

AUCTION

QUALITY KOSCIUSKO COUNTY LAND AND HOME

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGERS:

Joe Kessie • 260-609-4640

Drew Lamle • 260-609-4926

Joseph Frederick Kessie, RB23001983
Drew Lamle, RB21000229, AU12100017
Schrader Real Estate and Auction Company, Inc.,
CO81291723, AC63001504



AUGUST 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
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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	29
30	31					



TRACT 1
800.451.2709 | SchraderAuction.com

197.27±

ACRES

Kosciusko County, IN

OFFERED IN 8 TRACTS OR ANY COMBINATIONS

AUCTION

QUALITY KOSCIUSKO COUNTY LAND AND HOME

197.27±

ACRES

OFFERED IN 8 TRACTS OR ANY COMBINATIONS

- Productive Farmland with Mature, Wooded Areas
- Featured soils include Rensselaer, Barry, and Crosier Loam
- 165± FSA Cropland Acres
- 4 Bed, 3 Bath Country Home with a Beautiful Setting
- Excellent Potential Home and Mini Farm Building Sites
- Woodlands Show a Large Amount of Deer Activity

TRACT 4

THURSDAY, AUGUST 27th • 6PM

800.451.2709 | SchraderAuction.com

ONLINE BIDDING AVAILABLE
2% Buyer's Premium

SCHRADER
Real Estate and Auction Company, Inc.

197.27±

ACRES

OFFERED IN 8 TRACTS OR ANY COMBINATIONS

Conveniently located 6± Miles W of Warsaw
4± Miles SE of Etna Green and
3± Miles North of Mentone

- Productive Farmland with Mature, Wooded Areas
- Featured soils include Rensselaer, Barry, and Crosier Loam
- 165± FSA Cropland Acres
- 4 Bed, 3 Bath Country Home with a Beautiful Setting
- Excellent Potential Home and Mini Farm Building Sites
- Woodlands Show a Large Amount of Deer Activity

TRACT 4

AUCTION

QUALITY KOSCIUSKO COUNTY LAND AND HOME

THURSDAY, AUGUST 27th • 6PM

AUCTION HELD AT THE SHRINE BUILDING LOCATED ON THE KOSCIUSKO COUNTY FAIRGROUNDS,
1400 E. SMITH ST., WARSAW IN 46580



ONLINE BIDDING AVAILABLE

800.451.2709 | SchraderAuction.com

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Real Estate and Auction Company, Inc.
2% Buyer's Premium

AUCTION

QUALITY KOSCIUSKO COUNTY LAND AND HOME

THURSDAY, AUGUST 27th • 6PM

OFFERED IN 8 TRACTS OR ANY COMBINATIONS

197.27± ACRES

TRACT 1

TRACT 2

TRACT 5

TRACT 6

GENERAL PROPERTY DESCRIPTION: The Dunnuck property offers a versatile opportunity in Western Kosciusko County! This century farm is truly a once in a lifetime opportunity! These farms feature productive soils, mature woods, and beautiful rural country settings! The farms are located just 6± miles West of Warsaw, 4± miles SE of Etna Green and 3± miles North of Mentone. This property also features a 4 bedrooms, 3 baths, one story country home on 1.27± acres!

Contact the auction company to view the property and be prepared to bid your price on auction day!

TRACT DESCRIPTIONS:

TRACT 1: 41.5± ACRES of nearly all tillable, level, productive cropland. Features highly productive soils including; Crosier, Barry & Rensselaer loam.

TRACT 2: 13± ACRES of mature hardwood trees. Great opportunity at a smaller sized hunting property! Minimal brush in the woods with many signs of deer throughout.

TRACT 3: 51± ACRES of tillable productive farmland. This tract is easily accessed from 900 W. Productive soils include a mixture of Crosier loam, Barry loam & Rensselaer loam. *Study the opportunity to combine with Tract 1 for a total of 93.7± cropland acres per FSA.*

TRACT 4: 40± ACRES level productive farmland. The farm has accessible road frontage on 100 S.

TRACT 5: 20± ACRES of almost all tillable cropland with road frontage on both 100 S & 950 W. Soils are a mixture of Sebewa loam, Gilford loam & Ormas loamy sand.

TRACT 6: 21.5± ACRES of a mixture of tillable & wooded land. This is a versatile tract that could be used for a great mini farmstead, with the added bonus of hunting & recreation. *Tracts like these are hard to find!*

TRACT 7: 9± ACRES. "SWING TRACT" that can be purchased with either tracts 5, 6, or 8. Beautiful, mature woods with large amount of road frontage on 950 W. *Study the timber value that this tract has with the presence of large mature White Oaks!*

TRACT 8: 1.27± ACRES with a beautiful country home that has a lot of potential! The house was built in 2000; it is one-story with a full finished basement. The home features 3 bedrooms & 2 full baths on the first floor, plus a large additional living area, kitchenette, a full bedroom & bathroom in the basement. The home also features a well-maintained asphalt driveway, a 2-car attached garage, central heating & air conditioning, wood burning furnace & a backup Generac Generator. *Attend an inspection date & explore the opportunity to make this home yours!*

PROPERTY ADDRESS:

