

Noble County - Kendallville, Indiana

Real Estate AUCTION



119± Acres

Offered in 5 Tracts & Combinations

*One of a Kind Property!
Rare Opportunity to Bid on Beautiful,
Rolling Acres & Improvements!*



MONDAY, MARCH 27 • 6PM

- Tracts Range from 17-29± Acres • Improvements Include Large Outbuilding with Finished Apartment, Horse Barn & Pole Barns • Wooded & Recreational Acreage
- Abundance of Wildlife & Good Hunting Potential • Pond, Fenced Pasture Area & Tillable Land

SCHRADER

Real Estate and Auction Company, Inc.

800.451.2709

www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

Corporate Headquarters:
960 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • www.SchraderAuction.com

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

Follow us on:
get our iOS App



AUCTION MANAGERS: Jared Sipe • 260.750.1553 #AU10700099
& Dean Rummel • 260.343.8511 #AU08801377
Schrader Real Estate & Auction Company, Inc. #AC63001504

SU	M	TU	W	Th	F	Sa
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	



MONDAY, MARCH 27 • 6PM

Real Estate AUCTION

Noble County - Kendallville, Indiana

119± Acres

Offered in 5 Tracts & Combinations

Noble County - Kendallville, Indiana

Real Estate AUCTION



119± Acres

Offered in 5 Tracts & Combinations

*One of a Kind Property!
Rare Opportunity to Bid on Beautiful,
Rolling Acres & Improvements!*



MONDAY, MARCH 27 • 6PM

- Tracts Range from 17-29± Acres • Improvements Include Large Outbuilding with Finished Apartment, Horse Barn & Pole Barns • Wooded & Recreational Acreage
- Abundance of Wildlife & Good Hunting Potential • Pond, Fenced Pasture Area & Tillable Land

SCHRADER Real Estate and Auction Company, Inc.

800.451.2709

www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

Noble County - Kendallville, Indiana

Real Estate AUCTION



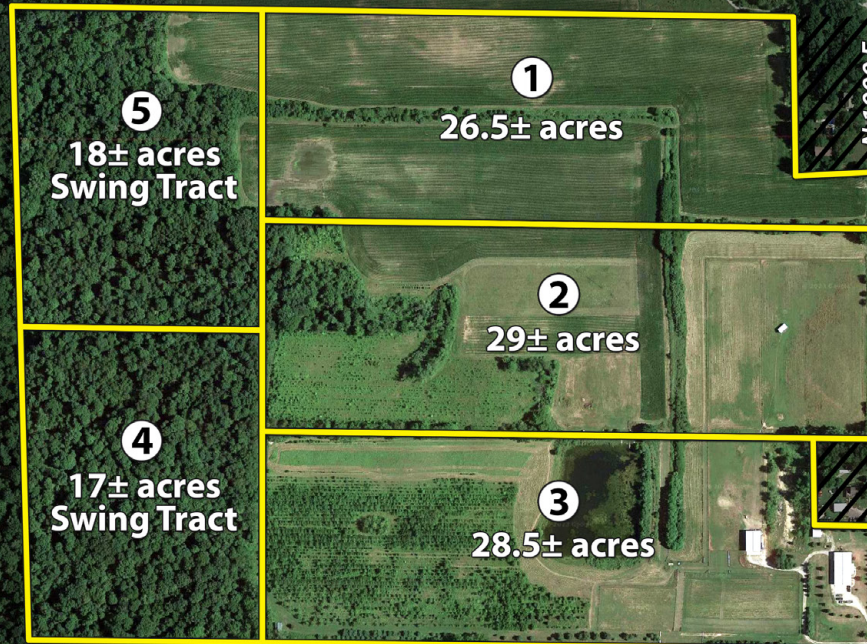
Auctioneer's Note: This property really shows pride of ownership. The possibilities are endless for this property & has something to offer for everyone. Truly a unique, one of a kind setting w/ excellent hunting, fishing, fenced areas for horses & livestock, woods w/ trails for off-road, several outbuildings, & tillable land for crop production. Make sure to attend this auction as properties like this only come up for sale once in a lifetime!



AUCTION LOCATION: Noble County Fairgrounds (auction held in the Log Cabin Building), 580 Fair St, Kendallville, IN 46755
PROPERTY LOCATION: 10555 N 1000 E, Kendallville, IN 46755



INSPECTION DATE: Sunday, March 12 from 1-4pm



119± Acres

Offered in 5 Tracts & Combinations

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.

