



Beck Real Estate Auction



LOCATION: 15 miles north of LaPorte, Ind. or 11 miles south of New Buffalo, Mich. on St. Rd. 39 to 1000 N, then east to **5899 E 1000 N • LaPorte, IN 46350**

Thursday, April 13, 2023 • 6:00 pm CDT | 7:00 pm EDT

61.2 Acres

Laporte County - Galena Twp. New Prairie Schools - 4 tracts Beautiful House with Outbuildings



Tract 1: House, buildings, 3.77 acres. This beautiful home is 4,078 sq. ft. and was built in 1996. Includes the following: Living room 15x19 with fireplace and insert, Dining room 13x13, eat-in kitchen 21x14, refrigerator, dishwasher, stove top, double oven, microwave, outdoor grill included, laundry room with attached pantry, washer and dryer included, master bedroom 13x19 with attached large full bathroom and custom closet, and 1/2 bath also on main level. The 2nd floor has 2 bedrooms 13x26, 13x26 both with closets, 1 full bath. Garage 21x24 plus storage area, 16x31 finished rec room above the garage with separate furnace. Hardwood floors, 1st floor has in-floor radiant heat, full partially-finished basement, gas FA furnace w/central air and softener, Generac generator included. This house has a great setting back off the road with a back deck and screened gazebo overlooking back pasture area. The buildings consist of a 25x26 outbuilding that is partially finished with a restroom, kitchen, living room and bedroom and also a 40x56 outbuilding.

Taxes: \$3,692.68

Tract 2: 16 acres +/- nearly all tillable, potential building site, approx. 545 ft. of road frontage.

Taxes: \$460.80 for tracts 2 and 3

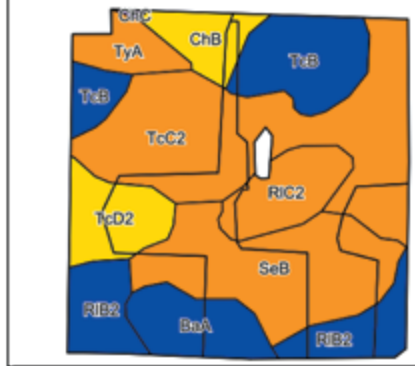
Tract 3: 15.65 acres +/- approx. 310 ft. of road frontage, nearly all tillable, potential building site.

Tract 4: 25.73 acres swing tract, nearly all woods with walnut and cherry trees. Must be purchased by an adjoining landowner or the buyer of Tract 3. Hudson Twp.

Taxes: \$113.64



Open House Thursday, March 30 4-6 pm CDT



Soils Map

©2023 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-In Class Legend
RIC2	Riddles loam, 6 to 12 percent slopes, eroded	14.57	24.3%	
TcC2	Tracy sandy loam, 6 to 12 percent slopes, moderately eroded	12.58	20.9%	
TcB	Tracy sandy loam, 2 to 6 percent slopes	10.04	16.7%	
SeB	Seledge loamy fine sand, 2 to 6 percent slopes	7.20	12.0%	
RIB2	Riddles loam, 2 to 6 percent slopes, eroded	6.88	9.8%	
BaA	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	4.11	6.8%	
TcD2	Tracy sandy loam, 12 to 18 percent slopes	2.52	4.2%	
ChB	Chelsea fine sand, 2 to 6 percent slopes	1.69	2.8%	
TyA	Tyler loamy sand, 0 to 2 percent slopes	1.48	2.5%	

Real Estate Terms and Conditions

PROCEDURE: The property will be offered in 4 parcels. There will be open bidding on most tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete. The property will be sold in the manner resulting in the highest total sale price, subject to confirmation of the sellers. **Can't make the auction in person? Call us and bid by phone!**

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's 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.

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 approval by the Sellers.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing approximately 60 days after presentation of marketable title. **Approximately May 30, 2023.**

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Split 50-50 between buyer and seller, if needed, to determine new legal descriptions.

EASEMENTS: Sale of the property is subject to any and all easements of record.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. Announcements made at the auction podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential buyer is responsible for conducting his/her own independent inspections, investigations, inquiries 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. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. 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.

AUCTIONEER NOTE: Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.

Owners: Christopher Beck, Lisa Beck, Paul Beck

HAHN

HahnAuctioneers.com

Phil Hahn

(574) 535-3783
IN Lic. #AU01012967

Jason Hahn

(574) 536-7682



AC39800021

Brian Wuthrich
Sale Manager

(574) 268-4940 - Milford, IN

Office (574) 773-8445 • Nappanee, IN

