

LAND AUCTION



400.61 AC± | 8 TRACTS | LA PORTE CO, IN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/23/25 **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: LA PORTE COUNTY FAIRGROUNDS COMMUNITY BUILDING, 2581 IN-2, LA PORTE, IN 46350
PROPERTY PREVIEW: 7/09 FROM 2:30 PM - 5:30 PM AND 7/12 FROM 10 AM TO 2 PM AT 4702 W 800 S, UNION MILLS, IN 46382

Historic Legacy Farms Offered at Public Auction - Over 400 Acres Available in La Porte County, Indiana in 8 individual tracts

For the first time in over a century, two legacy farms—The Gillham Family Farm and The Harder-Patek Farm—are being offered at public auction. Together, these two farms represent 400.61± acres of highly productive agricultural and mixed-use land in desirable locations near Door Village and Union Mills, Indiana.

Gillham Family Farm - 181.37± Acres | Scipio Township, Near Door Village

- Owned by the same family for over 150 years
- Divided into 3 tracts, all located in La Porte, IN
- Currently income-producing farmland
- Features strong residential development potential due to:
 - Nearby new home construction
 - Adjacent residential properties
 - Favorable school system
 - Convenient access to commuter routes and amenities

Harder-Patek Farm - 219.24± Acres | Near Union Mills

- In the same family for over 100 years
- Offered in 5 tracts of farmland, pasture, woods, and recreational land
- Includes original 1900s farmhouse
- Approximately 170± FSA acres in crop production, pasture, wooded, and wetland areas
- Strong agricultural productivity and income potential
- Located in South Central School District with surrounding rural homesites
- Excellent opportunity for:
 - Expansion of an existing farm operation
 - Farmland investors seeking income-producing assets
 - Residential or rural developers

Key Features:

- Total: 400.61± Acres | 345± FSA Acres
- Offered in 8 Individual Tracts
- Ideal for farmers, investors, and developers
- Close to major commuter routes, schools, and Lake Michigan
- Excellent potential for residential development, hobby farms, or recreational use

Rare Opportunity: These historic family farms haven't changed hands in over a century. Don't miss this chance to own a piece of Indiana heritage with both current income potential and promising future development value.

The Gillham Family Farm consists of Tracts 1-3

TRACT 1 DESCRIPTION: 86.35± ACRES Tract 1 is an "L"-shaped parcel consisting of approximately 85.8± FSA tillable acres, making it highly suitable for continued agricultural use. The soils—Coupee silt loam, Tracy sandy loam, Chelsea fine sand—support strong crop production and a consistent farming history. The property benefits from frontage along S 400W and is bordered on three sides by established and emerging residential developments, presenting a compelling opportunity for future residential or mixed-use development. For investors and developers seeking a property with both immediate income potential and long-term upside, Tract 1 offers exceptional promise.



TRACT 2 DESCRIPTION: 68.64± ACRES Tract 2 is a rectangular-shaped parcel with approximately 63.51± FSA tillable acres and a 4.5± acre wooded corner that includes two older farm buildings: a 32' x 46' x 10' barn/shed and a 26' x 26' crib. The well-drained soils, including Coupee Silty Loam and Tracy Sandy Loam, have supported above-average crop yields and ongoing farming income. Located in Door Village, the tract offers road frontage along S 400W, and nearby residential development suggests strong future potential for subdivision or rural homesites. As it connects with Tracts 1 and 3, this parcel may be especially attractive to buyers interested in assembling larger contiguous acreage for farming or investment purposes.



TRACT 3 DESCRIPTION: 26.38± ACRES At 26.38± acres, Tract 3 is the smallest parcel within the Gillham Family Farm in Door Village, yet it is nearly 100% tillable, with 26.08± FSA acres. Soils include Coupee Silty Loam and Tracy Sandy Loam, with a reported NCCPI rating of 68.87, indicating strong agricultural productivity. This tract has a well-established farming history, and with road frontage along W Joliet Road, utilities nearby, and neighboring rural homes on either side, it offers excellent potential as a residential building site or hobby farmstead. Located in the La Porte Community School System, Tract 3 blends income potential with development flexibility.



