



PORTER CO.
MORGAN TWP
PLEASANT TWP

6 TRACTS

November 14th, 6:00 PM CT
Bid live at Kraft Auction Headquarters
48 N 450 E, Valparaiso, IN

or bid online at KraftAuctions.com

LAND AUCTION
348.16^{+/-} acres



Jonathan Kraft
Auctioneer/Owner
(219) 973-9240
Jonathan@KraftAuctions.com

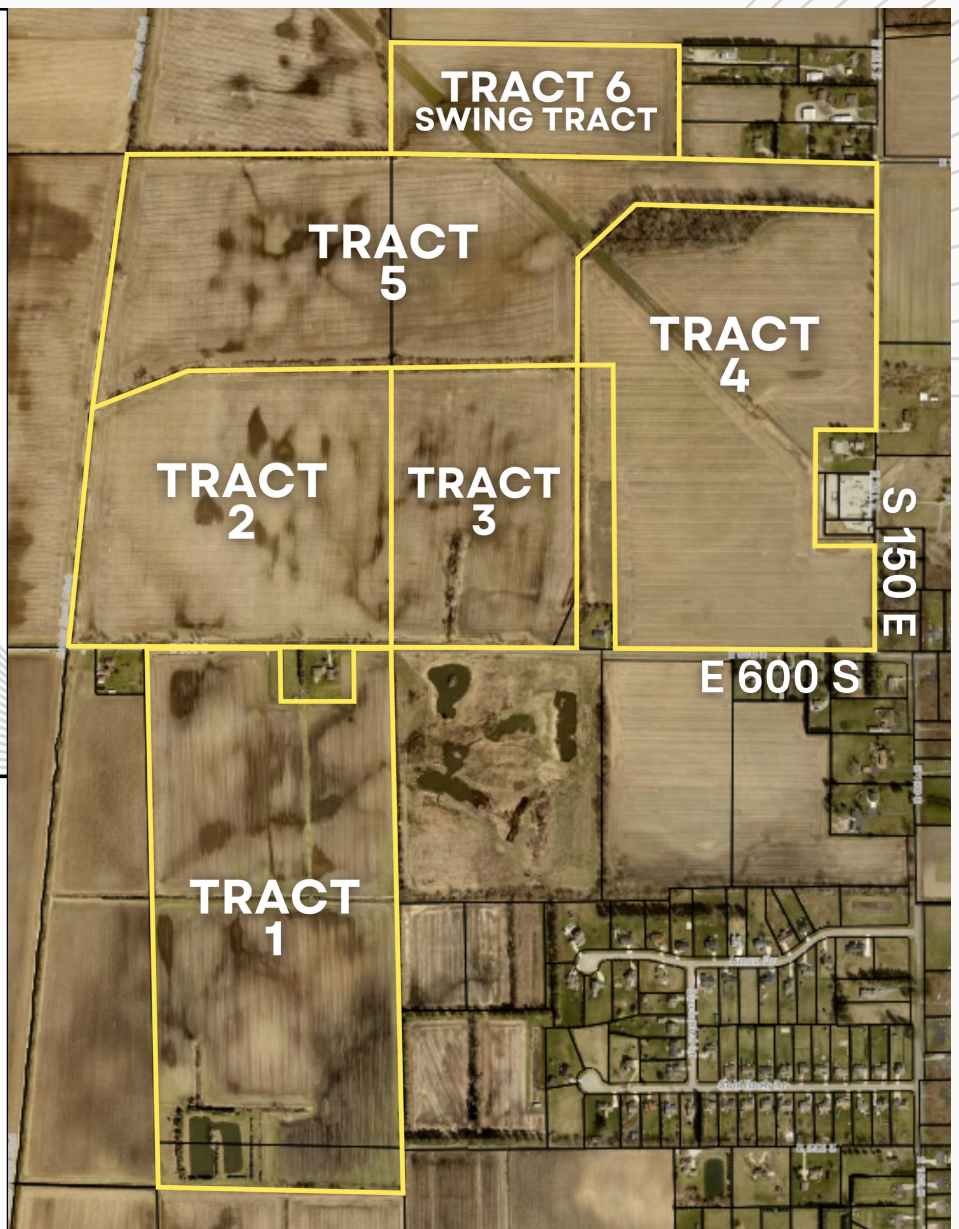


Kelsey Koomler
Manager of Farm & Land Sales
(219) 608-4341
Kelsey@KraftAuctions.com

PLEASANT TWP.

