

INDIANA | LA PORTE CO | HANNA TWP

# FOR SALE

PRODUCTIVE FARMLAND • MOSTLY TILLABLE

## 76<sup>+/-</sup> ACRES

70.63<sup>+/-</sup> TILLABLE • 3.05<sup>+/-</sup> WETLANDS

2.32<sup>+/-</sup> ROADS/OTHER

### LOCATED: LA PORTE, IN

Opportunity to own productive tillable farmland with good road frontage located at the intersection of 400 W and 1500 S. Drought resistant with waterfowl hunting opportunities - many great features with this property!

View additional property details and a drone flight at [halderman.com/property-listings](http://halderman.com/property-listings).

**LISTING PRICE: \$750,000**



*Contact us today!*



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### DRONE FLIGHT & MORE!

Access additional photos, drone footage, and further details about this property.



## LISTING PRICE

\$750,000

## TRACT BREAKDOWN

**76+/- TOTAL ACRES**

70.63+/- Tillable

3.05+/- Wetlands

2.32+/- Roads/Other

## PROPERTY LOCATION

1.25 miles southeast of Hanna, IN at the intersection of S 400 W and W 1500 S in Hanna Twp, La Porte Co.

## SCHOOL DISTRICT

South Central Community School Corporation

## TOPOGRAPHY

Level

## ZONING

Agricultural

## ANNUAL TAXES

\$2,674.96 2023 pay 2024

HLS#NAS-13107 (25)



TILLABLE FARMLAND • DROUGHT RESISTANT



ROAD FRONTAGE • WATERFOWL HUNTING



## SOIL MAP

KEY	SOIL DESCRIPTION	ACRES	NCCPI
HplrA	Houghton muck, drained, prairie peninsula, 0 to 1 percent slopes	34.67	93
Ed	Edwards muck, drained	11.32	83
Mm	Maumee loamy fine sand, 0 to 1 percent slopes	11.18	56
AbhAP	Adrian muck, drained, prairie peninsula, 0 to 1 percent slopes	9.83	90
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	7.29	77



Additional information including photos and a drone flight are available at [halderman.com](http://halderman.com).

