

LA PORTE, INDIANA

ABSOLUTE AUCTION

SAT, AUGUST 1ST | 11AM EST | CROWN EVENT CENTER | NEW CARLISLE, IN

OPEN HOUSE: SAT, JULY 25TH 12-3PM EST

79.42± ACRES

3 BEDROOM HOME ON 2± ACRES
SELLING IN 4 TRACTS

ADDRESS: 0501 E 300 N | LA PORTE, IN 46350

BETH ROSE
REAL ESTATE & AUCTIONS

Sara Bytnar
Auctioneer
AU1140086



Tricia Wainscott
Auctioneer
AU11300117

419.386.2927 | www.BethRoseAuction.com



PROPERTY ADDRESS: 0501 E 300 N | LA PORTE, INDIANA 46350

PROPERTY UPDATES

New well - 2000's

All New Pella Windows except for the front window - 2015

New front door - 2002

Furnace & A/C - 2003

Septic has new riser, caps & baffles - 2019

New hot water tank - 2002

Roof - 2006

Sump pump - 2004

Side & back door - 2014

New sliding door Pella - 2015



Brick Ranch | 1,786± Square Feet | 2 Car Attached Garage
Year Built: 1971 | Cooling: Forced Air & A/C | Water Supply: Well | Sewage: Septic



PROPERTY DETAILS

Family Room | 14x14 Carpet | Bay Window | Fireplace
Living Room | 18x12 Carpet | Bay Window
Kitchen | 11x12 Vinyl Flooring | Stove | Refrigerator | Dishwasher
Microwave | Disposal
Laundry | 8x12 | Washer & Dryer Stay



