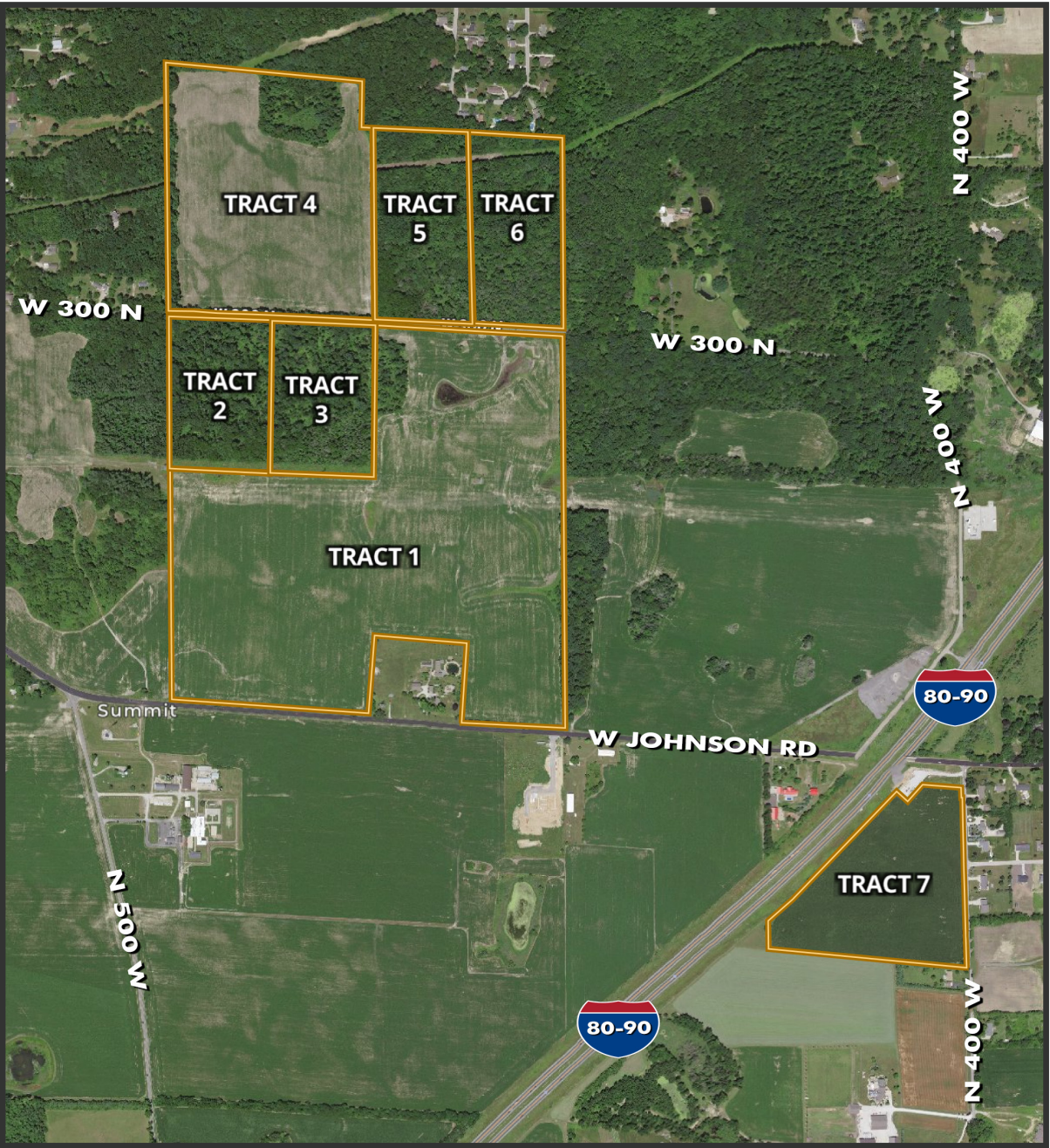
DITCH ASSESSMENT

Tracts 1-3: \$152
Tract 4: \$0
Tracts 5 & 6: \$0
Tract 7: \$24.46



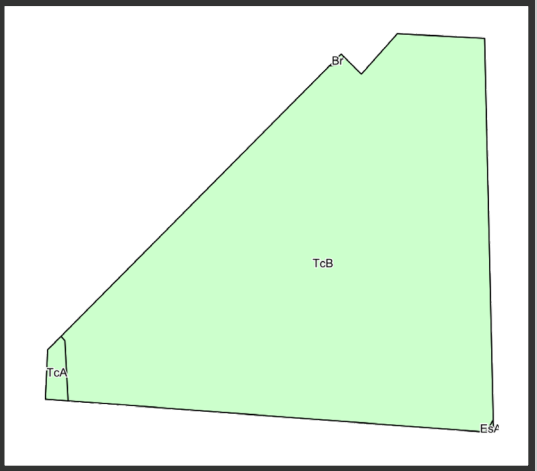
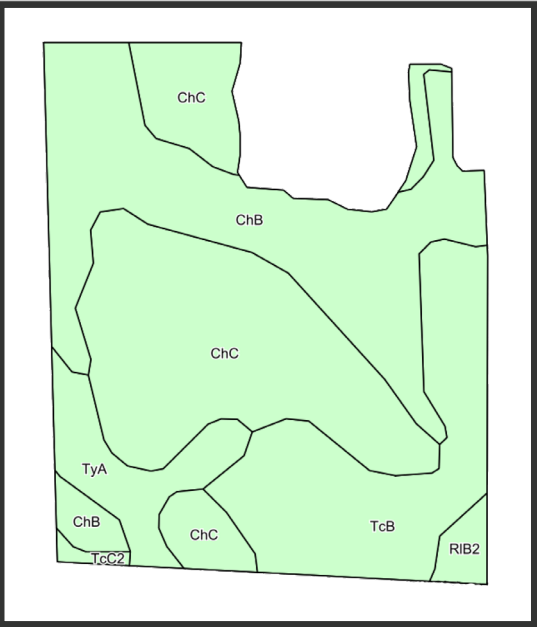
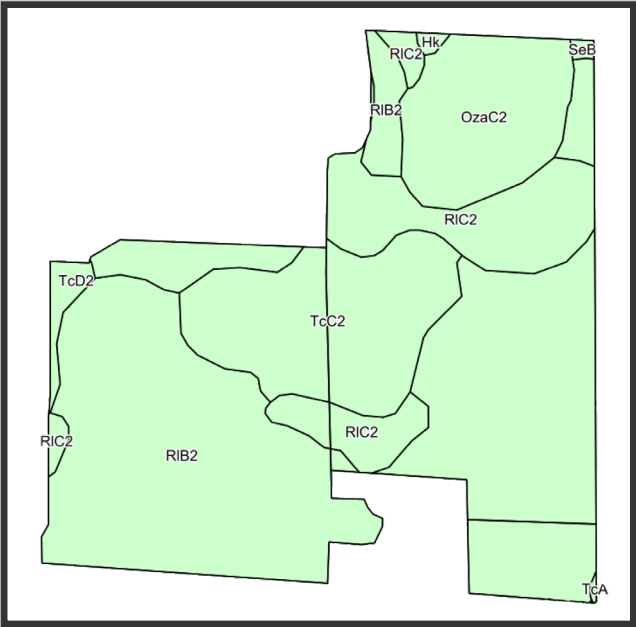
ADDITIONAL AUCTION DETAILS

View additional photos, drone footage, and details regarding this upcoming auction.



The **WOODS** has been under the forestry management of a consulting forester. The objective timber harvests have been to select for renewable growth of the most valued species. Some invasive species removal has followed timber harvests.

A *Floristic Quality Assessment* and consulting forester’s past work on TRACTS 2, 3, 5, and 6 is available per request. The rolling woodlands offer recreational, hunting, forestry investment and home site potential.



TRACT 1 SOIL MAP

SOIL DESCRIPTION		ACRES
RIB2	Riddles loam, 2 to 6 percent slopes, eroded	64.35
