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

Held at Noble County Fairgrounds, Log Cabin
580 N Fair St, Kendallville, IN 46755

Tuesday, December 1 • 6pm EST

77± acres

Offered in 4 Tracts or Combinations

Follow Us On: YouTube

Get Our iOS App:

In Cooperation With
Hosler Realty, Inc.
Broker License #CO81209554

SCHRADER Real Estate and Auction Company, Inc.
ONLINE BIDDING AVAILABLE

800.451.2709 • www.SchraderAuction.com

Quality Noble County
FARMLAND AUCTION

Licensed Real Estate Brokers:
Daniel James Days · 260.233.1401 #RB22000867
& John Cochard · 260.582.9815 #RB14039764
Licensed Real Estate Broker & Auctioneer:
Dean G. Rummel · 260.343.8511 #RB14052473, #AU08801377



Quality Noble County
FARMLAND AUCTION

Held at Noble County Fairgrounds, Log Cabin - 580 N Fair St, Kendallville, IN 46755

Tuesday, December 1 • 6pm EST

77± acres

Offered in 4 Tracts or Combinations

- 77± Acres of FSA Tillable Farmland
- Frontage Along SR 3
- Farming Rights in 2028
- Excellent Potential Build Sites
- 2.5 Miles North of Kendallville
- Easy Road Access

In Cooperation With Hosler Realty, Inc.
ONLINE BIDDING AVAILABLE
SCHRADER Real Estate and Auction Company, Inc.
800.451.2709 • www.SchraderAuction.com



Held at Noble County Fairgrounds, Log Cabin - 580 N Fair St, Kendallville, IN 46755

Tuesday, December 1 • 6pm EST

77± acres

Offered in 4 Tracts or Combinations

- 77± Acres of FSA Tillable Farmland
- Road Frontage Along State Road 3
- Farming Rights in 2028
- Excellent Potential Build Sites
- 2.5 Miles North of Kendallville
- Easy Road Access

In Cooperation With Hosler Realty, Inc.
ONLINE BIDDING AVAILABLE
SCHRADER Real Estate and Auction Company, Inc.
800.451.2709 • www.SchraderAuction.com

Quality Noble County
FARMLAND AUCTION



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**.

Inspection Dates: Tue, Nov. 17 • 4-5pm & Mon, Nov. 23 • 4-5pm

Excellent land offering just outside the city limits of Kendallville Indiana! Farming rights in 2028. Property has expansive frontage along State Road 3 and is 100% tillable productive farmland. Soils are wide ranging and are primarily made up of Crosier loam, Riddles sandy loam, and Palms muck drained, giving the farm a 148.4 WAPI score. The topography is slightly rolling and each tract has access to State Road 3 . Property has an open ditch splitting tracts 2 and 3 offering excellent drainage for all the tracts. Offered in 4 tracts this property has potential for build sites or expanding farmland production for all buyers! Don't miss this great sale!

Tract 1 - 20± acres of 100% tillable farmland with soils ranging in Crosier loam and Riddles sandy loam. Tract has a primarily flat topography with road access along State Road 3. Would make a great potential build site! Farming rights in 2028. Consider combining with Tract 2 for more road frontage and access to the open ditch.

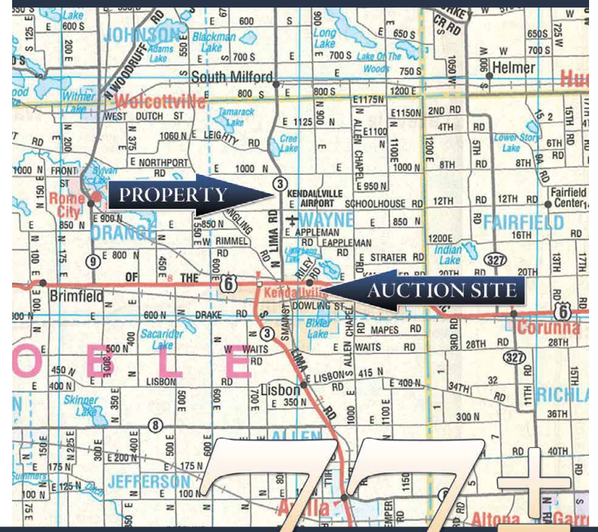
Tract 2 - 19± acres of 100% tillable farmland with soils ranging in Crosier loam and Miami loam. Tract has a slightly rolling topography with road access along State Road 3. Has direct access to an open ditch that runs along the south edge of the tract. Farming rights in 2028. Consider combining with Tract 1 for more acres and road frontage.