ADDITIONAL PROPERTY DETAILS

Master Bed | 12x14 Carpet | Double Closet

Bedroom #2 | 12x10 Carpet

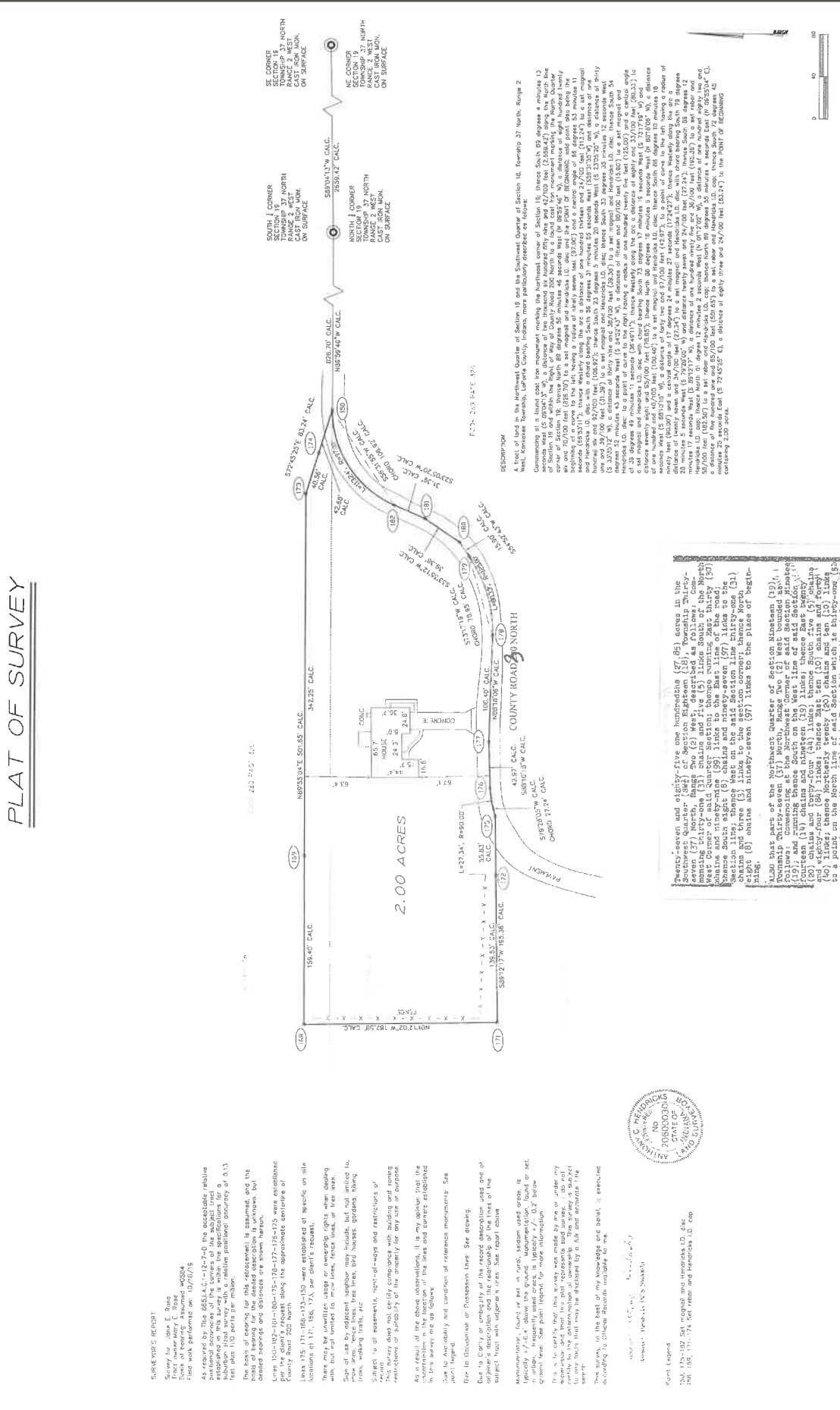
Bedroom #3 | 13x10 Carpet

2 Full Bathrooms | Full Basement with Fireplace





PLAT OF SURVEY



2.00 ACRES

CHARTERED SURVEYORS

CHAAPC CHARLES HENDRICKS AND ASSOCIATES P.C.
 ENGINEERING AND LAND SURVEYING
 1504 N. 18th St., Suite 100, West, Marquette Township, LaPorte County, Indiana
 Phone: (317) 823-1126 Fax: (317) 823-1156

DATE OF SURVEY FOR A PROPOSED TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 18 & THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 2 WEST, MARQUETTE TOWNSHIP, LAPONTE COUNTY, INDIANA. JANE E. ROSE

A tract of land in the Northwest Quarter of Section 18 and the Southwest Quarter of Section 19, Township 37 North, Range 2 West, Marquette Township, LaPorte County, Indiana, more particularly described as follows:

Commanding at a found coal line monument marking the Northwest corner of Section 18, thence South 89 degrees a minute 13 seconds 18 inches North 89 degrees 46 minutes 56 seconds West (N 89°13'13\"/>



Survey Legend

180, 175-182 5/8\"/>



Tillable Acres	Farmstead	Woods	Roads & Waste Acres
69.35±	2.31±	3.47±	4.29±

TOTAL ACRES: 79.42±

LAND DETAILS

PARCEL ID	ANNUAL TAXES
46-07-19-100-001.000-052	\$2,541.62
46-07-19-100-003.000-052	\$539.96
46-07-18-300-004.000-052	\$618.06



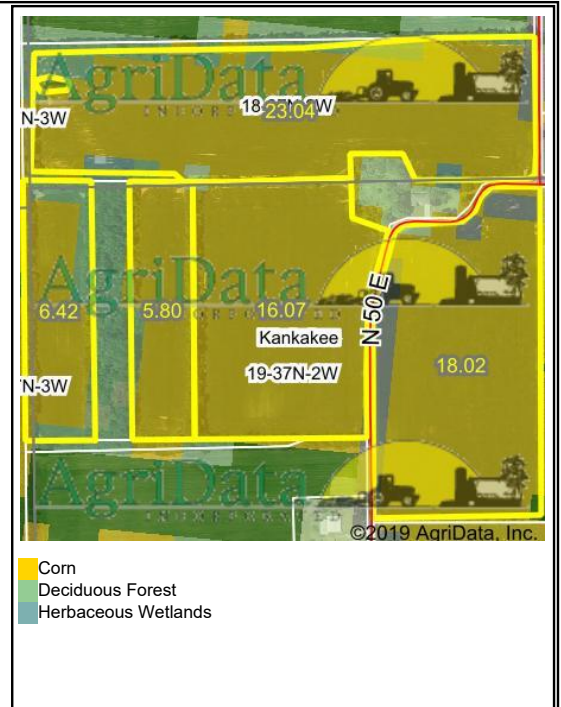
All information and property lines are estimations and derived from sources believed to be accurate but not guaranteed.

4 Year Crop History

Owner/Operator: Date: 6/29/2020
 Address: Farm Name:
 Address: Field ID:
 Phone: Acct. #:

