

Single Story Home AUCTION

Home &.61± acres

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

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGER:

Daniel Days • 260-233-1401

Daniel James Days, RB22000867

Schrader Real Estate and Auction Company, Inc.,
CO81291723, AC63001504



800-451-2709
SchraderAuction.com



OCTOBER 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	31



Tuesday, October 20th • 6:00PM EST

Auction held On-Site at 547 Laramie Trace, Kendallville, IN 46755



Single Story Home AUCTION

Noble County, IN

Home &.61± acres



800.451.2709 | SchraderAuction.com

- 1,704 sq ft Home • Large Two Car Garage
- .61 Acre Lot • Mature Landscaping
- Concrete Driveway

Single Story Home AUCTION

Noble County, IN

Home & .61± acres

Tuesday, October 20th at 6:00PM EST

AUCTION HELD ON-SITE

ADDRESS & DIRECTIONS TO PROPERTY: 547 Laramie Trace, Kendallville, IN 46755. Take SR 6 east out of Kendallville until you arrive at Kammerer Rd. Turn left and continue for .5 miles and arrive at Laramie Trace. Turn right and head south and the home is on the right side of the road.

GENERAL PROPERTY DESCRIPTION: Here is an incredible opportunity to purchase a single-story home on 0.61± acres just on the outskirts of Kendallville in Noble County, IN. With 1,704 sq. ft. of single-level living, 4 bedrooms, 2 full bathrooms, and a long list of quality features throughout, this property is an excellent fit for families looking for a move-in ready home or investors seeking a quality investment. Located within the Wayne Center Elementary School District, this home offers comfortable, convenient living just minutes from Kendallville.

The home features a spacious kitchen and open living room with patio door access leading into a three-season room with peaceful views of the back patio — a perfect space for morning coffee or evening relaxation. The attached 2-car garage connects through a storage filled laundry room and includes an additional room providing extra storage space. The mechanical room includes central air, a Trane furnace, gas water heater, water softener, and a NuTone central vacuum system. Do not miss your opportunity to bid on this well-rounded property!

SELLER: Estate of Rev. James F. Stoye
AUCTION MANAGER: Daniel Days, 260-233-1401

INSPECTION DATES:

Sunday, October 4th • 2pm-4pm
Tuesday, October 13th • 4pm-6pm



SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709
SchraderAuction.com



**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.

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: 10% 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.

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.

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

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.*

SURVEY: A new survey will be completed ONLY if necessary for an insured closing. If a new survey is required, seller & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

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.

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.