

CONTIGUOUS 151.48^{+/-} ACRES
ON LAPORTE - PORTER COUNTY, INDIANA LINE

FOR SALE

HIGHLY PRODUCTIVE FARMLAND

148.27^{+/-} TILLABLE

3.21^{+/-} NON-TILLABLE

INVESTMENT POTENTIAL LOCATED WANATAH, INDIANA

This enticing property of mostly tillable acreage is divided into 2 large parcels attractive for landowners seeking farm potential or long-term investment.



A showing of the property is available by appointment. Contact us below.

Nolan Sampson | Union Mills, IN
219.575.1486 | nolans@halderman.com

Larry Smith | La Porte, IN
219.716.4041 | larrys@halderman.com



HALDERMAN

REAL ESTATE & FARM MANAGEMENT

800.424.2324 | halderman.com

HLS#NAS-13210



FOR PRICING, CONTACT: Nolan Sampson
219.575.1486 or Larry Smith: 219.716.4041

TRACT BREAKDOWN

TRACT 1: 80+/- ACRES

78.63+/- Tillable • 1.37+/- Non-Tillable

TRACT 2: 71.48+/- ACRES

69.64+/- Tillable • 1.84+/- Non-Tillable

PROPERTY LOCATION

1.5 miles northwest of Wanatah, IN and 1 mile north of US-30 along 100 N (Tract 1) in Washington Twp, Porter Co and 1100 S (Tract 2) in Clinton Twp, LaPorte Co.

ZONING

RR - Rural Residential

TOPOGRAPHY

Level

PROPERTY TYPE

Farm

ANNUAL TAXES

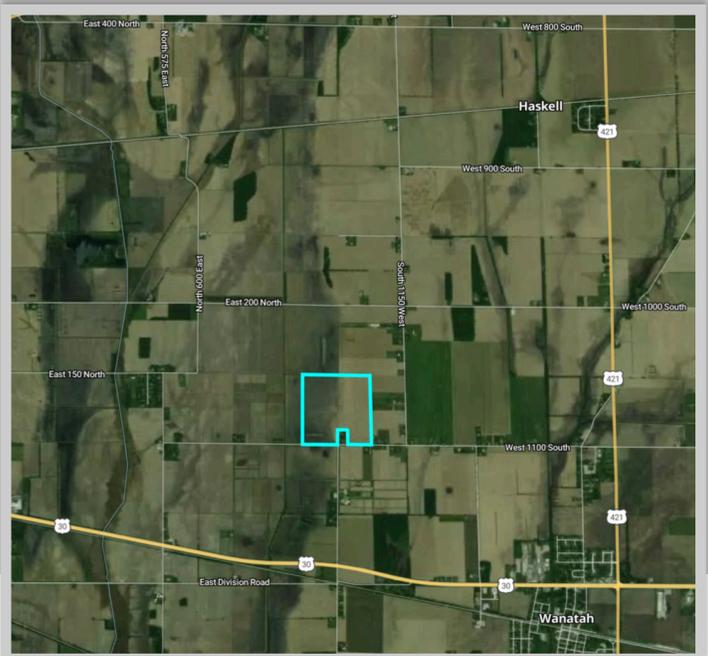
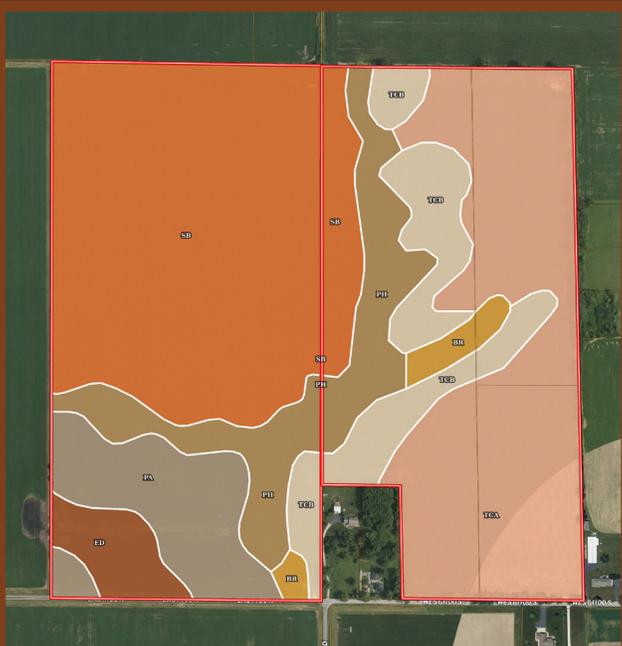
\$5,646.54

**Spring possession subject to closing. Possession upon earnest money deposit with signed lease.*

LEARN MORE ABOUT THIS PROPERTY LISTING

Access additional details photos, and drone flight.

SCAN



KEY	SOIL DESCRIPTION	ACRES	NCCPI
Sb	Sebewa loam, shaly sand substratum	57.22	63
TcA	Tracy sandy loam, 0 to 2 percent slopes	40.40	57
Ph	Pinhook loam	17.19	69
TcB	Tracy sandy loam, 2 to 6 percent slopes	15.74	56
Pa	Palms muck, drained	13.19	70
Ed	Edwards muck, drained	4.79	83
Br	Bourbon sandy loam	2.76	65
WEIGHTED AVERAGE (WAPI)		151.2	62.63

Additional information including photos are available at halderman.com.