



LaGrange County, IN

SCHRADER

Real Estate and Auction Company, Inc.

CORPORATE OFFICE:

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Schrader Real Estate and Auction Company, Inc,
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OCTOBER 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
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4	5	6	7	8	9	10
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LaGrange County, IN

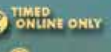
Auction Held Onsite: 7050 S 405 E, Wolcottville, IN 46795

LaGrange County, IN Auction Held Onsite: 7050 S 405 E, Wolcottville, IN 46793

Custom-Built Home AUCTION



- 
- 3,660 sqft Home
 • Secluded Home with Waterfront Views
 • Solar Powered Utilities • 30'x50' Pole Barn
 • Asphalt Paved Driveway • Irrigated Yard and Mature Trees
 • Cherry and Oak Woodwork



 • Asphalt Paved Driveway • Irr

Wednesday, October 21st • 6:00pm EST

3% Buyer's Premium

5[±] Acres



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LaGrange County, IN

Custom-Built Home AUCTION

Wednesday, October 21st • 6:00pm EST

5[±] Acres

AUCTION HELD ONSITE!

Address & Directions to Property:

7050 S 405 E, Wolcottville, IN 46795. Take SR 9 north out of Wolcottville for 1 mile and arrive at East 700 S. Turn and head east for 1 mile and arrive at South 405 E, turn right and the property is located on the west side of the road.

5[±] acres and a 3,660 sq. ft. home, supporting 3 bedrooms and 3 bathrooms. Property also contains a 30'x50' insulated pole barn.

General Property Description: Truly one of a kind! This stunning 3,660 sq. ft., custom-built home on 5[±] acres in LaGrange County, Indiana offers a level of design and natural beauty that is exceptionally rare in today's market. Built in 2010 with no expense spared, this property delivers a stunning, secluded home with waterfront views and privileged water access.

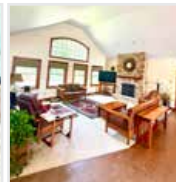
The home's construction sets it apart from the start. All 2x6 wall framing and custom cherry and oak woodwork throughout speak to the quality and attention to detail that defines this property. The main level features an open and continuous living and dining room, with vaulted ceilings that flow naturally into a beautiful sitting room surrounded by windows, framing breathtaking waterfront views from every angle. The kitchen has an abundance of cabinet space and a walk-in pantry. Quartz countertops and stainless appliances round out the stunning modern design. The main floor master suite offers a private walkout deck with stunning water views and an en-suite bathroom complete with a large walk-in tile shower. The full walkout basement provides additional living space, utility access, and room for storage, rounding out the spacious home.

SELLER: Edward and Tonda Prince

AUCTION MANAGERS: Daniel Days, 260-233-1401 & Dean Rummel, 260-343-8511



An open system geothermal heating system provides efficient heating and cooling, while a solar power banking system powers the entire property — keeping utility costs remarkably low. A new roof was installed in 2025. Outside, the asphalt paved driveway leads through a meticulously maintained, irrigated yard lined with mature trees and landscaping. A 30x50 insulated pole barn rounds out the offering with ample room for equipment, storage, or hobby use. Exceptional opportunity to own an outstanding home and property. You will not want to miss this sale!



INSPECTION DATES:

Sunday, September 27th • 2pm-4pm

Thursday, October 8th • 4pm-6pm

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 5% 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.

BUYER'S PREMIUM: A 3% buyer's premium will be added to the final bid price & included in the contract purchase price.

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.

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.

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.

CO-BROKERAGE: Schrader Auction will offer a 1% commission to real estate agents if their buyer is the successful bidder. The agents must preregister for the auction ahead of time and inform the sale managers of the situation. **COMMISSION WILL ONLY BE PAID TO AGENT OF SUCCESSFUL BIDDERS.**

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 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.

AGENCY: Schrader Real Estate & 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. 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.**



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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.

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