TRACT 1

85.5 +/- acres total
79.86 +/- acres tillable
1.63 +/- acre scenic pond



MORGAN TWP.

TRACT 2

55.74 +/- acres total
53.68 +/- acres tillable

TRACT 3

33.04 +/- acres total
32.02 +/- acres tillable

TRACT 4

75.26 +/- acres total
69.66 +/- acres tillable

TRACT 5

76.62 +/- acres total
71.71 +/- acres tillable

TRACT 6 (SWING TRACT)

22 +/- acres total
20.6 +/- acres tillable

ZONING

Agricultural

TOPOGRAPHY

Level

SCHOOL DISTRICT

East Porter County Schools

EST. ANNUAL TAXES

Tract 1: \$2558.66

Tract 2: \$1551.40

Tract 3: \$989.83

Tract 4: \$1945.60

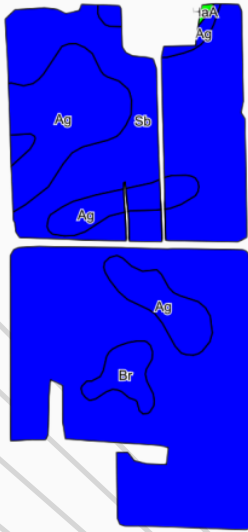
Tract 5: \$2190.84

Tract 6: \$654.72

OPEN HOUSE
November 4th
1:30-3:30 PM CT

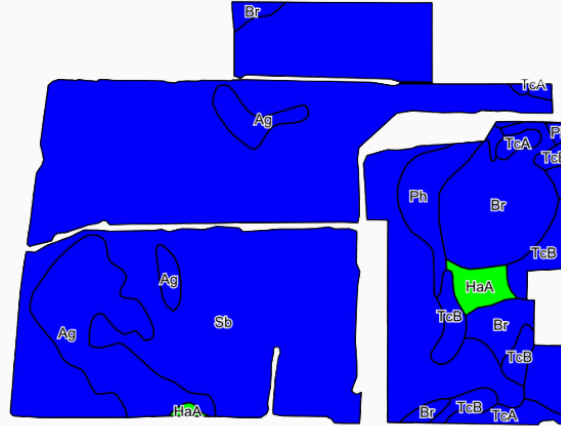
Soil Maps

TRACT 1



Code	Description	Acres
Sb	Sebewa loam	58.45
Ag	Alida loam	14.41
Br	Bourbon sandy loam	2.00
HaA	Hanna sandy loam	0.10

TRACTS 2-6



Code	Description	Acres
Sb	Sebewa loam	173.54
Br	Bourbon sandy loam	25.33
Ag	Alida sandy loam	23.50
TcB	Tracy sandy loam	10.09
Ph	Pinhook loam	7.34
TcA	Tracy sandy loam	4.34
HaA	Hanna sandy loam	3.53

