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MARCH 2024

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Quality Tillable Farmland AUCTION

LAPORTE AND PORTER COUNTY, INDIANA

OFFERED IN 3 TRACTS
200±
acres

LAPORTE AND PORTER COUNTY, INDIANA

Quality Tillable Farmland AUCTION

WEDNESDAY, MARCH 13TH • 6PM CENTRAL

OFFERED IN 3 TRACTS
200±
acres

- 4 MILES SOUTH OF WANATAH
- 4 MILES NORTH OF LA GROSSE
- 192.25± FSA CROPLAND ACRES • QUALITY SOILS
- IRRIGATION EQUIPMENT AVAILABLE FOR PURCHASE!



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WEDNESDAY,
MARCH 13TH
6PM CENTRAL

AUCTION HELD AT
THE CENTER OF LA GROSSE,
100 S WASHINGTON ST., LA GROSSE, IN 46348

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LAPORTE AND PORTER COUNTY, INDIANA

Quality Tillable Farmland

AUCTION

WEDNESDAY, MARCH 13TH • 6PM CENTRAL

OFFERED IN 3 TRACTS
200±
acres



TRACTS 1-3



TRACT 2



TRACT 3

4 MILES SOUTH OF WANATAH • 4 MILES NORTH OF LA CROSSE
192.25± FSA CROPLAND ACRES • QUALITY SOILS
IRRIGATION EQUIPMENT AVAILABLE FOR PURCHASE!

Auction Location: The Center of La Crosse

Auction Location Address: 100 S Washington St., La Crosse, IN 46348

Property Directions: From the intersection of US 30 and US 421:

Travel south on 421 for 4 miles to County Rd. 1600 S. Turn Right (West) on County Rd. 1600 S, the property will begin in 2 miles on the right (North). **From the intersection of US 421 and St. Rd. 8 in La Crosse:** Travel North on 421 for 4 miles to County Rd. 1600 S. Turn Left (West) on County Rd. 1600 S. The property will begin in 2 miles on the right (North).

Tract Descriptions:

TRACT 1: 79.72± ACRES with 70± FSA cropland acres. This tract features an 8-inch irrigation well with 30' of screen. It is said to pump 600 gpm. The remainder of the acreage is a mixture of hardwood timber and a home site. The home site features a 2-story home in need of repair, and 4 small outbuildings. This tract can be accessed from both S 1175 W (East boundary) and W 1600 S (South boundary).

The buyer of tract 1 will have the option to buy the existing irrigation pivot and power unit. The pivot is a 2009 - 6 tower Reinke system that spans 1300'. The pivot is powered by a 2014 Pivot Power, John Deere 4045 engine, with a Lima Mac 30kW generator.

Please contact the auction company for more details on the Farm and option to purchase Irrigation Equipment!

Tract 2: 80± Acres of nearly all tillable farmland this tract is accessed from County Rd. W 1600 S. This tract features productive soils when irrigated consisting of Bourbon sandy loam, Hanna sandy loam and Pinhook loam. Combine Tracts 1 & 2 for the potential to have 117± irrigated acres. Study the opportunity to remove the woods on Tract 1 to have a total of 130± irrigated acres.

TRACT 3: 40± ACRES of productive tillable farmland. This tract is accessed from County Rd. 650 E. The buyer of this tract will receive the benefit of the growing wheat crop. At the time of closing \$4,200 will be added to the bidders purchase price for reimbursement to the past tenant for the growing crop.



TRACT 1



Inspection Dates:
THURSDAY, FEBRUARY 22ND • 3-4:30PM CENTRAL
WEDNESDAY, FEBRUARY 28TH • 3-4:30PM CENTRAL
Please meet a Schrader Representative at the home site on Tract 1!



TRACT 1



TRACT 1



TRACT 1



Terms and Conditions:
PROCEDURE: The property will be offered in 3 tracts, and as a total 200± acre unit. There will be open bidding on all tracts during the auction as determined by the Auctioneer.
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, and 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 Warranty Deed(s).
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: Possession is at closing. Pre-closing access will be offered for spring farming purposes only.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2025 and thereafter.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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 and proposed boundaries are approximate and 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 and 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 and 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 AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents 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 the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

Seller: The Dicastery for Evangelization and Congregation of the Holy Cross
Auction Managers: Drew Lamle, 260-609-4926 & Gene Klingaman, 260-229-2401

Call 800-451-2709 or Visit SchraderAuction.com For More Information