



HOME • BARN

5+ Acres FOR SALE

NOBLE COUNTY, IN



 **SCHRADER**
Real Estate and Auction Company, Inc.

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NOBLE COUNTY, IN • ALLEN TOWNSHIP

HOME BARN

5+ Acres

FOR SALE

LOCATED AT 3880 N 1100 E, KENDALLVILLE, IN 46755
ZONED A1 PRODUCTION AGRICULTURE



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HOME BARNs 5+ Acres FOR SALE

Description:

OWN A PIECE OF CORRYMELA FARM ("Hill of Harmony")

This picturesque 5± acre rural homestead located southeast of Kendallville offers a rare combination of character-filled farmhouse, quality outbuildings, and fenced acreage ready for livestock or recreation. Whether you are searching for a peaceful country retreat, a hobby farm, an equine property, or simply a beautiful rural setting to call home, this property deserves your attention. With good road frontage on N 1100 E and a setting that reflects decades of careful stewardship, this is a one-time opportunity to own a truly special piece of Noble County.

Location: 3880 N 1100 E, Kendallville, In 46755;
Zoned A1 Production Agriculture

Directions: From the Intersection of 1000 E & 415 N: Drive East 0.7 miles to 1075 East; then South 0.3 miles to lefthand curve on 400 N. Continue 0.2 miles to 1100 E; turn South and continue 0.1 miles to the Property on the East side of 1100 E.

Highlights:

- Charming 1½-Story Farmhouse with 4 Bedrooms & 2 Full Baths featuring a New Roof (2024), Central Heat & Air Conditioning
- Whole House Generac Generator
- Leased LP Tank
- Other items specifically included: See Addendum "A"
- 41'x48' Pole Barn with Concrete Floor Built in 2017
- Historic 38'x56' Two-Story Bank Barn Receives Heritage Barn Tax Exemption
- Fenced Acreage Suitable for Horses or Livestock
- Annual Taxes (Including Ditch Assessment) = TBD
- For Full List of Property Improvements See Exhibit "A"

Exhibit A and Addendum A can be found under the Downloads Tab on the website

LIST PRICE: \$499,900



ADDITIONAL PROVISIONS: 24-HR ADVANCE NOTICE FOR ALL SHOWINGS; 60-DAY CLOSING; POSSESSION 30-DAYS AFTER CLOSING WITH SELLER PROVIDING FINANCIAL CONSIDERATION TO BUYER FOR THIS EXTENSION; SELLER TO PROVIDE NEW SURVEY SHOWING HOUSE, BANK BARN, EQUIPMENT BARN AND 5± ACRES; SELLER TO SUBMIT AND OBTAIN APPROVAL FROM NOBLE COUNTY PLANNING FOR A MINOR SUBDIVISION SPLIT FROM REMAINING PARCEL

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

JEFFERS/CONWAY - RS/SC01N



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