

I St – 150 West  
LaPorte, IN

# Auction

Good Farmland with  
22<sup>+/-</sup> Acres Zoned R1-B

**104.8<sup>+/-</sup> Acres**  
**2 TRACTS**

### Tract Information

Tract 1: 22<sup>+/-</sup> Total Acres - All Tillable

Tract 2: 82.8<sup>+/-</sup> Total Acres  
79.1<sup>+/-</sup> Tillable  
2.7<sup>+/-</sup> Buildings

February 1<sup>st</sup> • 6:30 p.m. CST

Best Western Plus • 444 Pine Lake Ave, LaPorte, IN 46350

## Tract 1

is One of the Very Few  
Land Parcels within LaPorte  
City Limits Suitable for  
Residential Development.



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Owner: Goff Family Farm LLC  
**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT  
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**HALDERMAN**

REAL ESTATE & FARM MANAGEMENT

P O B o x 2 9 7

Wabash, IN 46992

I St – 150 West

LaPorte, IN

# Auction

## 104.8<sup>+/-</sup> Acres 2 TRACTS

## Good Farmland with 22<sup>+/-</sup> Acres Zoned R1-B

### February 1<sup>st</sup> • 6:30 p.m. CST • Best Western Plus

#### Property Information

##### Location

On the East side of  
150 W, Between 18th  
Street and 250 S

##### Schools

LaPorte Community  
Schools

##### Zoning

Tract 1: R-1B & Tract 2: M-1

##### Annual Taxes

\$2,770.28

##### Topography

Level

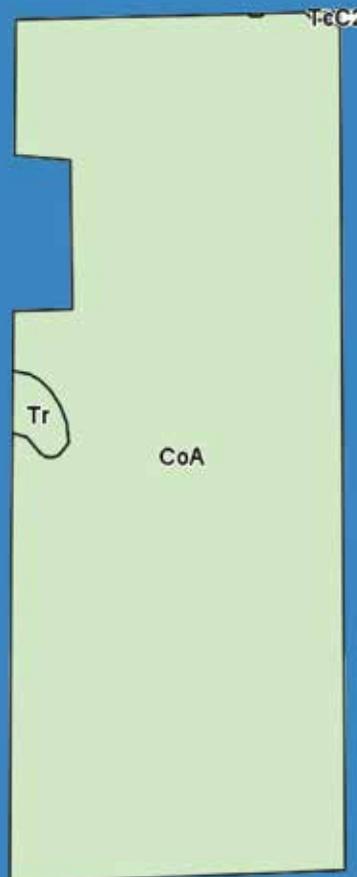
##### Breakdown

101.1<sup>+/-</sup> Tillable

2.7<sup>+/-</sup> Buildings

#### Soil Information

Code	Soil Description <small>Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS.</small>	Acres	Corn	Soybeans
CoA	Coupee silt loam, 0 to 2 percent slopes	98.97	113	39
Tr	Troxel silt loam	1.22	160	51
CoB	Coupee silt loam, 2 to 6 percent slopes	0.08	115	40
<b>Weighted Average</b>			<b>113.6</b>	<b>39.1</b>



**PLACE BID**

Online Bidding Available

## Terms & Conditions

**AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic. #AU10000277**

**METHOD OF SALE:** Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on February 1, 2018 at 6:30 PM CST, 104.89 acres, more or less, will be sold at the Best Western Plus, 444 Pine Lake Ave, LaPorte, IN. This property will be offered in two tracts as individual units, in combination or as a whole farm. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Larry Smith at 219-362-4041 or Julie Matthys at 574-310-5189 at least two days prior to the sale.

**ACREAGE:** The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

**SURVEY:** Per the survey just completed at seller's expense, Tract one is 22.36 acres and Tract 2 is 82.53 acres for a total of 104.89 acres. Seller has no obligation for additional survey work unless required by the title company for title purposes.

**DOWN PAYMENT:** 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check.

**YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

**APPROVAL OF BIDS:** The Sellers reserve the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding. Successful bidders must execute purchase agreements on tracts exactly as they have been bid.

**DEED:** The Sellers will provide a Corporate Warranty Deed at closing.

**EVIDENCE OF TITLE:** The Sellers will provide an Owner's Title Insurance Policy to the Buyer(s). Each Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

**CLOSING:** The closing shall be on or before March 1, 2018. The Sellers have the choice to extend this date if necessary.

**POSSESSION:** Possession of land will be at closing.

**EASEMENT:** Subject to LaPorte Municipal Airport "air rights".

**REAL ESTATE TAXES:** Real estate taxes are \$2,770.28. Taxes will be prorated to day of closing.

**MINERAL RIGHTS:** All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

**AGENCY:** Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Sellers.

**DISCLAIMER:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES 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 HRES and/or the auctioneer are final.