

Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
Columbia City, Indiana 46725 #AC63001504, #CO81291723

Quality LAND AUCTION

219.75±
acres

Offered in 7 Tracts or Combinations

Licensed RE Broker & Auctioneer:

Steven Craig Coil • 260.446.2037 #RB22001310, #AU12300065

Licensed RE Broker:

Rebecca Marie Schroeder • 260.564.0569 #RB25000743

Follow Us On:



Get Our iOS App:



SCHRADER
Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

800.451.2709 • www.SchraderAuction.com

Monday, November 9 • 6pm

- Noble County, IN • Washington Township
- West Noble School Corporation

Monday, November 9 • 6pm

- Noble County, IN • Washington Township
- West Noble School Corporation



219.75±
acres

Offered in 7 Tracts or Combinations

219.75±
acres

Offered in 7 Tracts or Combinations

Quality LAND AUCTION

- House, Barns & Shed • Land & Forest
- Potential Country Building Sites

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

Quality LAND AUCTION

- House, Barns & Shed • Land & Forest
- Potential Country Building Sites

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

Monday, November 9 • 6pm

• Noble County, IN • Washington Township
• West Noble School Corporation

OPEN HOUSE/INSPECTION DATES:

Wednesday, October 7 • 4:30-6pm
Wednesday, October 21 • 4:30-6pm
Saturday, October 24 • 10am-12pm
Meet Auction Manager On Site or Call
for a Private Showing.

219.75± acres

Offered in 7 Tracts or Combinations

NOBLE ACRES, LLC & WHITESHIRE/HAMROC, LLC are offering a terrific opportunity to acquire a large amount of quality land in West Noble School Corporation. This property consists of 219.75± contiguous acres w/161.28± FSA cropland acres, classified forest, CRP income, & a country home. This property is located a short distance from Kimmell & Cromwell, IN & has great road frontage on S 650 W. Whether you are expanding your operation, adding to your portfolio, or looking for a rural homestead, this auction deserves a spot on your calendar. Opportunities like this do not come along often.

TRACT 1 - 56± ACRES: Potential building site w/woods, Classified Forest & CRP income! Great road frontage on S 650 W. This tract consists of a potential building site, 42.8± wooded acres (30.52± of the wooded acres are enrolled in classified forest). This tract includes 9.35± CRP acres under Tract #15932, CLU's #5 & #15 per FSA. The soil is a mix of Glynwood silt loam, Morley silty clay loam, Fox sandy loam. Imagine the endless possibilities this tract offers in Noble County! **(Owned by Noble Acres, LLC)**

TRACT 2 - 41.64± ACRES: Tillable land w/potential building site! Great road frontage on S 650 W. This tract consists of a potential building site & mostly tillable land. The soil is a mix of Glynwood silt loam & Rawson loam — solid, workable ground ready to add to your operation. **(Owned by Noble Acres, LLC)**

TRACT 3 - 35± ACRES: Tillable land w/potential building site! Great road frontage on S 650 W. This tract consists of a potential building site & mostly tillable land w/1.1± wooded/wetland acres. The soil is a mix of Glynwood silt loam & Rawson loam. **(Owned by Noble Acres, LLC)**

TRACT 4 - 25± ACRES: Tillable land w/potential building site! Great road frontage on S 650 W. This tract consists of a potential building site & mostly tillable land. The soil is primarily Glynwood silt loam. Combine Tracts 2, 3 & 4 for 101.64± acres in Noble County! **(Owned by Noble Acres, LLC)**

TRACT 5 - 35.5± ACRES: Tillable land w/potential building site! Great road frontage on S 650 W. This tract consists of tillable land & 1.4±

wooded/wetland acres. The soil is a mix of Glynwood silt loam, Morley silt loam, & Pewamo silty clay loam. Do not forget about the potential building site on this tract! **(Owned by Noble Acres, LLC)**

