

Kosciusko County, IN

Outstanding REAL ESTATE AUCTION

SCHRADER
Real Estate and Auction Company, Inc.

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AUGUST 2025						
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						

151±
acres
OFFERED IN 11 TRACTS

Kosciusko County, IN

Outstanding REAL ESTATE AUCTION

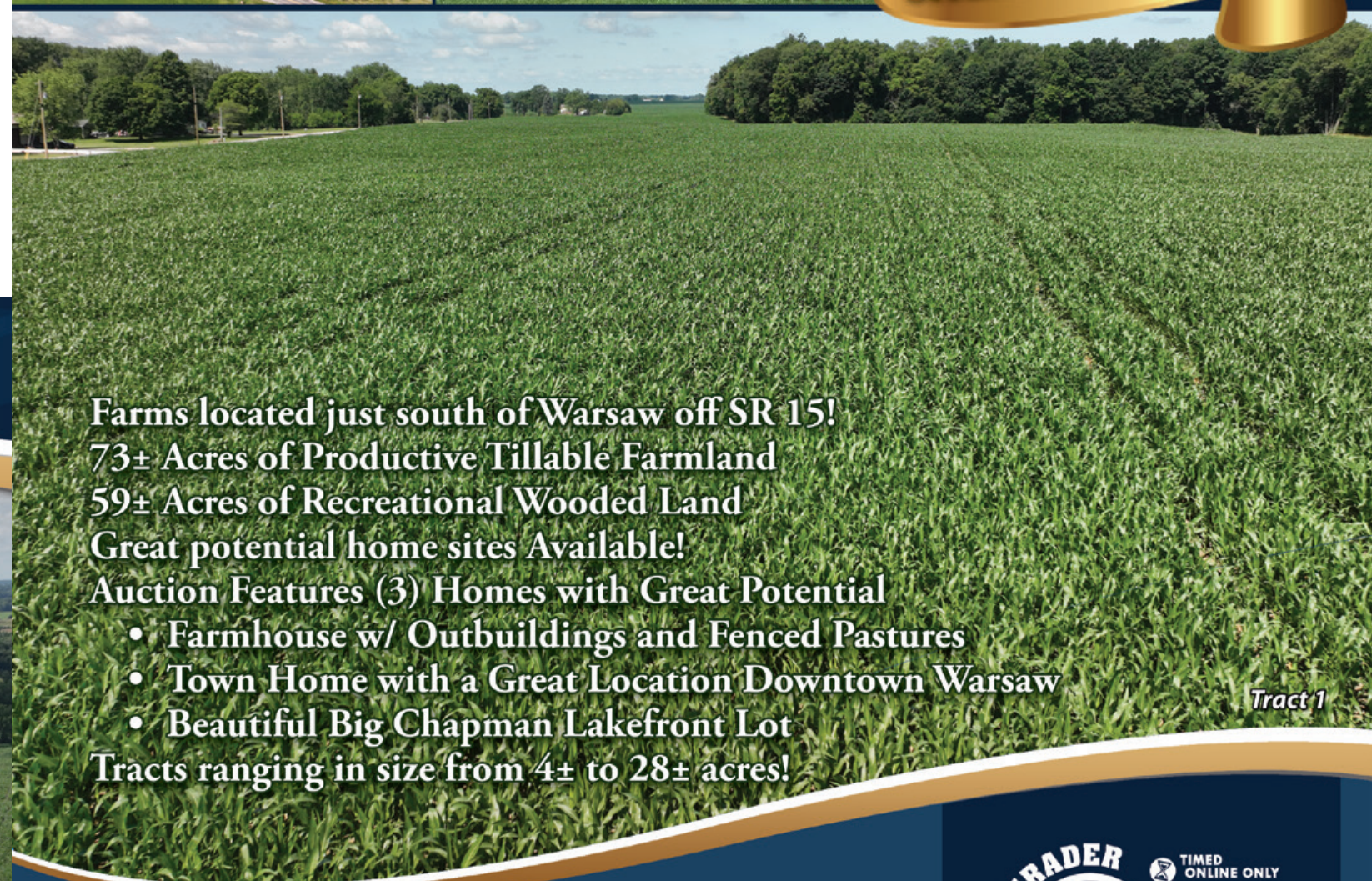
151±
acres
OFFERED IN 11 TRACTS



Tracts 1-3



Tract 3



Tract 1

Kosciusko County, IN

Outstanding REAL ESTATE AUCTION

151±
acres
OFFERED IN 11 TRACTS

Farms located just south of Warsaw off SR 15!

73± Acres of Productive Tillable Farmland

59± Acres of Recreational Wooded Land

Great potential home sites Available!

Auction Features (3) Homes with Great Potential

- Farmhouse w/ Outbuildings and Fenced Pastures
- Town Home with a Great Location Downtown Warsaw
- Beautiful Big Chapman Lakefront Lot

Tracts ranging in size from 4± to 28± acres!

Tracts 5 & 6



WEDNESDAY, AUGUST 27th • 6:00pm

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AUGUST 27th • 6:00pm

Held at Kosciusko County Fairgrounds – Shrine Building



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Outstanding REAL ESTATE AUCTION

WEDNESDAY, AUGUST 27th • 6:00pm

151[±] acres

OFFERED IN 11 TRACTS

Tracts ranging in size from 4± to 28± acres!

Auction Location: Kosciusko County Fairgrounds – Shrine Building

Auction Location Address: 1400 E Smith St., Warsaw IN 46580



Tracts 5 & 6



Tract 2



Tract 4

Property Address and Directions to Tracts 1-9

TRACTS 1-9: Address: 2198 W. Union St., Claypool, IN 46510
Take SR 15 South out of Warsaw for 4.2 miles. **Tracts 1-3** are located on the west side of SR 15 and on the north side of Union Street. **Tracts 4-9** are located on the east side of SR 15.

