

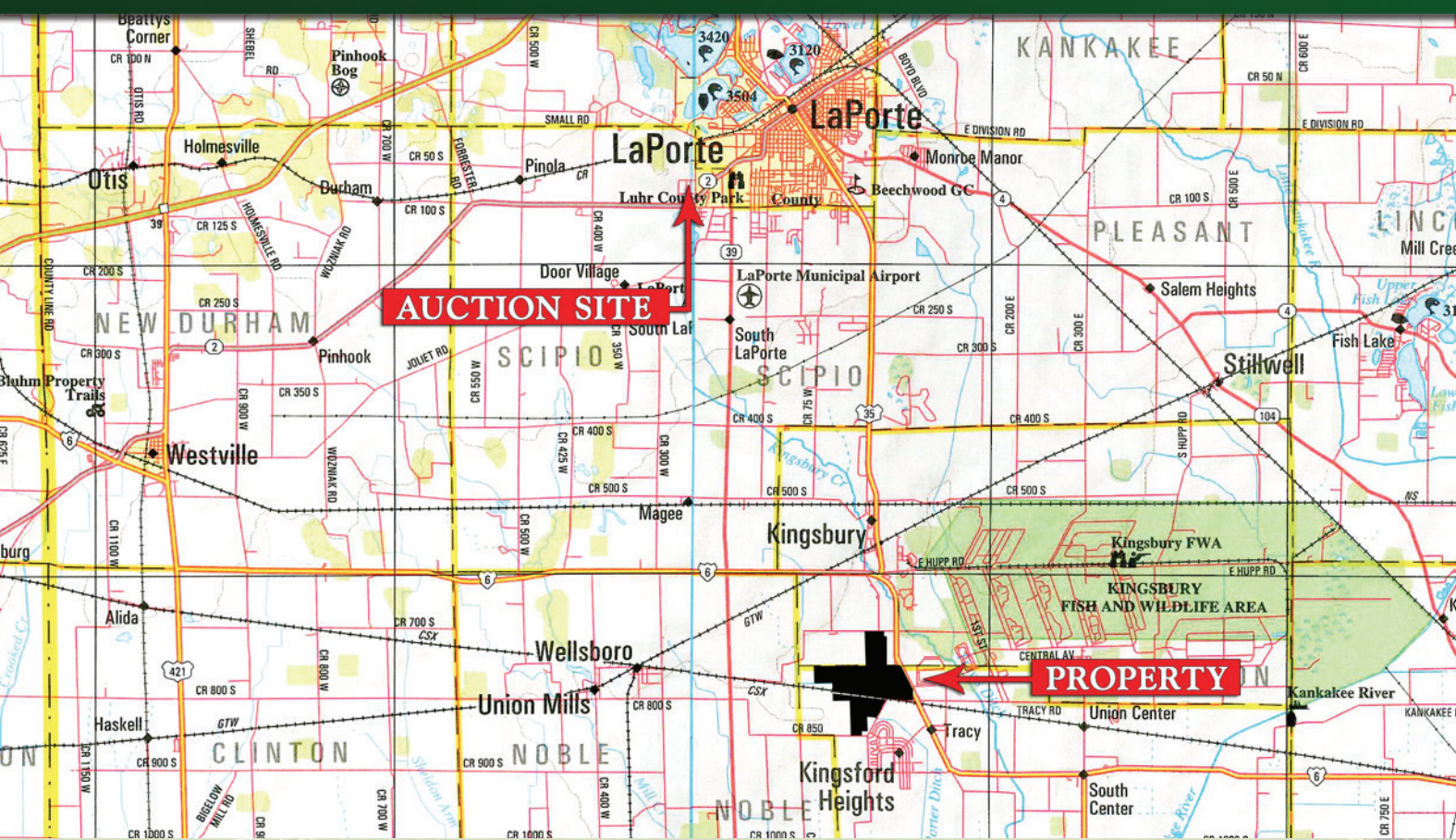
# 588<sup>±</sup> acres LA PORTE COUNTY, IN *Productive Farmland*

Offered in 7 Tracts or Combinations

**AUCTION SITE:** La Porte County Fair Grounds – Community Building, 2581 IN 2, La Porte, IN 46350

**PROPERTY DIRECTIONS:** To **Tracts 1 and 2:** From the intersection of IN 2 / IN 39 and US 35 in La Porte, travel south on US 35 for 7 miles to the intersection of US 6 / US 35 turn left onto US 6 / US 35 S and travel for 0.8 miles and turn right onto CR 700 S. Go west on CR 700 S for 0.3 miles and Tracts 1 and 2 will be on the left. **Physical Address of Tracts 1 and 2:** 141 W 700 S La Porte, IN, 46350

**From Tracts 1 and 2 to Tracts 3 – 8:** Travel east on CR 700 S for 0.3 miles to the intersection of CR700 and US 6 / US 35. Turn right (south) onto US 6 / US 35 and travel for 0.2 Miles to Range Rd. Turn right on Range Rd and Tract 3 will start on the right and Tract 6 will start on the left in 0.1 miles. For Tract 8 – continue on Range Rd to Tracy Rd. Turn right, go over the railroad tracts and Tract 8 will start on the right.