TRACT 6 - 3.25± ACRES: House, barns & land! Great road frontage on S 650 W. This tract includes a single-story ranch home built in 1978, 1,200± sq. ft. finished area, 3 bedrooms & 1.5 baths on crawl space, one car attached garage; detached garage/shop w/(2) 9' H x 16' W doors. The house has electric baseboard heat, a private septic system & a private well. This tract also includes a 48' x 72' pole barn, a two-story bank & flat barn, a 27' x 60' pole barn w/concrete floor (low ceiling), & various sheds & shelters. The large pole barn has (2) large sets of sliding doors, one measuring 14' H x 23' W & the other 14' H x 19' W, for all your farm equipment. Whether you are starting your own hobby farm, running livestock, or just want the space & buildings to make it your own, this property gives you room to build the life you have been planning. **(Owned by Whiteshire/Hamroc, LLC)**

TRACT 7 - 23.36± ACRES "SWING TRACT": Tillable & recreational land! Pair this tract w/Tracts 3, 4, 5 or 6 for added cropland income plus a potential for great hunting & recreation. The soil is a mix of Glynwood silt loam & Morley silt loam. Tract 7 must be bid in combination w/Tract(s) 3, 4, 5 or 6 & CANNOT be bid on individually or by an adjoining landowner. **(Owned by Whiteshire/Hamroc, LLC)**



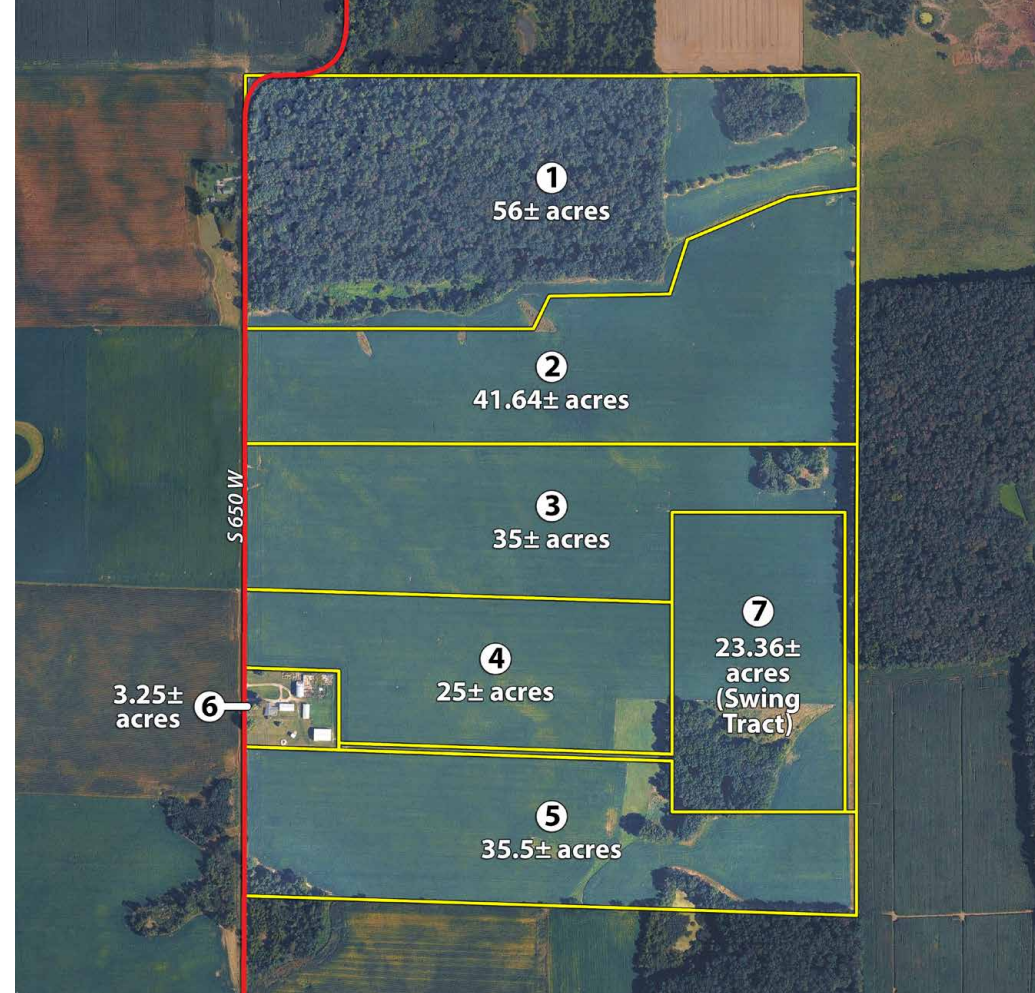
ONLINE
BIDDING
AVAILABLE

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.