RIC2	Riddles loam, 6 to 12 percent slopes, eroded	18.48
TcC2	Tracy sandy loam, 6 to 12 percent slopes, moderately eroded	17.87
OzaC2	Ozaukee silt loam, 6 to 12 percent slopes, eroded	12.54
TcD2	Tracy sandy loam, 12 to 18 percent slopes	1.29
Hk	Homer loam	0.26
SeB	Selfridge loamy fine sand, 2 to 6 percent slopes	0.22
TcA	Tracy sandy loam, 0 to 2 percent slopes	0.07

TRACT 4 SOIL MAP

SOIL DESCRIPTION		ACRES
ChC	Chelsea fine sand, 6 to 12 percent slopes	16.15
ChB	Chelsea fine sand, 2 to 6 percent slopes	13.87
TcB	Tracy sandy loam, 2 to 6 percent slopes	9.08
TyA	Tyner loamy sand, 0 to 2 percent slopes	3.21
RIB2	Riddles loam, 2 to 6 percent slopes, eroded	0.75
TcC2	Tracy sandy loam, 6 to 12 percent slopes, moderately eroded	0.25

TRACT 7 SOIL MAP

SOIL DESCRIPTION		ACRES
TcB	Tracy sandy loam, 2 to 6 percent slopes	24.22
TcA	Tracy sandy loam, 0 to 2 percent slopes	0.24

