

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in TWO (2) individual tracts and as a total 9.5± acre unit. There will be open bidding on all tracts and combinations, during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: \$10,000 down payment at close of the 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, 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. The terms of this agreement and any addendum are non-negotiable.

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

DEED: Seller shall provide Personal Representative(s) deed.

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before OCTOBER 23RD, 2026.

POSSESSION: Buyer(s) shall receive possession at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date

of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

FARMING RIGHTS: No established farming was done on the property in 2026.

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.

TRACT MAP(S) AND ACREAGE: All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

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 only.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC 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.

**CORPORATE OFFICE:**

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

7009 N River Rd • Fort Wayne, IN 46815

AUCTION MANAGER:

Justin Griffin • 260-223-5861

Justin Grant Griffin, AU12500017, RB20000785

Schrader Real Estate & Auction of Fort Wayne, LLC,
LC20700176 | Schrader Real Estate and Auction
Company, Inc, AC63001504, CO81291723



866-340-0445 | SchraderFortWayne.com

9.5± acres

Home and Land AUCTION

Offered in 2 Tracts
Noble County, IN

SEPTEMBER 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	29	30			

9.5± acres

Offered in 2 Tracts

Home and Land AUCTION

Noble County, IN

HOME w/ PASTURE
PRIME BUILDING SITE



866-340-0445 | SchraderFortWayne.com

Wednesday
SEPTEMBER 16th | 6:00 PM



**9.5±
acres**
Offered in 2 Tracts

Noble County, IN

Home and Land AUCTION

Wednesday SEPTEMBER 16th | 6:00 PM

FARM LOCATION: 3133 N 1000 E, KENDALLVILLE IN 46755 Allen Township
AUCTION LOCATION: LOG CABIN, KENDALLVILLE FAIR GROUNDS, 580 Fair St, Kendallville, IN 46755

PROPERTY TRACTS:

TRACT 1: 6± ACRES - Classic Brick Farmhouse located just south of Kendallville, Indiana. Set back on 6± picturesque acres, this all-brick farmhouse delivers the timeless red-brick charm you don't find built like this anymore paired with the space and outbuildings today's buyers are searching for. This 3-bedroom, 2-bathroom farmhouse showcases solid, old-world construction with 12-16" thick brick walls that speak to a bygone era of craftsmanship. Inside, you'll find solid wood floors and rich oak trim throughout, a spacious kitchen built for gathering, and a large living room with plenty of room to spread out. Step outside to relax on the beautiful 24-foot covered porch with newer windows, the kind of space made for morning coffee or morning sunrises overlooking the property.

Thoughtfully updated where needed to be but with the old farmhouse charm. While the home retains its classic character, key systems have been modernized for peace of mind: • Newer metal roof • Brick tuckpointing/repair completed in recent years • Some newer windows (2017) • New boiler (2024) • Foamed/insulated basement for energy efficiency • Barns & Outbuildings • Car and hobby enthusiasts, hobby farmers, and storage-seekers will love the outbuilding setup. Two classic red barns with a 2019 barn addition: 29x40 barn with 2-car garage space • 48x60 barn for additional storage, equipment, or workshop space.

TRACT 2: 3.5± ACRES - Building Tract - Kendallville / Huntertown Corridor just a mile past HWY 3. Looking for the perfect spot to build your dream home in the country? This 3.5± acre potential building tract offers a peaceful, off-the-road setting in a highly desirable location. Just south of Kendallville and just north of Avilla, giving you the best of both worlds: rural privacy with easy access to town.

Tucked back off the road, this tract offers a quiet country setting ideal for your potential home site, potential driveway layout, and potential outbuilding or barn space, all while keeping city conveniences within a short drive.

Property Highlights: 3.5± acres • Set back off the road for privacy and a great country road • Country setting between Kendallville and Avilla • Just West of Auburn and Garrett • Prime potential building site for a home, potential pole barn with a potential shop • Convenient location for commuters wanting country living without sacrificing proximity to Fort Wayne or other great towns. Whether you're planning your potential forever home, a potential hobby farm, or simply want room to breathe in the country, this tract offers the setting and location to make it happen.

Seller: Estate of Abby S Knott

Auction Manager: Justin Griffin 260-223-5861

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of Fort Wayne

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INSPECTION DATES:
Wednesday, September 2nd • 6-7pm
Thursday, September 10th • 6-7pm
Sunday, September 13th • 4-5pm



Images are an AI-generated conceptual rendering illustrating potential property renovations. It does not represent the current physical condition of the home.



**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.