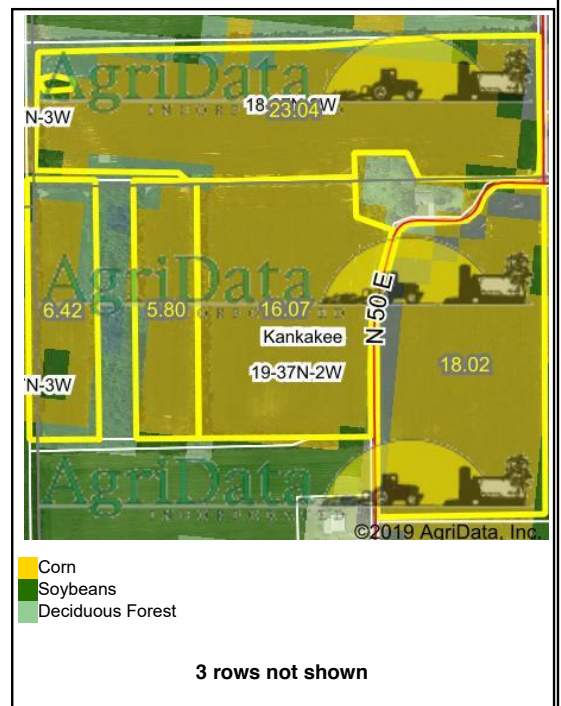
Crop Year:

Crop Year:

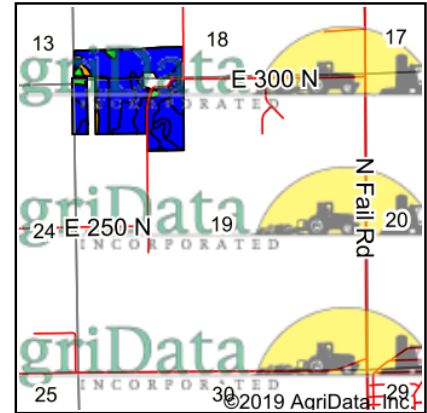
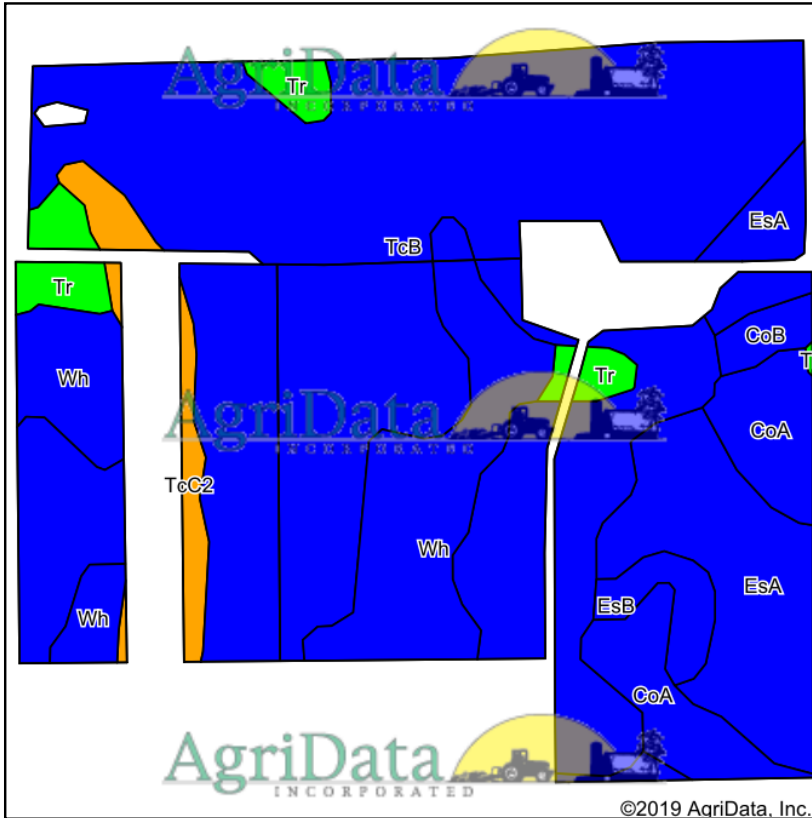


Crop Year:

Crop Year:



Tillable Soils Map



State: **Indiana**
 County: **La Porte**
 Location: **19-37N-2W**
 Township: **Kankakee**
 Acres: **69.35**
 Date: **6/29/2020**