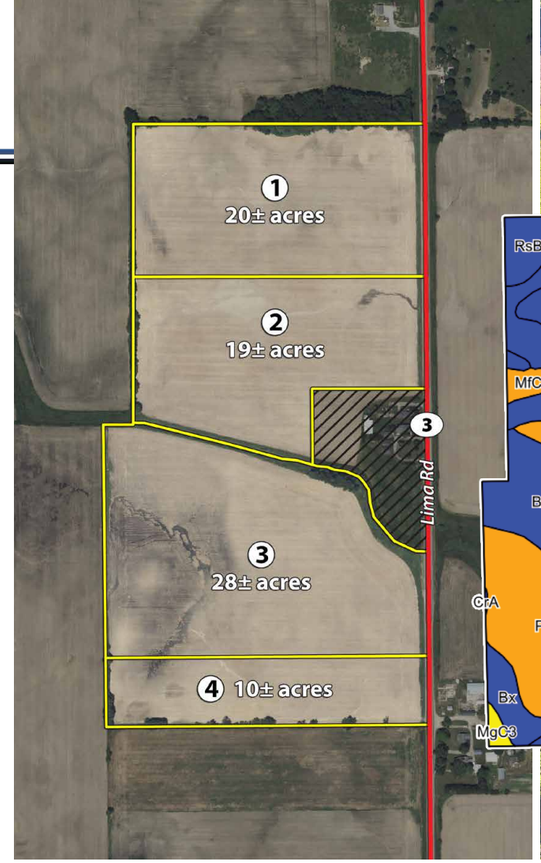
Tract 3 - 28± acres of 100% tillable farmland with soils ranging primarily in Palms muck and Brookston silt loam. Tract has a slightly rolling topography with road access State Road 3. Farming rights in 2028. Has a open ditch that runs along the north edge of the tract. Consider combining with Tract 4 for more acres and road frontage.

Tract 4 - 10± acres of 100% tillable farmland with soils ranging in Palms muck and Brookston silt loam. Tract has a primarily flat topography with road access along State Road 3. Would make a great potential build site! Farming rights in 2028. Consider combining with Tract 3 for more road frontage and access to the open ditch.

Auction Location: Noble County Fairgrounds, Log Cabin - 580 N Fair St, Kendallville, IN 46755

Property Location: Property is located along State Road 3 north of Kendallville, IN. You can take State Road 3 south out of South Milford for 3.25 miles past Cree Lake and the property is located on the west side of the road.







SOILS CHART										
Code	**Soil Description**	**Acres**	**% of Field**	**Corn Bu**	**Corn Silage Tons**	**Grass Legume Hay Tons**	**Grass Legume Pasture AUM**	**Pasture AUM**	**Soybeans Bu**	**Winter Wheat Bu**
CrA	Crosier loam, 0-2% slopes	18.76	24.3%	154		5		10	50	69
RsB	Riddles sandy loam, 1-6% slopes	14.25	18.5%	143		5	9		49	58
Pb	Palms muck, drained	9.56	12.4%	158		5		11	43	63
Bx	Brookston silt loam	9.06	11.8%	175	24	6		12	49	70
MfD2	Miami loam, 12-18% slopes, eroded	8.65	11.2%	120	18	4	8		41	54
MfC2	Miami loam, 6-12% slopes, eroded	6.10	7.9%	135	19	4	9		47	61
MfB2	Miami loam, 2-6% slopes, eroded	5.08	6.6%	143	19	5	9		49	64
Ws	Washtenaw silt loam	3.99	5.2%	170	22	6		11	51	68
Weighted Average				**148.6**	**8.7**	**4.9**	**3.9**	**5.9**	**47.2**	**63.1**





Held at Noble County Fairgrounds, Log Cabin - 580 N Fair St, Kendallville, IN 46755

Tuesday, December 1 • 6pm EST

77 acres

Offered in 4 Tracts or Combinations

Seller: Luanne Herendeen Crewse

Sale Managers: Daniel Days · 260.233.1401, John Cochard · 260.582.9815 & Dean Rummel · 260.343.8511

SCHRADER Real Estate and Auction Company, Inc.

In Cooperation With Hosler Realty, Inc.

800.451.2709 · SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts as a total 77± acres. There will be open bidding on each individual tract, as well as combination of tracts.

DOWN PAYMENT: 10% down payment on the day 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 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 representation of the Sellers' acceptance or rejection.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession is at closing, subject to the 2026 Farming Rights.

FARMING RIGHTS: Buyer will have 2028 farming rights.

REAL ESTATE TAXES: Seller will be responsible for all 2026 real estate taxes due in 2027.

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 & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

BUILDING SITES: For purpose of building sites, it is the buyer's responsibility to check with the Noble County Planning Commission & Health Departments.

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 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.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

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 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.**