

**76<sup>±</sup> ac**  
Offered in 5 Tracts

Rolling Prairie  
La Porte County  
Indiana

# LAND AUCTION

4<sup>±</sup> MILES NORTH OF ROLLING PRAIRIE • 4<sup>±</sup> MILES WEST OF NEW CARLISLE  
10<sup>±</sup> MILES NORTHEAST OF LA PORTE

- Rolling Potential Building Sites
- 61.7<sup>±</sup> Acres Productive Tillable
- Woods for Hunting
- Great Location Just North of Saugany Lake
- I-80/90 Frontage / Blount & Riddles Soils



3% Buyer's Premium **800.451.2709 • SchraderAuction.com**

**MONDAY, OCTOBER 14 . 6 PM CENTRAL  
7 PM EASTERN**  
*at Hesston Hills Event Center, La Porte, IN • Online Bidding Available*

**SCHRADER**  
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OCTOBER	Sun	MON	Tue	Wed	Thu	Fri	Sat
			1	2	3	4	5
	6	7	8	9	10	11	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
	27	28	29	30	31		

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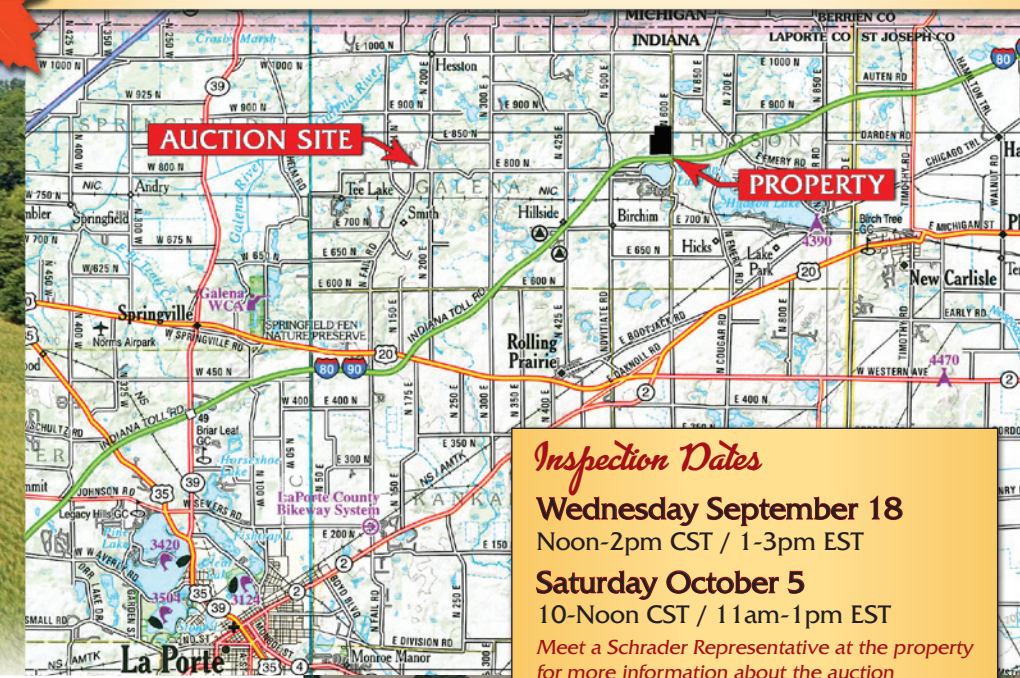
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**Auction Location:** Heston Hills Event Center, 1933 E 800 N La Porte, IN 46350

**Property Location:** From the intersection of Hwy 20 and SR 2 on the east side of Rolling Prairie, travel northeast on Hwy 20 1/2 mile to CR 600 E. Turn north on CR 600 E and travel 3.5 miles (jogging around Saugany Lake) to the property.



**Inspection Dates**  
**Wednesday September 18**  
Noon-2pm CST / 1-3pm EST  
**Saturday October 5**  
10-Noon CST / 11am-1pm EST  
*Meet a Schrader Representative at the property for more information about the auction*

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- 10± MILES NORTHEAST OF LA PORTE

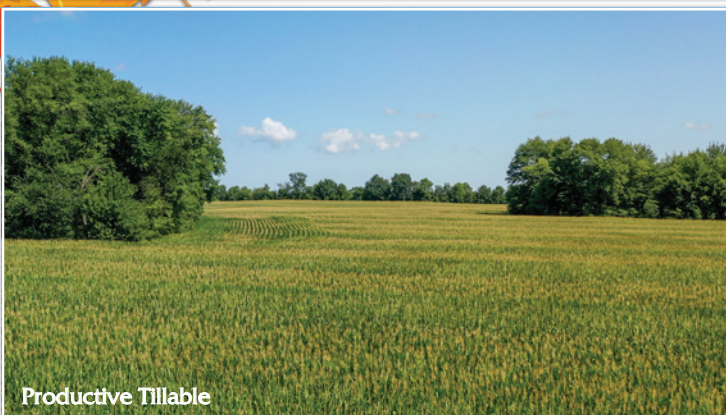
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Productive Tillable



