

Beautiful Home & Land

NOBLE COUNTY, INDIANA

- 936 sq. ft. Home
- Tillable Land
- Hunting Potential
- Asphalt Driveway
- Potential Build Sites

**Monday, July 20
6:00pm Eastern**

held at South Milford Community Building
Wolcottville, IN • Online Bidding Available

AUCTION

**17.27±
acres**
Offered in 2 Tracts



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RC26-636

AUCTION

Beautiful Home & Land
KENDALLVILLE • NOBLE COUNTY, INDIANA

**17.27±
acres**
Offered in 2 Tracts



Tract 1

Monday, July 20 • 6:00pm Eastern

South Milford Community Building
Wolcottville, IN

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts, or any combination of tracts as a total 17.27±-acres. There will be open bidding on each individual tract and as a whole.

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, subject to 2026 farming rights.

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.

BUILDING SITES: For purpose of building sites, it is the buyer's responsibility to check with the Noble County Planning Commission and Health Departments.

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 & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option & sufficient for providing title insurance.

Combination purchases will receive a perimeter survey only

AGENCY: Schrader Real Estate and 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. 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.

Beautiful Home & Land

NOBLE COUNTY, INDIANA
7550 LEIGHTY RD, KENDALLVILLE

Here is a rare opportunity to purchase a move-in ready home with recreational land, and income-producing tillable land – all in one package. This 17.27± acre property in Noble County, Indiana is offered in 2 tracts with road frontage along Leighty Rd and directly across State Road 3 from Cree Lake, this is a setting that is hard to beat.

Property features a well-maintained 1997-built home on 2.13± acres with a paved driveway off Leighty Road. Whether you are a first-time buyer, downsizer, or investor, this property checks all the boxes. Additionally, the property offers a diverse mix of 5.14± FSA tillable acres with primarily Riddles sandy loam and Miami loam soils, approximately 5.5 acres of mature wooded land on the west side, and natural wetland acreage along the east side fronting State Road 3. The wooded and wetland areas have produced excellent whitetail deer hunting, and the tillable land offers both near-term rental income and long-term building site potential. Farming rights are available beginning 2027. Bid your price on the tract or combination that fits your goals!

Directions to Property:

Take SR 3 north out of Kendallville 3 miles once you get to E Leighty Rd turn west. The property is on the south side of the road. **7550 Leighty Rd, Kendallville, IN, 46755**

Auction Location:

South Milford Community Building, 7900 E 750 S, Wolcottville, IN, 46795

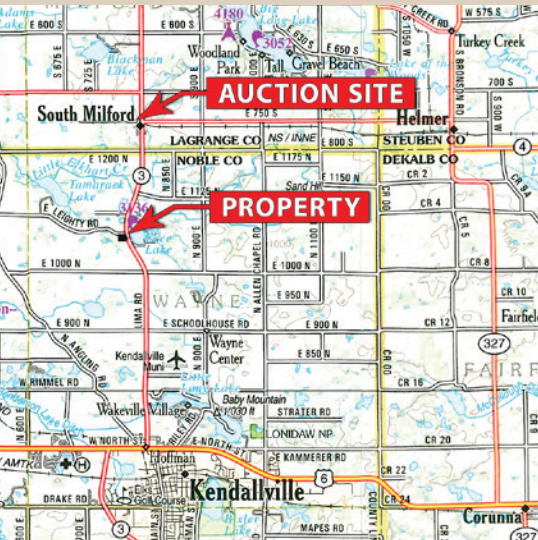
AUCTION

17.27± acres
Offered in 2 Tracts

Monday, July 20 • 6:00pm Eastern Online Bidding Available

Tract 1: 2.13± acres featuring a 936 sq. ft. home built in 1997 with a 384 sq. ft. attached single-car garage. The home offers 2 bedrooms with closets, 1 full bathroom, and an open dining and living room area with kitchen. All appliances are included in the sale. The home is equipped with a Goodman furnace installed in 2017, a gas water heater installed in 2018, and a water softener. The attached garage features a workbench and a utility closet housing the heating and cooling systems. The property is served by a private well and septic system. A metal outdoor shed provides additional storage for lawn and yard equipment. Paved driveway with access off Leighty Rd. An excellent starter home or investment property in a peaceful rural setting just outside Kendallville. **Consider combining with Tract 2 for the complete home and land package.**

Tract 2: 15.14± acres offering an exceptional mix of income-producing tillable ground, mature wooded land, and natural wetland acreage. The tract features 5.14± FSA tillable acres with primarily Riddles sandy loam and Miami loam soils. Potential for a future build site. Approximately 5.5 acres of mature wooded land on the west side of the tract provide excellent wildlife habitat and natural privacy. The remaining acreage along the east side consists of natural wetland ground with frontage on State Road 3. Farming rights transfer to the new owner(s) beginning in 2027. Frontage and access are available via both State Road 3 and Leighty Road. **Consider combining with Tract 1 for a complete home, hunting, and investment property package.**



Inspection Dates | Tuesday, June 30 • 4:00-6:00pm
Saturday, July 11 • 10:00am-Noon



Owner: Nolan Stevens

Auction Managers:

Daniel Days • 260.233.1401
Dean Rummel • 260.343.8511



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