

101± Acres

offered in 5 Tracts
or Combinations

NOBLE COUNTY, WASHINGTON TOWNSHIP, IN
 8345 West Knapp Lake Rd, Kimmell, IN
 and South 800 West, Kimmell, IN

800.451.2709
 SchraderAuction.com

West Noble School Corporation
 House / Barns / Shed / Land / Woods
 Potential Country Building Sites

Outstanding LAND AUCTION
 Monday, October 13 • 6:00pm at the Stone's Hill Community Church, Ligonier IN

Real Estate and Auction Company, Inc.
 PO Box 508 • 950 N Liberty Dr
 Columbia City, IN 46725
 800.451.2709 • 260.244.7606
AC63001504, RC25-363

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Auction Manager #AU12300065
 Steven Coil, 260-446-2037 (Cell)

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OCTOBER	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		

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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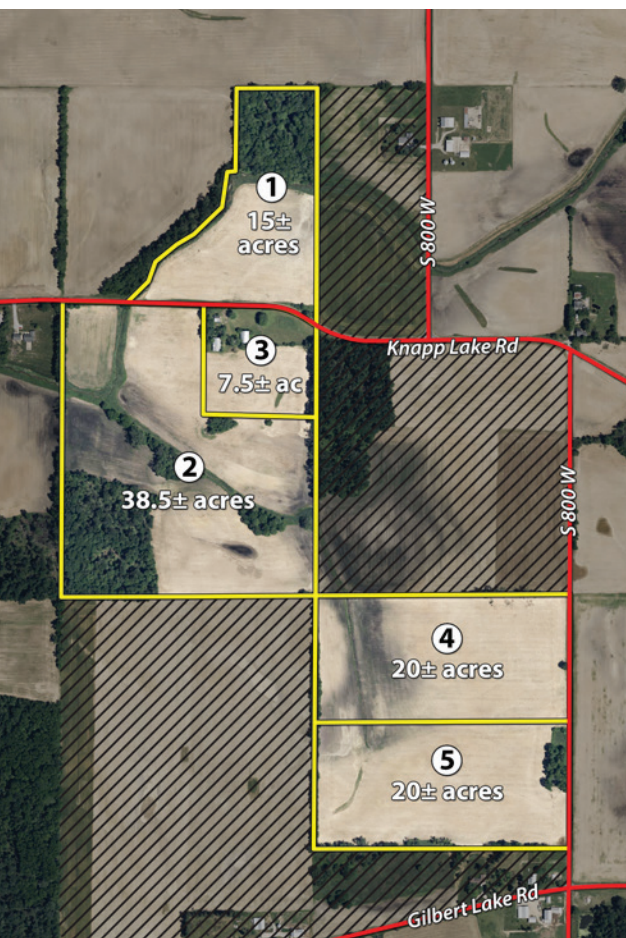
Outstanding LAND AUCTION

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at the Stone's Hill Community Church, Ligonier IN • Online Bidding Available

TRACT 1 (15± ACRES): Potential Building Site with Woods! With good road frontage on West Knapp Lake Road, this tract consists of a potential building site, rolling tillable land, an open ditch for drainage purposes and 4± acres of woods. There is no ditch crossing to the woods. The soil is a mix of Rawson loam, Morley silty clay loam, and Brookston silt loam. 9.16 cropland acres for Tract #13572, CLU #2 per FSA. Imagine the endless possibilities this tract offers in Noble County!

TRACT 2 (38.5± ACRES): Tillable Land with Woods! With good road frontage on West Knapp Lake Road, this tract consists of rolling tillable land, an open ditch for drainage purposes, 6± acres of woods and a small freshwater forested/shrub wetland. There is a ditch crossing from the north half to the south half of this tract. The soil is a mix of Rawson loam, Washtenaw silt loam, Morley silty clay loam, Houghton muck (drained) and Glynwood silt loam. Combine Tracts 1 & 2 for 53.5± acres in Noble County!



TRACT 3 (7.5± ACRES): House, Barns, Utility Shed and Land!

With good road frontage on West Knapp Lake Road, this tract includes an early 1900's, 1,729± sq. ft. finished area, 1 1/2-story farmhouse, 3 bedrooms and 1 bath on a 252 sq. ft. basement and 759 sq. ft. crawl space. The farmhouse has L.P. central warm air heat, a private septic system and a private 4" well. This tract also includes a two-story bank & flat barn, a concrete silo, a 40' x 66' pole barn and a small utility shed. The pole barn has two large sliding doors, one measuring 14' H x 15' W and the other 14' H x 20' W, for all your farm equipment. With work, this mini farm has endless possibilities in West Noble School Corporation and is your one-time opportunity! Combine Tracts 2 & 3 for 46± acres in Noble County!

TRACT 4 (20± ACRES): Tillable Land with Potential Building Site!

With good road frontage on South 800 West, this tract is primarily tillable land with access to a regulated ditch for drainage purposes. The soil is a mix of Morley silty clay loam, Rawson loam, Houghton muck (drained) and Glynwood silt loam. Combine tracts 4 & 5 for 40± acres, consisting of 38.06 cropland acres for Tract #13573, CLU #13 per FSA. Do not forget about the potential building site on this tract either!