Tracts 1-3: Adjacent to 1474 S 900 W, Mentone, IN 46539

Tracts 4-8: 678 S 950 W, Etna Green, IN 46524

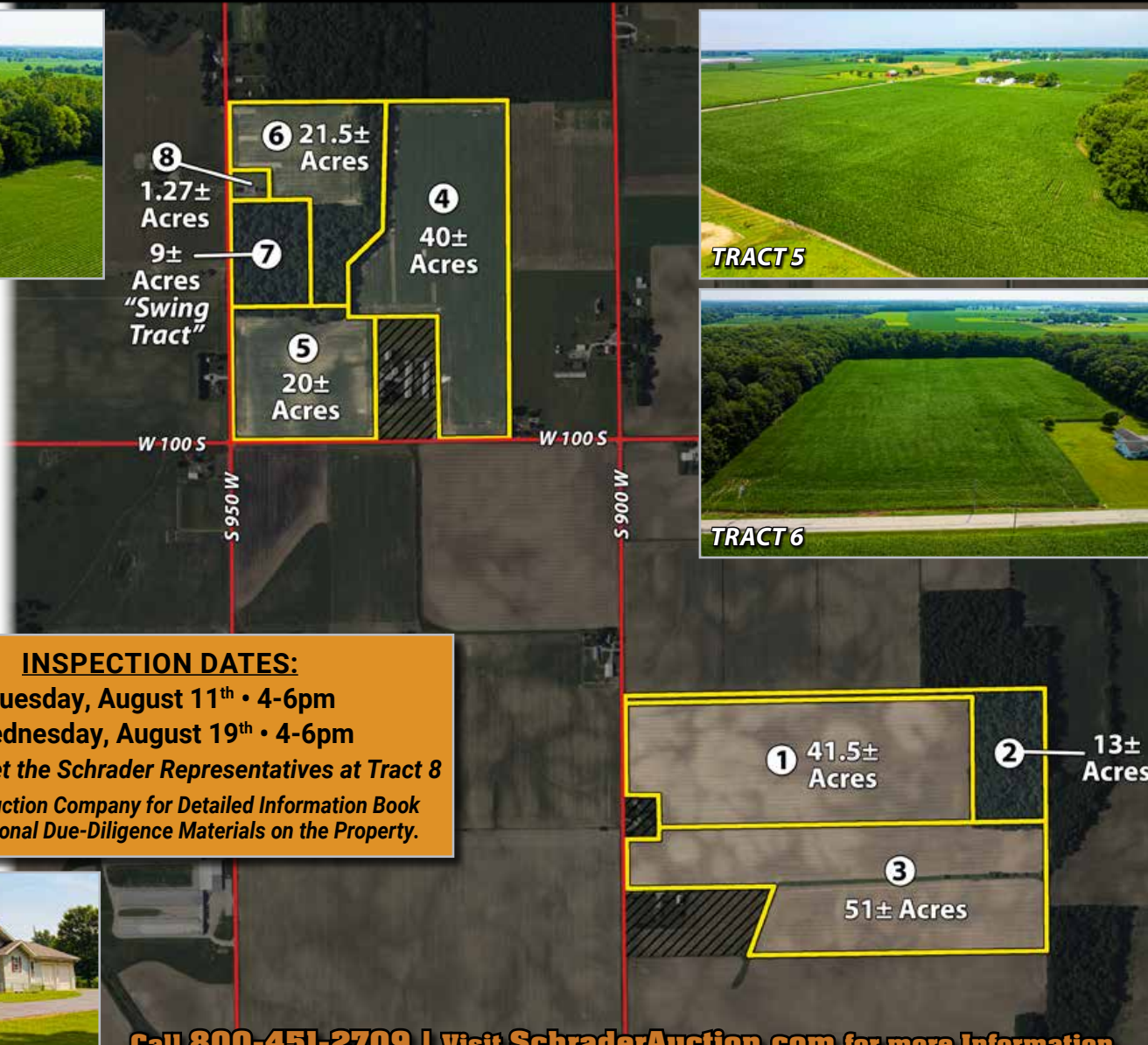
DIRECTIONS TO PROPERTY:

From Warsaw, go south on SR 25 to 100 S, turn right, continue west 6 miles. **OR** From Etna Green, go south on SR 19 3.5 miles to CR 100 S, turn left and go east 1 mile.

Tracts 1-3 are located on 900 W, .25 miles south of 100 S.

Tracts 4-8 are located on the NE corner of 100 S and 950 W.

AUCTION LOCATION: Shrine Building located on the Kosciusko County Fairgrounds at 1400 E. Smith St., Warsaw IN 46580



INSPECTION DATES:

Tuesday, August 11th • 4-6pm

Wednesday, August 19th • 4-6pm

Please meet the Schrader Representatives at Tract 8

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



TRACTS 7 & 8



TRACT 8



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.



2% Buyer's Premium

SELLER: Dunnuck Revocable Trust
AUCTION MANAGERS:

Joe Kessie, 260-609-4640

Drew Lamle, 260-609-4926

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 8 individual tracts, any combination of tracts & as a total 197.27± acre unit (Subject to "Swing" Tract Limitations). There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, & the total property may compete.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual 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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal high-ways, leases, easements of public record, & all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted

closing date will be approximately 30-45 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession on all tillable land will be after the harvest of the 2026 growing crop. Possession of the home will be given at closing.

REAL ESTATE TAXES: Seller shall pay any remaining 2025 real estate taxes due & payable in 2026 at closing. Seller shall also pay via a credit to the buyer at closing the estimated 2026 real estate taxes due & payable 2027.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

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 or where Seller otherwise determines a survey is appropriate. 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 Seller's option & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been sched-

uled & will be staffed with auction personnel. Further, Seller disclaims any & 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.

EASEMENTS: Subject to any & all existing easements.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons 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.

STOCK PHOTOGRAPHY: Animal photos are for illustrative purposes only and are not of the auction property.

Call 800-451-2709 | Visit SchraderAuction.com for more Information