TRACT 1 - 26.5± ACRES of mostly tillable land & a drainage ditch. This tract includes CRP land along the ditch. The CRP land is approximately 1.76 acres. This tract has access off of 1000 E & has preliminary approval from the Noble County Highway Department for a driveway.

TRACT 2 - 29± ACRES including open & fenced pasture areas, tillable land & woods/recreational land. This tract includes a drainage ditch, CRP land along the ditch, as well as other CRP land totaling 9.7 acres. This tract has access off of 1000 E & has preliminary approval from the Noble County Highway Department for a driveway.

TRACT 3 - 28.5± ACRES of open & fenced pasture areas, pond & home-site. This tract includes 11.67 acres of CRP land & improvements consisting of 4 outbuildings. The main out building is 54x100 & has a finished apartment w/ a kitchen, family room/dining area, full bathroom & upstairs loft/bedroom w/ a half bath. The apartment has propane forced air heat, septic system & well. The main building has wood burning hot water heating system, 3 overhead doors, OSB bord interior finish, concrete floor, electrical & metal roof & siding. There is a 44x62 horse barn which includes 6 stalls, water, holding area, electrical, concrete floors, above hay lofts on both sides, 6' concrete foundation walls & concrete divided walls, swing-out feeders, steel bar stall sliding gates, metal roof & siding & overhead doors on each end. There is a 24x30 storage building w/ concrete, electrical, overhead door, & metal roof & siding.

There is a 20x30 storage building back by the woods w/ dirt floor, metal roof & siding, & a sliding door. This tract has access via 2 drives off of 1000 E.

TRACT 4 - 17± WOODED ACRES "SWING TRACT". This tract may only be purchased in combination w/ an adjoining auction tract or an adjacent landowner. This tract has many trails & good hunting potential. Great recreational piece for the outdoor enthusiast.

TRACT 5 - 18± WOODED ACRES "SWING TRACT". This tract may only be purchased in combination w/ an adjoining auction tract or an adjacent landowner. This tract has many trails & good hunting potential. Great recreational piece for the outdoor enthusiast.

Please contact auction company for more information regarding CRP land including map & contracts. There is a total of 23.13 acres of CRP land in 9 fields that pays a total of \$2,795 annually in 4 total contracts that end as soon as 09/30/2025 & as late as 09/30/2035. The CRP land along the ditch is split up between tracts 1 & 2. The auctioneer figured approximately 1.76 acres was on tract 1 & a half acre on tract 2. These are only estimates & may differ slightly. If sold separate, the new buyer of each tract will have to go to the Noble County FSA office & have them allocate the right amount of CPR acres to the new parcel.

MONDAY, MARCH 27 • 6PM

- Tracts Range from 17-29± Acres • Improvements Include Large Outbuilding with Finished Apartment, Horse Barn & Pole Barns • Wooded & Recreational Acreage
- Abundance of Wildlife & Good Hunting Potential • Pond, Fenced Pasture Area & Tillable Land

OWNER: Randy Dickerhoof Estate, Rachael Dickerhoof Personal Representative **Auction Managers:** Jared Sipe • 260.750.1553 & Dean Rummel



800.451.2709 • www.SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: This property will be offered at oral auction in 5 individual tracts, any combination of tracts, or as a total unit. There will be open bidding on individual tracts & the combination of tracts during the auction, until the close of the auction as determined by the auctioneer.

DOWN PAYMENT: A 10% down payment is due the day of auction for individual tracts or combination of tracts. The down payment will be made the day of auction, immediately following the auction, w/ the balance in cash at closing. 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.

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

DEED: Seller shall provide a Personal Representative's Deed(s).

CLOSING: The balance of the purchase price is due at closing. A targeted closing date will be approx. 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared

50:50 between Buyer(s) & Seller. Any costs associated w/ securing a mortgage shall be paid by the buyer(s).

POSSESSION: Possession of all tracts & combination of tracts will be the day of closing immediately following the closing.

REAL ESTATE TAXES: The 2022 due & payable 2023 real estate taxes shall be paid by the seller. The 2023 due & payable 2023 real estate taxes shall be prorated to the date of closing.

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 Bidders 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 approx. & have been estimated based on current legal descriptions, assessed acres and/or aerial photos.

SURVEY: New surveys will be completed only where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey shall be determined solely by the seller. Seller & successful bidders 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. Final sales price shall be

adjusted to reflect any difference between advertised acres & surveyed acres, except w/ respect to auction tract 3.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info 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, including if any or all the auction tracts qualify for any kind of residential development. All tracts are being offered for recreational & farming purposes only. All sketches & dimensions in the brochure are approx. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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.**