TRACT 5 (20± ACRES): Tillable Land with Potential Building Site!

With good road frontage on South 800 West, this tract is primarily tillable land with access to a regulated ditch for drainage purposes. The soil is a mix of Rawson loam, Morley silty clay loam, Washtenaw silt loam and Houghton muck (drained). Combine Tracts 4 & 5 for 40± acres, consisting of 38.06 cropland acres for Tract #13573, CLU #13 per FSA. Do not forget about the potential building site on this tract either!

The Estate of Everett R. Denney is offering a fabulous opportunity to acquire a large amount of outstanding land in West Noble School Corporation. This property consists of 101± acres with 79.94 cropland acres per FSA. Located a short distance from Kimmell, IN, it has good road frontage on West Knapp Lake Road (61± acres) and good road frontage on South 800 West (40± acres). Whether you are an operator looking to acquire additional acreage, an investor looking to buy additional land or an individual looking to purchase a rural homestead, do not miss this opportunity to bid on an outstanding property in Noble County!

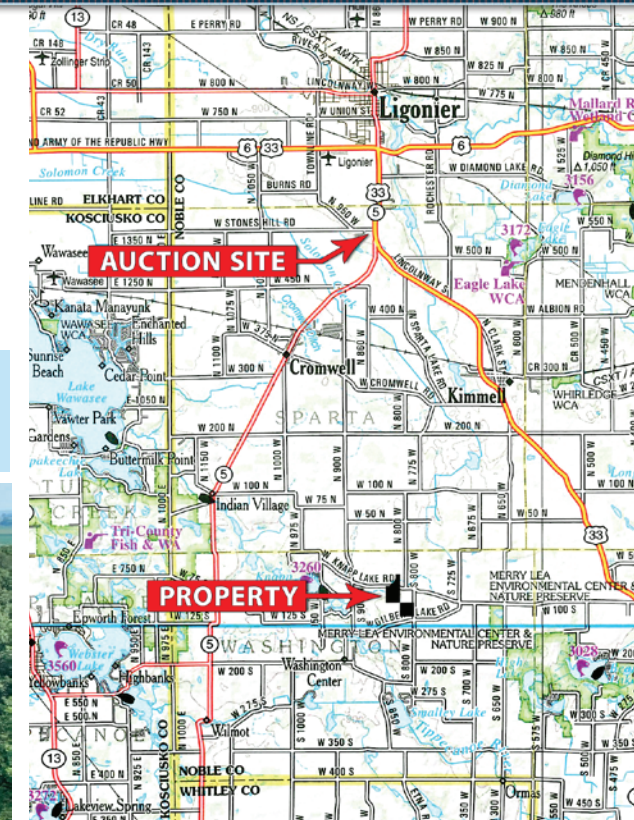
Open House/ Inspection Dates:

Meet Auction Manager on site or call
Auction Manager for a private showing.

Wednesday, September 24 from 4-6pm

Saturday, September 27 from 10am-Noon

Wednesday, October 1 from 5-6pm



Auction Site: Stone's Hill Community Church
151 West Stones Hill Road, Ligonier, In 46767

Auction Terms & Conditions:

PROCEDURE: The property will be offered in FIVE (5) individual tracts, any combination of tracts and a total 101± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

NOBLE COUNTY PLAN COMMISSION: A formal application process will take place with Noble County Plan Commission IF the 61± acres and/or 40± acres sell in individual tracts. Auction manager has submitted a copy of the auction brochure, including tract maps, to Teresa Tackett, Plan Director. She can be reached at (260) 636-7217 or teresa.tackett@nobleco.gov with further questions.

DOWN PAYMENT: 10% down payment at close 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 closure of the

auction. All final bid prices are subject to the Sellers' acceptance or rejection. The terms of this agreement and any addendum are non-negotiable.

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

DEED: Seller shall provide Executor's Deed(s).

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over Tract 2 for perimeter drain tile outlets of Tract 3 IF perimeter drain tile outlets beyond this individual tract are required by the Noble County Health Department.

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place approximately 45 days after the auction.

POSSESSION: Buyer(s) shall receive possession at closing, subject to removal of the 2025 crops. 2026 farming rights to be conveyed to Buyer(s).

CROP INCOME FOR 2025: Seller shall receive all landowner portion of crop income for 2025.

REAL ESTATE TAXES: The Seller shall pay the 2025 Real Estate taxes due in 2026, and the Buyer(s) shall pay all thereafter.

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

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.

TRACT MAP(S) AND ACREAGE: All tract maps(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

FSA INFORMATION: Farm #8187; Tracts #12323, #13572 and #13573. Total cropland acres of 79.94 per FSA.

SURVEY: The Seller shall provide a new survey where there are 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. The 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.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate and 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. The 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.

NEW INFORMATION, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled auction time to inspect any changes or additions to the property information. BIDDER PRE-REGISTRATION IS STRONGLY ENCOURAGED!

Owner: Estate of Everett R. Denney

Auction Mgr: Steven Coil

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