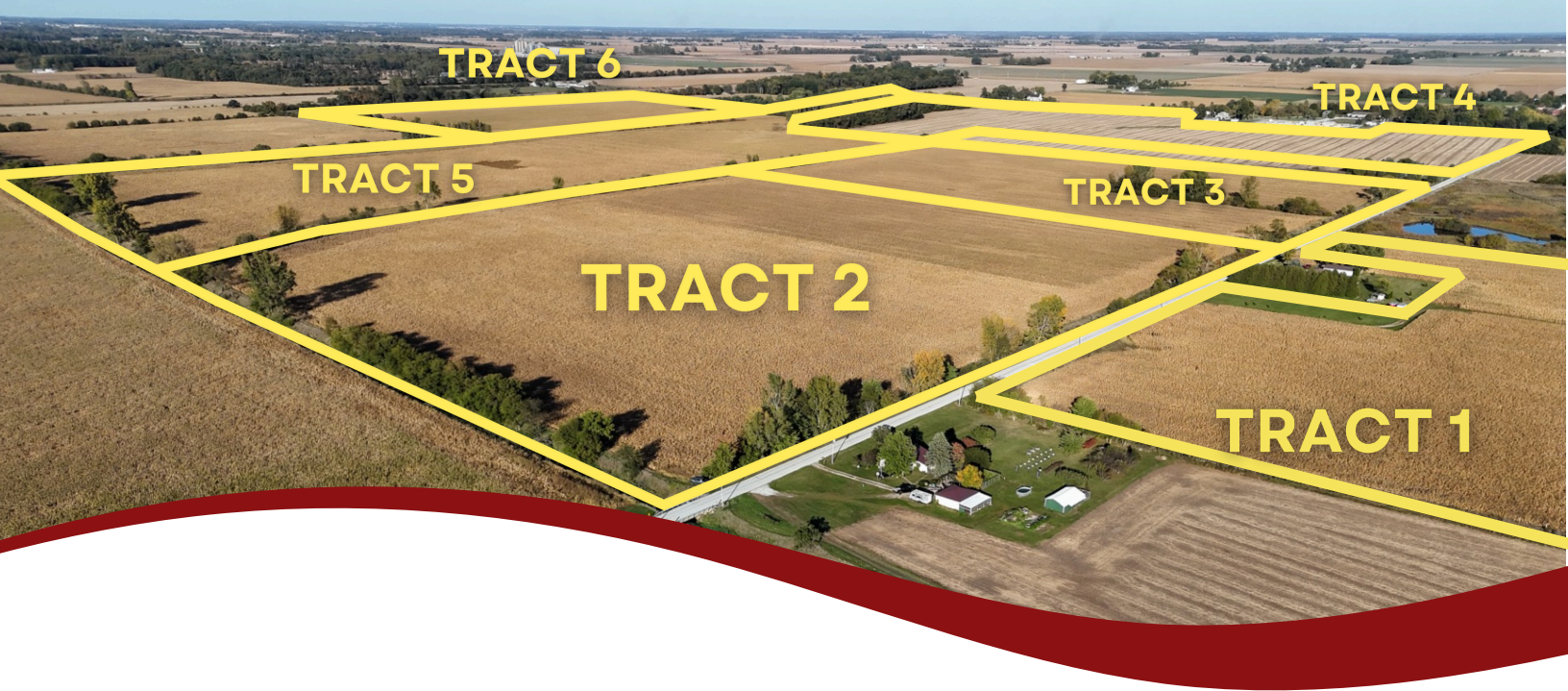


322.63 +/-
TOTAL TILLABLE ACRES



TERMS AND CONDITIONS: PLEASE READ AND REVIEW THE REAL ESTATE TERMS THOROUGHLY PRIOR TO BIDDING ON ANY PROPERTY. IF YOU HAVE NOT READ AND UNDERSTAND THESE TERMS, DO NOT BID. BY BIDDING ON ANY OF THESE PROPERTIES, BUYER AGREES TO ALL TERMS AND CONDITIONS SET FORTH AND ENTERS INTO A CONTRACTUAL AGREEMENT TO PURCHASE THE PROPERTY UNDER THE FOLLOWING TERMS AND CONDITIONS: AUCTION DATE / TIME: Bidding begins: November 14 @ 6:00 PM CT; Bidding closes at Auctioneer's discretion. DOWN PAYMENT: 10% down payment within 24 hours of auction closing and with balance in cash at closing. The down payment may be in the form of cash, cashiers 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. BUYER'S PREMIUM: A buyer's premium of 4%, will be added to the final bid price of the property. APPROVAL 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. DEED: Seller shall provide a Warranty deed. EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price. CLOSING: Closing shall take place in 30 days, POSSESSION: At closing. REAL ESTATE TAXES: Taxes are pro-rated and final at day of closing ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos. SURVEY: There shall be no survey EASEMENTS: The sale of the property is subject to any and all easements of record. AGENCY: Kraft Real Estate Services, LLC is the Agent and Representative of the Seller. DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Tract acreage has been estimated based on legal descriptions. 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 Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the auctioneer are final. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. YOUR BID ON THIS AUCTION INDICATES BOTH AN UNDERSTANDING AND AN ACCEPTANCE OF THE TERMS OF THIS CONTRACTUAL AGREEMENT BETWEEN YOURSELF AND BOTH THE SELLER AND KRAFT REAL ESTATE SERVICES, LLC. AND THAT YOU, AS THE BIDDER, ARE PREPARED TO PURCHASE THE PROPERTY UNDER THE TERMS AND CONDITIONS OF THIS AUCTION.

OWNER: J&H Holdings LLC
Kraft Real Estate Auctions, LLC - AC31900011
Jonathan Kraft - AU10500173
Kraft Real Estate Services, LLC Lic #: RC51900019



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