Harder Patek Farm consists of Tracts 4-8

TRACT 4 DESCRIPTION: 16.75± ACRES Tract 4 is a distinctive 16.75± acre triangular-shaped parcel with approximately 2600 feet in length and 450 feet at its base. The property features 6.23 FSA reported cropland, with the remaining land consisting of wooded areas, brush, and lower ground. This tract could potentially serve as a future homesite or barn site, but it also holds appeal as a recreational property or small hunting retreat. The land is bordered by road frontage to the north and a railroad track to the south, providing an interesting mix of rural and industrial characteristics. Its unique shape and location open up several possibilities for the future owner.



TRACT 5 DESCRIPTION: 2± ACRES Tract 5 is a 2± acre property with a lot of potential for future use. The land is mostly wooded, featuring mature trees, brush, and some lower ground, which makes it an excellent candidate for a small recreational property or wildlife habitat. It is also suitable for a small home or barn, with easy access and approximately 950 feet of road frontage on West 800S. Additionally, the property backs up to a railroad bed, offering additional character and privacy. Tract 5 could serve as a stand-alone recreational retreat or complement the 5.5-acre Tract 7, the historic Harder Patek Farmstead.



TRACT 6 DESCRIPTION: 2.5± ACRES At 2.5± acres, Tract 6 offers a fantastic opportunity for a rural homesite. The property is mostly tillable farm ground with mature tree lines on several sides, creating a peaceful setting with plenty of space for a home, barn, or other outbuildings. The parcel is a corner lot, with road frontage on both W 800S and S Sand Road, providing easy access and ample visibility. This tract is directly adjacent to Tract 7 (the historic Harder Patek Farmstead) and is located near a newly built home to the south. With utilities nearby, this lot is ideal for those looking to build in a quiet, rural setting with plenty of space for a large yard, garden, or even some livestock.



TRACT 7 DESCRIPTION: 5.5 ± ACRES Tract 7 offers a rare opportunity to own a piece of history with the original Harder Patek Farmstead, featuring a 1900s-era farmhouse and 9 additional agricultural buildings. The 3-bedroom, 2.5-bath home offers about 3400 square feet of living space, while the property includes several outbuildings, including 5 barns (two dating back to 1900 and 1930) and a silo. The land also has steel grain bins from 1950, as well as newer bins from 2004. This historic property is ideal for anyone interested in preserving a piece of Northwest Indiana's agricultural heritage. Given its proximity to Chicago, major commuter lines, and Lake Michigan, this farm offers a rare and valuable opportunity. The property is currently rented, so please schedule an inspection with the auction listing agent prior to accessing it. The rental agreement expires on 12/31/25 and the buyer will receive rent after closing.



