



- Gorgeous Topography • Great Hobby Farm
- Redecorated Home • Fenced Pasture
- Outbuildings • Potential Building Sites

Tuesday, May 25th @ 6pm | Kendallville, IN

Auction

Noble County Horse Ranch



800.451.2709 • SchradetAuction.com

SCHRADT
Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE



Offered in 3 Tracts

25.5±

acres

Corporate Headquarters:
950 N Liberty Dr Columbia City, IN 46725
800.451.2709 • SchradetAuction.com

SCHRADT
Real Estate and Auction Company, Inc.

Auction Manager:
Dean Rummel • 260.343.8511
#AC63001504, #AU08801377



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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 25.5± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts or combinations of tracts. The down payment may be made in the form of 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 the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED RESTRICTIONS: The following deed restrictions shall apply if the property is sold in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes and typical doublewide modular homes.) The minimum square footage (exclusive of garages, basements and porches) on single story homes shall be 1,400 square feet. The minimum square footage on 1-1/2 story homes shall be 1,600 square feet. The minimum square footage on 2 story homes shall be 1,800 square feet. All homes must have no less than a 5/12 roof pitch and no less than a two-car, attached garage.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Prorated to day of closing.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey

STATEMENTS MADE.

SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. is any question as to the person's credentials, fitness, etc. 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.

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. 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. bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. 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 the person's credentials, fitness, etc. 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.

AGENCY: Schradet Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

25.5± acres

Offered in 3 Tracts



Noble County Horse Ranch Auction

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The Antonides Estate is a beautiful small-scale ranch with multiple out-buildings and fenced pasture. If bid on as a whole, the farm would be great for a small livestock operation with its hay field, outbuildings, and fenced pasture. Or, if you are looking for a building site, you can purchase the vacant tracts individually. Do not miss out on this opportunity!



Personal
Property to
Sell on Tue,
May 11th!

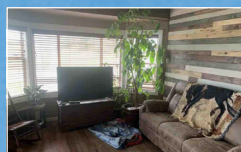
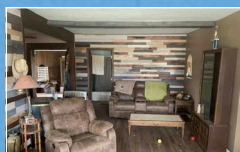
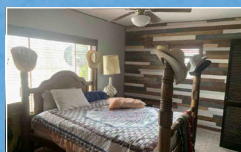


Tract 1 - 6.5± acres with a gentle roll providing for a great potential building site. Tract has frontage on Waits Rd.

Tract 2 - 7.5± acres included with this unique recently redecorated 1 ½ story, 3 bedroom, 1 bath home. 1986 sq. ft. on basement. Includes 2 out-buildings. Mostly Miami loam soil with frontage on Waits Rd.

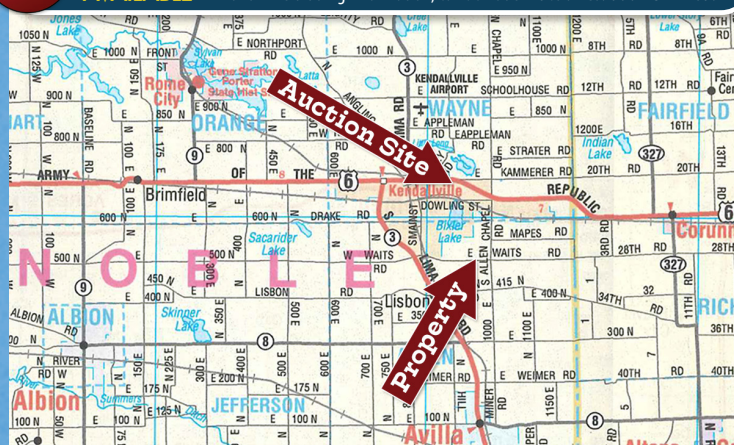
Tract 3 (Swing Parcel) - 11.5± acres, presently a hay field mostly Miami loam soil. Must be purchased by an adjoining land owner that has road frontage or combined with Tracts 1 or 2.

Inspection Dates: Sat, May 8 from 9-11am & Wed, May 19 4-6pm. Meet a Schrader representative at Tract 2. House, land & personal items will all be available for viewing.



ONLINE
BIDDING
AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.



Auction Site: Noble County Fairgrounds Log Cabin
Property Location: 1819 E Waits Rd Kendallville, IN
From US 6 Kendallville, turn South onto 1000 E. Go South about 1 mile to Waits Rd. Turn West about ¼ mile OR from SR 3 Kendallville, turn East onto Waits Rd.

Seller: Larry Antonides Estate, Estate Representative Attorneys Yoder & Jessop PC



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