SELLER TRACTS 1-5: Noble Acres, LLC
SELLER TRACTS 6 & 7: Whiteshire/Hamroc, LLC
AUCTION MANAGERS: Steven Coil • 260-446-2037 (Cell)
& Rebecca Schroeder • 260-564-0569 (Cell)

800.451.2709
www.SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.



AUCTION LOCATION: Stone's Hill Community Church, 151 West Stones Hill Rd, Ligonier, IN 46767

PROPERTY LOCATION: 0317 S 650 W, Kimmell, IN 46760 (Tracts 1-5) & 0497 S 650 W, Kimmell, IN 46760 (Tracts 6 & 7)



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in SEVEN (7) individual tracts (subject to "swing tract" limitations for Tract #7), combination of tracts & a total of 219.75± acre unit. 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. The property will be bid in a manner resulting in the highest total sale price.

SWING TRACT LIMITATIONS: Tract 7 must be bid in combination w/Tracts 3, 4, 5, or 6 & CANNOT be bid on individually or by an adjoining landowner.

NOBLE COUNTY PLAN COMMISSION: A formal application process will take place w/Noble County Plan Commission IF the 219.75± acres sell in individual tracts. Auction managers have submitted a copy of the auction brochure, including tract maps, to Teresa Tackett, Plan Director. She can be reached at (260) 636-7217 or teresa.tackett@nobleco.gov for further questions.

DOWN PAYMENT: 10% 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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection. The terms of this agreement & any addendum are non-negotiable.

EVIDENCE OF TITLE: The Sellers will provide a Preliminary Title Insurance Policy for the review of all prospective bidder(s). Sellers shall provide an Owner's Title Insurance Policy regarding the amount of the purchase price. Sellers agree to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is."

DEED: Sellers shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place approximately 45 days after the auction.

POSSESSION: Possession will be delivered at closing, subject to the tenant farmer's 2026 crop being harvested.

CROP INCOME FOR 2026: Sellers will receive 100% of the landowner portion of 2026 crop income. 2027 farming rights shall be conveyed to Buyer(s).

REAL ESTATE TAXES: The 2026 Real Estate Taxes, due in 2027 will be paid by the Sellers, the Buyer(s) shall pay all thereafter.

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

EASEMENTS & LEASES: Sale of this property is subject to any & all existing easements & leases of record.

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

FSA INFORMATION: Farm #7903; Tract #15932. Total cropland acres of 161.28 per FSA.

CLASSIFIED FOREST ("CF") & CONSERVATION RESERVE PROGRAM ("CRP"): Proposed Tract #1 is enrolled in both Classified Forest (30.52± acres) & Conservation Reserve Program (9.35± acres). Sellers shall receive the 2026 CRP payment, while future CRP payments will be conveyed to Buyer. Buyer agrees to comply w/the CF designation & an assumption of contract for CRP Contract #11611 at closing. Buyer agrees to comply w/all mid-management requirements in 2029 & 2030 for CRP Contract #11611. If Buyer removes any of the CF or CRP acreage after closing, Buyer shall be 100% responsible for the back taxes and/or penalties associated w/its removal.

SURVEY: The Sellers 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. The Sellers shall solely determine any need for a new survey. The sellers & successful bidder(s) 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. Combination purchases will receive a perimeter survey only. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres, except for Tract #6 & any combination that includes Tract #6.

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 scheduled & will be staffed w/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.

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. The 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 person's credentials, fitness, etc. All decisions of the Auctioneer are final.

DISCLOSURE: Rebecca Schroeder, a licensed Indiana Real Estate Broker & co-auction manager for this sale, also holds an ownership interest in this property as a member of Noble Acres, LLC & Whiteshire/Hamroc, LLC. This ownership interest is disclosed in accordance w/Indiana real estate license law.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW INFORMATION, CORRECTIONS & CHANGES: Please arrive prior to the scheduled auction time to inspect any changes or additions to the property information. **BIDDER PRE-REGISTRATION IS STRONGLY ENCOURAGED!**

Quality LAND AUCTION