Potential Building Sites



Productive Tillable

**TRACT 1:** 10± acres mostly tillable land with rolling topography. Approximately 325' of road frontage.

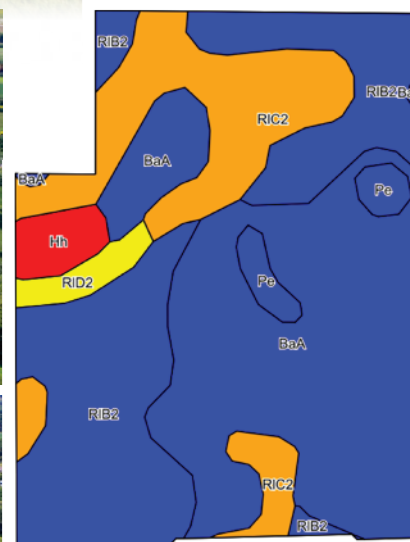
**TRACT 2:** 10± acres mostly tillable land. Consider combining with Tract 1 for a nice 20± acre field. Approximately 325' of road frontage.

**TRACT 3:** 11± acres tillable with 3± acres woods. A wonderful setting - imaging the possibilities. Approximately 565' of road frontage.

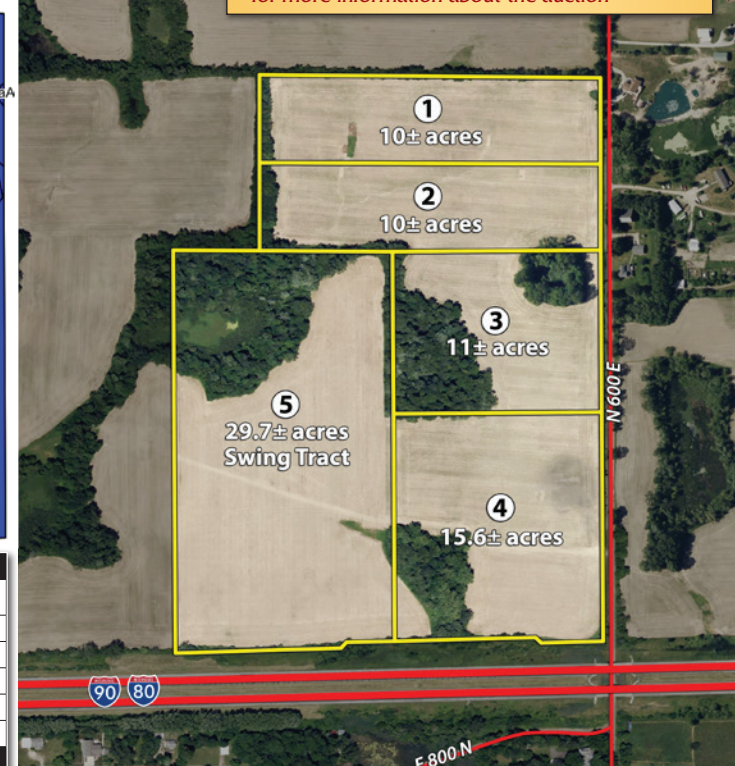
**TRACT 4:** 15.6± acres tillable with 2± acres of woods. Approximately 910' of road frontage.

**TRACT 5:** Swing Tract 29.7± acres including a great mixture of tillable and woods. Consider the recreational value of this property! This tract must be combined together with at least one of Tracts 2-4 in the auction or by a neighbor providing road frontage.

3% Buyer's Premium



Code	Soils Description	Acres	Corn Bu	Soybeans Bu
BaA	Blount silt loam, Lake Michigan Lobe	30.81	124	42
RIB2	Riddles loam	24.07	140	49
RIC2	Riddles loam	13.82	130	46
Hh	Histosols and Aquolls	2.00		
Pe	Pewamo silty clay loam	1.91	160	44
RID2	Riddles loam	1.67	115	40
Weighted Average			127.7	43.9



## Auction Terms & Conditions:

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts (subject to "swing" tract limitations) & as a total 76± 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.  
**BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.  
**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, subject to Farm Tenant's rights to harvest growing crop.  
**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2025 taxes due in 2026 & 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 & Auction Company, Inc. & 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. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.

Owner: Higgins Family Farm LLC

Auction Managers:  
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Kevin Jordan • 800.451.2709

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