**Auction Terms & Conditions:**

**PROCEDURE:** The property will be offered in 7 individual tracts, any combination of tracts & as a total 588± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING,** so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Limited Warranty Deed(s).

**CLOSING:** The targeted closing date will be 30-45 days after the completion of the auction, and subject to the completion of the surveys if need.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Seller shall pay 2022 taxes due in 2023. The buyer will be responsible for all taxes thereafter.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement.

**Auction Manager:**  
Gene Klingaman  
260.229.2401

**800.451.2709**  
**SchraderAuction.com**

## Significant Irrigated Indiana LAND AUCTION 588<sup>±</sup> acres

LA PORTE COUNTY, IN

Offered in 7 Tracts or Combinations

- Productive Farmland
- 537± FSA Tillable Acres
- Large Fields for Ease of Farming
- (4) Valley Irrigation System
- (1) Zimmatic Irrigation System
- Located just off US 6, Near Kingsford Heights

**Thursday, November 17** 6:00PM EST / 5:00PM CST

held at La Porte County Fair Grounds, La Porte, IN • Online Bidding Available

**800.451.2709**  
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## Significant Irrigated Indiana LAND AUCTION

LA PORTE COUNTY, IN

**Thursday, November 17** 6:00PM EST / 5:00PM CST

**SCHRADER** Real Estate and Auction Company, Inc.  
PO Box 508 • 950 N Liberty Dr  
Columbia City, IN 46725  
800.451.2709 • 260.244.7606  
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**Auction Manager Gene Klingaman**  
260.229.2401

	Sun	Mon	Tue	Wed	<b>THU</b>	Fri	Sat
<b>NOVEMBER</b>			1	2	3	4	5
	6	7	8	9	10	11	12
	13	14	15	16	<b>17</b>	18	19
	20	21	22	23	24	25	26
	27	28	29	30			

**Online Bidding Available**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company.

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**SCHRADER** THE ORIGINAL MULTI-TRACT AUCTIONS

**800.451.2709**  
**SchraderAuction.com**

**588<sup>±</sup> acres**  
Offered in 7 Tracts or Combinations



# Significant Irrigated Farmland

# LAND AUCTION

LA PORTE COUNTY, IN

**Thursday, November 17** 6:00PM EST  
5:00PM CST



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Online Bidding Available - You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company at 800.451.2709.



*Inspection Dates*

Wednesday, October 26 • 9-11am

Wednesday, November 2 • 3-5pm

Meet a Schrader Representative at Tract 1.