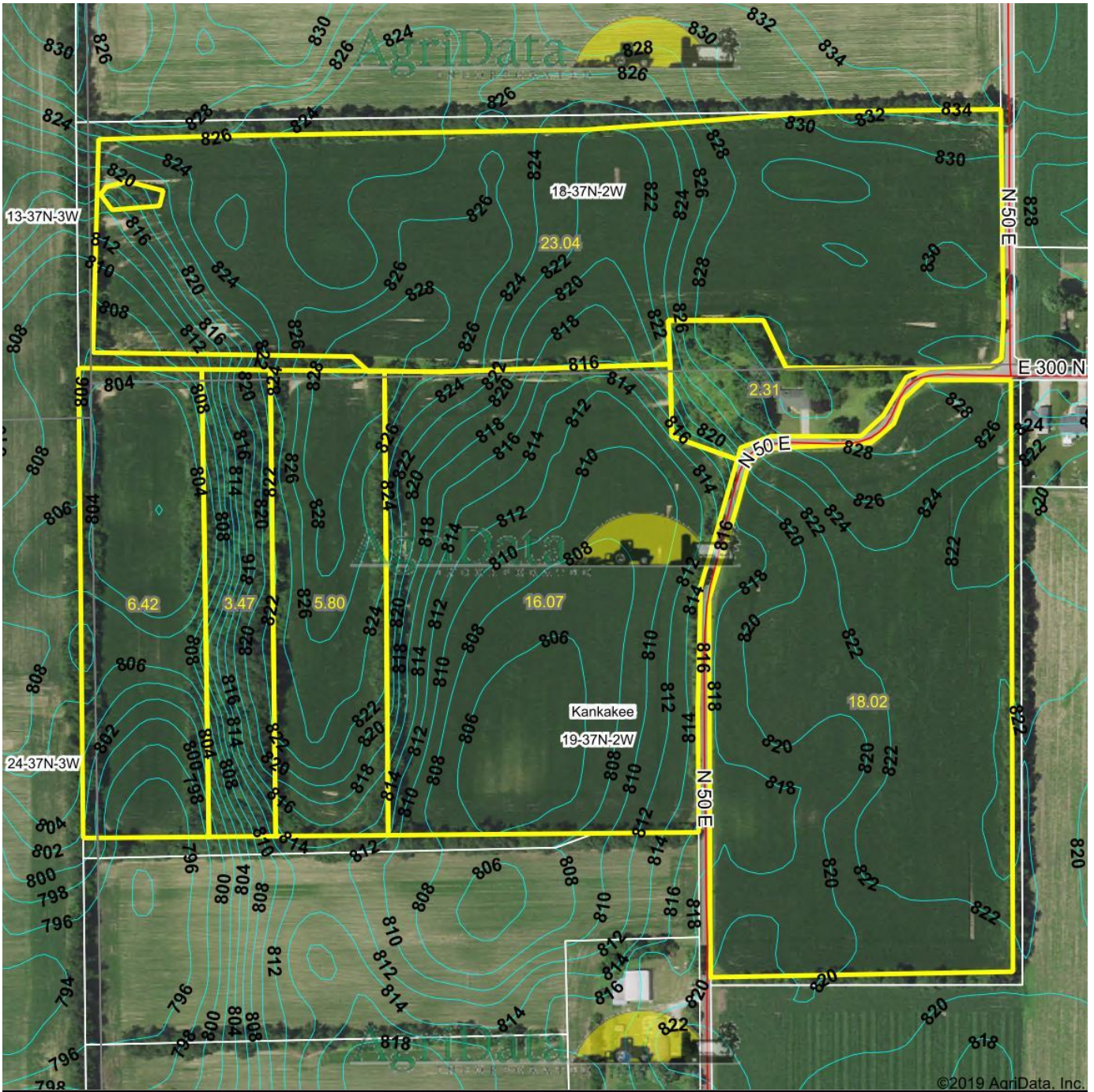
Soils data provided by USDA and NRCS.

Area Symbol: IN091, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
TcB	Tracy sandy loam, 2 to 6 percent slopes	42.25	60.9%		Ile	103	4	7	36	50	55	55	40	48
Wh	Washtenaw silt loam	8.95	12.9%		Ilw	165	5	11	49	66	90	90	17	75
EsA	Elston loam, 0 to 2 percent slopes	7.88	11.4%		Ils	125	4	8	40	63	68	68	48	46
CoA	Coupee silt loam, 0 to 2 percent slopes	4.22	6.1%		Ils	113	4	8	39	56	74	74	65	62
Tr	Troxel silt loam	2.27	3.3%		I	160	5	11	51	80	90	90	73	85
TcC2	Tracy sandy loam, 6 to 12 percent slopes, eroded	1.88	2.7%		Ille	91	3	6	32	44	46	46	31	39
EsB	Elston loam, 2 to 6 percent slopes	1.18	1.7%		Ile	125	4	8	40	63	67	67	47	45
CoB	Coupee silt loam, 2 to 6 percent slopes	0.72	1.0%		Ile	115	4	8	40	58	69	69	58	54
Weighted Average						116.1	4.1	7.8	38.8	55	*n 63.4	*n 63.4	*n 40.6	*n 53.1

*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topography Contours



Source: USGS 10 meter dem

Interval(ft): 2.0

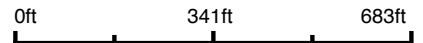
Min: 794.7

Max: 831.9

Range: 37.2

Average: 819.0

Standard Deviation: 8.33 ft



6/29/2020

19-37N-2W
La Porte County
Indiana

Map Center: 41° 38' 59.71, -86° 41' 43.42

Maps Provided By:



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