



Beautiful Home AUCTION 3.21± Acres

NOBLE COUNTY, IN



SCHRADER
Real Estate and Auction Company, Inc.

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FEBRUARY 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28



Beautiful Home AUCTION

NOBLE COUNTY, IN
Auction held onsite:
10121 E 400 S, Laotto, IN, 46763

3.21± Acres

- 4,600 sq ft home
- Secluded home with pond
- Many recent renovations
- Barn attached

Wednesday, February 25th • 6:00pm EST

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Beautiful

Home AUCTION

NOBLE COUNTY, IN

3.21±
Acres

Wednesday, February 25th • 6:00pm EST

AUCTION HELD ON-SITE: 10121 E 400 S, Laotto, IN, 46763

DIRECTIONS TO PROPERTY: Take SR 3 north of Laotto to CR 62 & head west. Continue west onto E 400 S for 1.5 miles & the property is located on the north side of the road.

3.21± ACRES & 4,600 sq ft home, supporting 4 bedrooms & 2 ½ bathrooms. Property also contains a stocked fishing pond with a sand beach.

GENERAL PROPERTY DESCRIPTION: This is a unique 4,600 sq ft home that includes 4 spacious bedrooms & 2 ½ bathrooms across both downstairs & upstairs levels. Home has received many renovations since the current owners acquired the property in 2020. These include a brand-new mound septic system, new steel roof, complete kitchen & pantry remodel, new flooring throughout the home & most of the electrical & plumbing updated. Home has geo-thermal heating & central air throughout. In the 2,000 sq ft addition there is a large office with a connected gym room, as well as an expansive game room upstairs that is all temperature controlled with a mini split unit. The utility room has two electric water heaters, in-floor heat plumbing is available for hookup, & a water purifier & softener that are owned. Along with the expansive attached shop, there's an attached two-car garage that is insulated. The property sits on 3.21± acres with a beautiful, landscaped pond just off the back patio. The pond is well stocked with fish, has a sand beach & freshly stoned landscape around the edge. Don't miss this incredible secluded property out in the country just waiting for you to make your own!

INSPECTION DATES:
Saturday, February 7th • 10am-12pm
Thursday, February 12th • 4pm-6pm



SELLER: James Fisher and Jessica Fulk

AUCTION MANAGERS: Daniel Days, 260-233-1401 & Dean Rummel, 260-343-8511



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**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 TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction. 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 Sellers' acceptance or rejection.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes will be prorated to the day of the closing and will be the responsibility of the seller. Buyer will be responsible for all taxes thereafter.

CO-BROKERAGE: Schrader Auction will offer a 1% commission to real

estate agents if their buyer is the successful bidder. The agents must pre-register for the auction ahead of time and inform the sale managers of the situation. **COMMISSION WILL ONLY BE PAID TO AGENT OF SUCCESSFUL BIDDERS.**

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.

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

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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by 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.