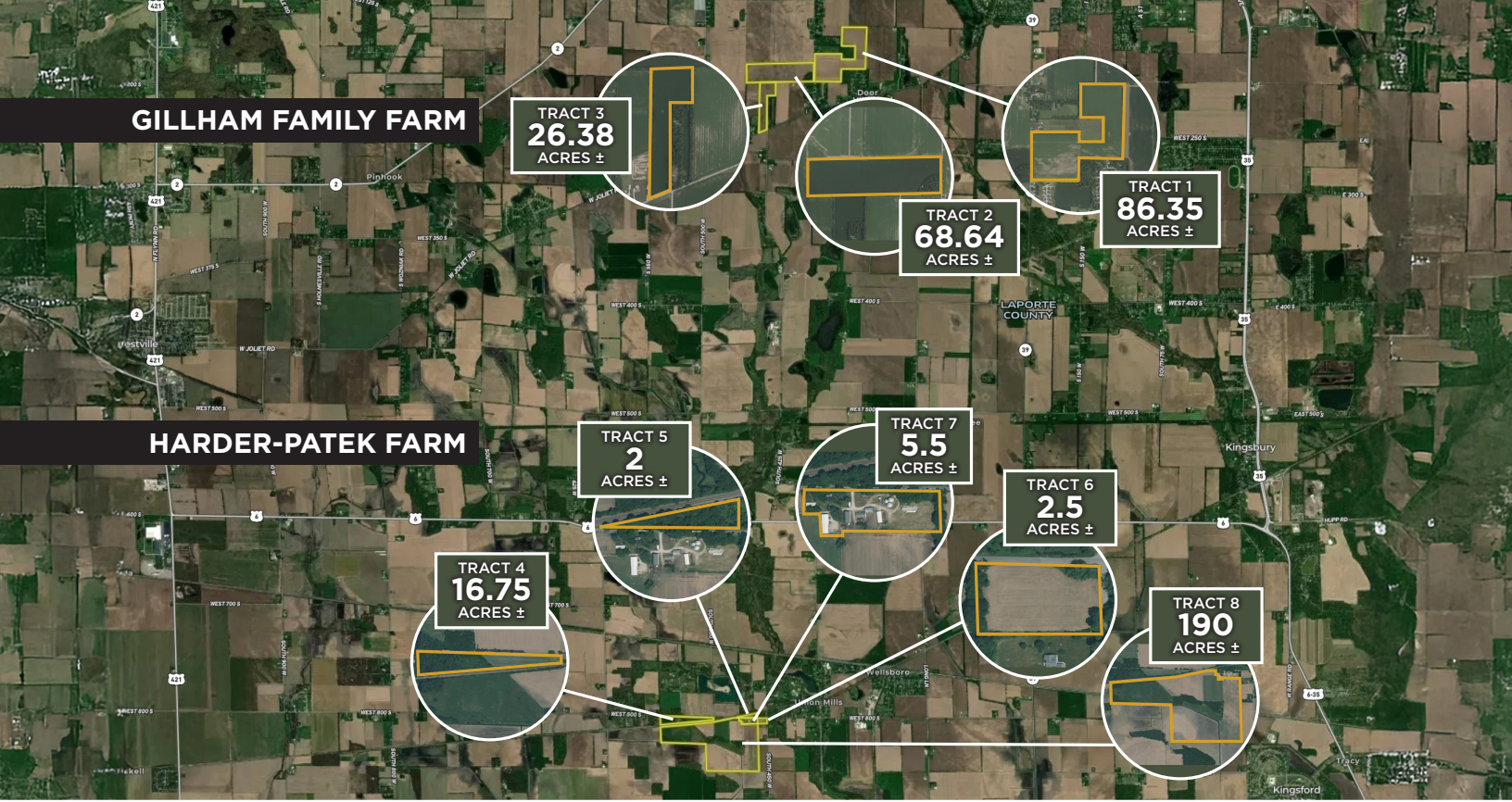
TRACT 8 DESCRIPTION: 190± ACRES Tract 8 is the largest tract available in this auction, offering 190± acres of productive farmland with approximately 160± tillable acres. This property has a history of strong crop yields, supported by favorable soil types including Elston Loam, Gifford Sands, and Tracy Sandy Loam. The tract has an average NCCPI rating of 71.7, demonstrating its high potential for agricultural production. The remainder of the land includes wooded areas, pasture, and a drainage ditch, adding diversity to its use. This tract is currently cash rented, providing an income stream, and could serve as a great addition to an existing farm operation or as a long-term investment for development or farming purposes. Located off W 800S, it has convenient access for both farming and potential future use.



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



GILLHAM FAMILY FARM

**TRACT 3
26.38
ACRES ±**

**TRACT 2
68.64
ACRES ±**

**TRACT 1
86.35
ACRES ±**

HARDER-PATEK FARM

**TRACT 5
2
ACRES ±**

**TRACT 7
5.5
ACRES ±**

**TRACT 6
2.5
ACRES ±**

**TRACT 4
16.75
ACRES ±**

**TRACT 8
190
ACRES ±**

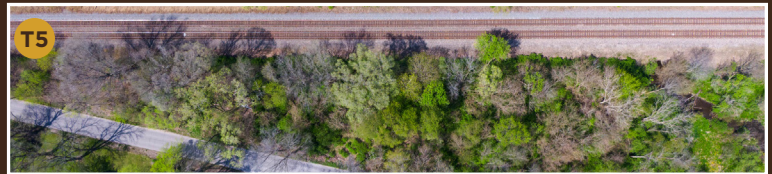
400.61 AC± | 8 TRACTS | LA PORTE CO, IN

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/23/25 **AUCTION TIME:** 3 PM CT

AUCTION HELD AT: LA PORTE COUNTY FAIRGROUNDS COMMUNITY BUILDING, 2581 IN-2, LA PORTE, IN 46350

PROPERTY PREVIEW: 7/09 FROM 2:30 PM - 5:30 PM AND 7/12 FROM 10 AM TO 2 PM AT 4702 W 800 S, UNION MILLS, IN 46382



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, AUT1100014