

**INDIANA**

**NOBLE TWP | LAPORTE CO**

# FOR SALE

**144.629+/- ACRES**

80+/- Tillable • 20.7+/- Woods • 43.38+/- Pasture

**LOCATED WEST OF UNION MILLS, IN -**

Create your dream country retreat on this beautiful and secluded property featuring a scenic creek, mature timber, and expansive countryside views. The diverse landscape offers an exceptional homesite with ample room for horses, livestock, hobby farming, and future pond development, allowing you to create the rural lifestyle you've always envisioned.

**LISTING PRICE: \$2,875,000**



**HALDERMAN**  
REAL ESTATE & FARM MANAGEMENT



**Halderman-Harmeyer**  
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Situated near Union Mills, a welcoming rural community known for its quiet charm, the property provides peaceful country living with convenient access to La Porte, Valparaiso, Michigan City, South Bend, and the Lake Michigan shoreline, while income-producing farmland adds investment value.



**LISTING PRICE:** \$2,875,000

**TRACT BREAKDOWN**

80+/- Tillable, 20.7+/- Woods  
43.38+/- Pasture, 0.549+/- Roads/Other

**PROPERTY LOCATION**

0.25 miles west of Union Mills, IN along W 800 S and S 450 W in Noble Twp, La Porte Co.

**SCHOOL DISTRICT**

South Central School Corp.

**ZONING**

Agricultural

KEY	SOIL DESCRIPTION	ACRES	NCCPI
EsA	Elston loam, 0 to 2 percent slopes	54.04	68
Pa	Palms muck, sandy substratum	29.89	90
TcB	Tracy sandy loam, 2 to 6 percent slopes	26.26	56
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	20.13	77
Ed	Edwards muck, drained	10.09	83
Br	Bourbon sandy loam	3.35	57
Sb	Sebewa loam, shaly sand substratum	0.52	63

**WEIGHTED AVERAGE (WAPI) 144.2 72.41**



**VIEW DRONE FLIGHT AND MORE!**

Learn more about this property including accessing additional photos, drone footage, and maps. **HLS#NAS-13233**

