

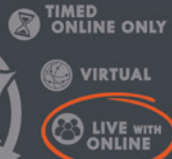
66± acres
Offered in 4 Tracts

57± Acres of FSA Tillable Ground
Easy Road Access to All Tracts
Farming Rights in 2026
Potential Building Sites
Road Frontage Along State Road 8

Wednesday, August 20 • 6:00pm EST

held at the
Noble County
Fairground,
Kendallville, IN

ONLINE BIDDING AVAILABLE



800.451.2709
SchradAuction.com

Excellent LAND AUCTION
NOBLE COUNTY

Excellent LAND AUCTION

66± acres Offered in 4 Tracts



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AUCTION LOCATION: Noble County Fairground Log Cabin, 580 N Fair St, Kendallville, IN
DIRECTIONS TO PROPERTY: Take St Rd 8 east out of Albion, IN. Continue east for 7.5 miles and arrive at N 750 E. Turn north and the property is located on the east side of the road.



This farm offers 57± acres of FSA tillable farmland across all tracts, currently in row crop production. Farm is mainly built up of Miami loam, Miami clay loam, and Brookston silt loam across a slightly rolling topography. Tract 4 offers just under 5 acres of timber recreational land. Property provides extensive road frontage along St Rd 8. Farming rights in 2026. *Not a farm you will want to miss out on!*



TRACT 1 - 24± acres of mostly tillable farmland. This tract provides the most acreage with slightly rolling topography. Road frontage off of N 750 E, great potential building site. Farming rights in 2026.
TRACT 2 - 16± acres of mostly tillable farmland. This tract has a more rolling topography. Road frontage off of N 750 E and St Rd 8, great potential building site. Farming rights in 2026.
TRACT 3 - 16± acres of mostly tillable farmland. This tract has a more rolling topography. Road frontage off of St Rd 8, great potential building site. Farming rights in 2026.
TRACT 4 - 10± acres with a combination of tillable farmland and wooded recreational land. The possibility for building site and hunting opportunities. Tract has road frontage along St Rd 8.

Inspection Dates:
4:00 - 6:00pm
Tuesday, August 5
Thursday, August 14



Auction Terms & Conditions:

PROCEDURE: The property will be offered in 4 individual tracts, combinations of tracts and as a total 66± 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.
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, 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 representation of the Sellers' acceptance or rejection.
DEED: Seller shall provide 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.
FARMING RIGHTS: Buyer will have 2026 farming rights.
REAL ESTATE TAXES: Seller will be responsible for all 2025 real estate taxes due in 2026.

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 and Health Departments.
PROPERTY INSPECTION: 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, at their own risk, their 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.

SELLER: Wanda P. Preston Irrevocable Trust
AUCTION MANAGERS:
Daniel Days • 260.233.1401
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800.451.2709
SchraderAuction.com
THE ORIGINAL MULTI-TRACT AUCTIONS



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Auction Managers

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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 Company.



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