TRACT 4 - SWING TRACT



TRACT 2



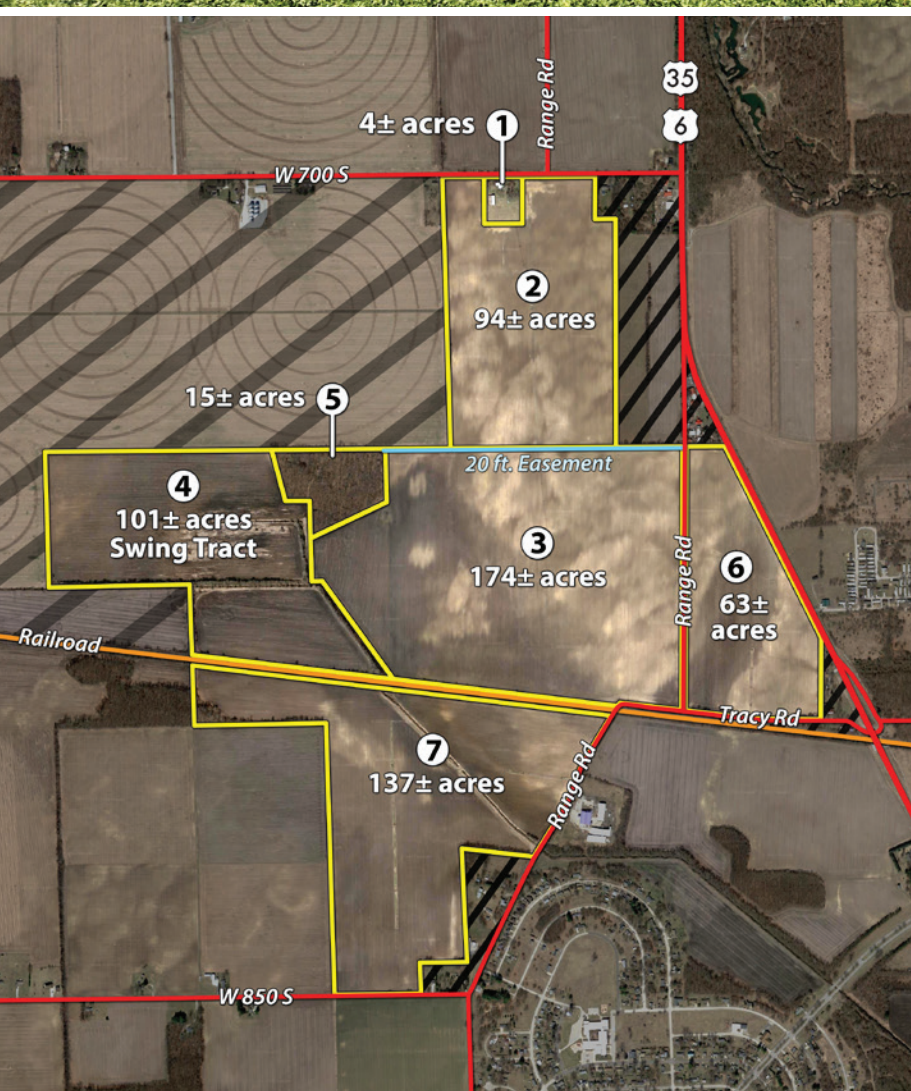
TRACT 2



TRACT 3



**588<sup>±</sup>** LA PORTE COUNTY, IN  
**acres**  
Offered in 7 Tracts or Combinations



**TRACT 1:** 4± acres with a two-story country home featuring 5 bedrooms, wraparound porch and majestic oak, sycamore, and maple trees. These mature trees create a serene setting that is hard to duplicate. Wood framed building 28' x 95' with 32' lean-to. Home viewing will be available after October 24.

**TRACT 2:** 94± acres of nearly all tillable, productive farmland watered by a 4-tower Valley irrigation system. The well is powered by a 75 hp electric motor producing approximately 600 gpm. The 75 hp electric motor was installed September 1, 2022. The soils are approximately 75% Tracy Sandy loam.

**TRACT 3:** 174± acres of nearly all tillable productive farmland, featuring a 7-tower Valley irrigation system. This is a large contiguous field with easy access from Range Rd. If Tracts 2 and 3 are purchased separate, Tract 3 will need to secure its own water source.

**TRACT 4:** 101± acres "Swing Tract" of productive farmland. The three predominate soil types include Gilford fine sandy loam (50%), Cohoctah sandy loam (17%), and Martisco muck (10.3%). This tract must be purchased by an adjoining landowner or with Tracts 3 or 5.

**TRACT 5:** 15± acres of mixed hardwood trees with access to Range Rd via a 20' easement. Investigate the hunting and recreational opportunities this tract has to offer. Be prepared to bid your price!

Combine Tracts 2-5 and control 388± acres of quality contiguous land!

**TRACT 6:** 63± acres of farmland with frontage on 3 roads: US 6 / US 35, Range Rd, and Tracy Rd. This 3-tower Valley pivot is fed by a 40 hp, 3-phase, electric motor.

**TRACT 7:** 137± acres of nearly all tillable productive farmland. This tract features a 3-tower Valley pivot and a 3-tower Zimmatic towable pivot. The well is powered by a Pivot Power, diesel power unit and can pump approx. 600 gal/per minute. This tract offers great access to both Range Rd and W 850 S.

OWNER: Parks Real Estate Llc



TRACT 7



TRACT 7



TRACT 6



TRACT 1



TRACT 3



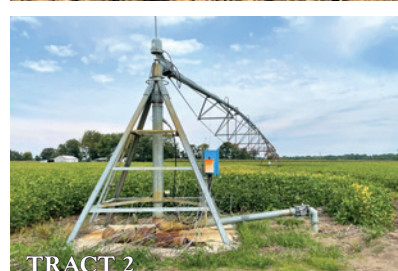
TRACTS 3 & 6



TRACT 3



TRACT 7



TRACT 2



TRACT 6



TRACT 2



TRACT 3



TRACT 3



TRACT 3

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