

LAND AUCTION



15.391 AC± | 1 TRACT | LAKE CO, IN

AUCTION:

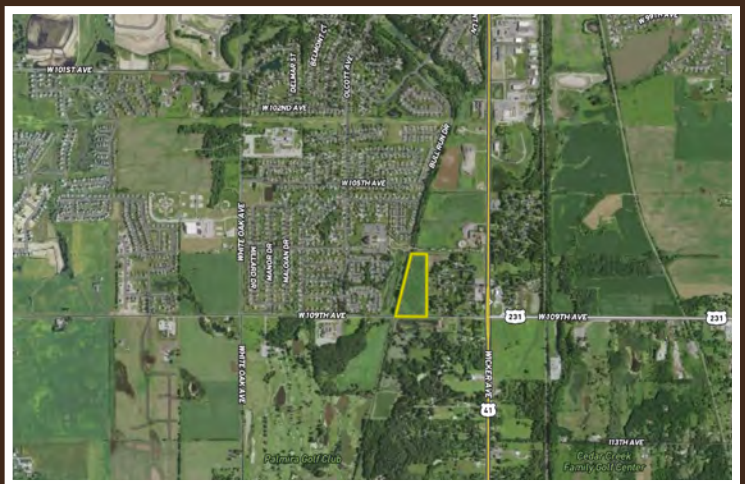
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/4/23 | AUCTION TIME: 4:00 PM

AUCTION LOCATION: VFW POST 717

10400 WEST 93RD AVENUE | ST. JOHN, IN 46373

Offered for Auction or Sale is a very unique and interesting piece of vacant land with over 650 feet of road frontage on 109th Ave, Highway 231, in St. John Indiana. This property is the last piece of a longtime family farm and could have many possible uses, limited only by a buyers' imagination. The property is just outside town limits and was formerly farmed but has been fallow of many years. The land consists of highly productive muck soil and is considered to be wetlands. The whole west side is bordered by West Creek and may subject the property to seasonal changes to moisture and water levels. For much of the year, the ground is dry and solid enough to farm, walk or drive all over the property. Because of these conditions, it has left this property completely unspoiled and undeveloped amidst sprawling residential subdivisions in the surrounding area. Just west of the property, across West Creek, is an undeveloped green space acting as a natural buffer from Westin Ridge Subdivision, so it offers additional natural habitat for the deer and other wildlife that live on this property. Possible uses for this property may include farming, community gardening, hunting, recreation, pasturing animals or using it for a wildlife or conservation program. Since this property is a prime location, about a mile west of US 41, just 5 miles from downtown Crown Point, IN and less than 25 miles to Chicago, there may be some yet undiscovered development or investment opportunities for the future owner. Just north of this property is a very popular and well know spiritual attraction, The Shrine of Christ's Passion. This tourist attraction was developed on land very similar to the one being offer for sale so with additional research, site work and county approval, there is a possibility that this property could be developed as well.



TRACT 1: 15.391 ± ACRES

Deeded acres: 15.391

FSA Farmland Acres: 14.03

Soil Types: Houghton muck, drained, 0 to 1 percent slopes

Soil PI/NCCPI/CSR2: 92.93 NCCPI

Taxes: \$347.00 annually

Lease Status: Open Tenancy

Possession: Immediate possession

Survey needed?: No survey needed

Brief Legal: SW.1/4 SE.1/4 S.5 T.34 R.9 LY'NG E. OF WEST CREEK 15.391AC

PIDs: 45-15-05-451-001.000-013

Lat/Lon: 41.4214, -87.476

Zip Code: 46373



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
ROB STYKA, AGENT: 219.267.1966 | Rob.Styka@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (RC51300040) | Dan Bates Jr, Ranch & Farm Auctions (RC52000047), Indiana Broker License # RB14027345 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Rob Styka, Indiana Land Specialist, Whitetail Properties Real Estate, LLC, 219.267.1966 | Cody Lowderman, IN Auctioneer, AU1100014