Farm Tract Descriptions:

TRACT 1: 20± ACRES mostly all tillable productive cropland.

This tract also offers a beautiful building site on a scenic country road. Soils are mixture of Wawasee fine sandy loam, Riddles fine sandy loam, Aubbeenaubbee fine sandy loam, and Barry loam.

TRACT 2: 23± ACRES of pasture and woodlands. The gently rolling topography provides for great views and a prospective elevated building site. Investigate the 11± acre mature woods for potential timber or recreational value!

TRACT 3: 5± ACRE existing farmstead with a 1,445 sq. ft. 3 bedroom, 1 bath home, with a large main floor living space. This tract also features a barn previously used for cattle and 3± acres of fenced pasture that would be great for anyone pursuing a mini farmstead!

TRACT 4: 12± ACRES of beautiful rolling hay fields and mature woodlands. Study the opportunity for an elevated building site with easy access to SR 15!

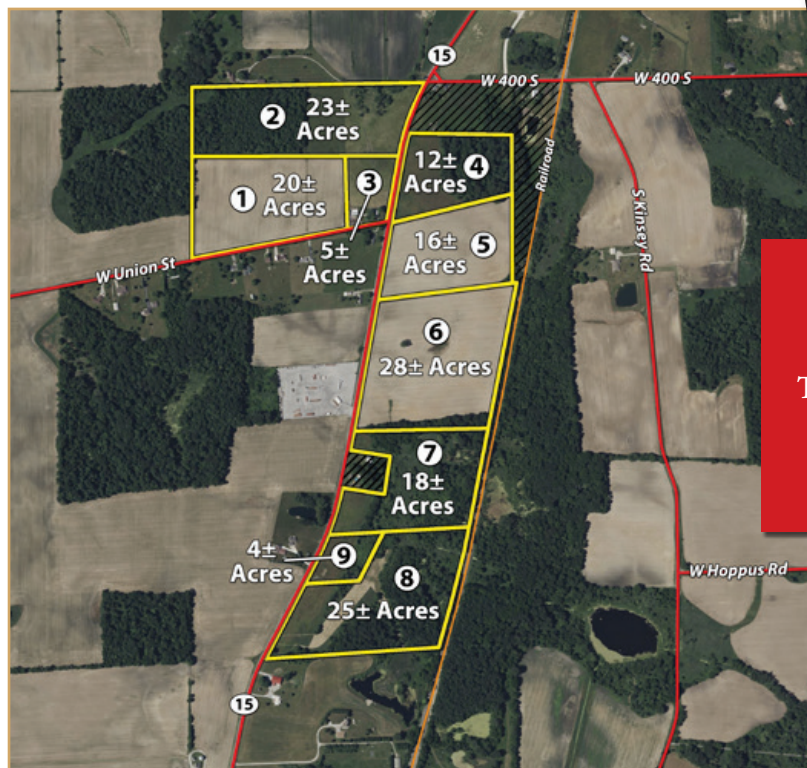
TRACT 5: 16± ACRES of tillable, productive cropland. The soils are predominantly Wawasee fine sandy loam and Coloma loamy sand. Combine with Tract 6 for 44± acres of nearly all tillable farmland.

Seller: Estate of Bret W. Wolf

Auction Managers: Joe Kessie, 260-609-4640

Drew Lamle, 260-609-4926

Tract 1

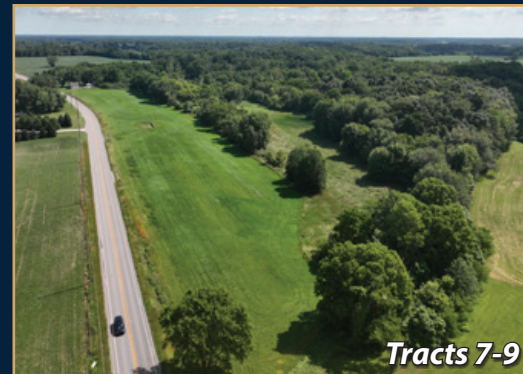


TRACT 6: 28± ACRES of mostly all tillable, gently rolling, productive farmland. This tract is fronted to the west by SR 15. The soils are a mixture of Wawasee fine sandy loam and Crosier loam.

TRACT 7: 18± ACRES of wooded recreational land. There are many signs of active wildlife on this tract!

TRACT 8: 25± ACRES of wooded and rolling grassland. Investigate the opportunity to combine with Tract 7 for a 43± Acre recreational property located only a few miles south of Warsaw!

TRACT 9: 4± ACRE beautiful, elevated building site with frontage on SR 15. Soils are a mixture of Riddles and Wawasee fine sandy loam.



Tracts 7-9



Tract 3



Tract 11



Tract 10

Tract Descriptions:

TRACT 10:

Address: 407 S. High St., Warsaw, IN 46580
THIS HOME is conveniently located in Downtown Warsaw. This two-story home was built in the early 1900's and features 3 bedrooms, 1 and a half bath and 1,320 sq. ft. of living area. Sitting at the back of the lot is a small 2 car garage for all your storage needs. With this home's location, study the potential for a great starter home or investment opportunity!

Contact Auction Company for Detailed Information Booklet with Additional Due-Diligence Materials on the Property.



Tract 11

Tract Descriptions:

TRACT 11:

Address: 5 EMS C27B1 Ln, Warsaw, IN 46582
THE CHAPMAN LAKE LOT is situated on the East side of Big Chapman Lake and has 40' of lake frontage. This lot's topography is flat leading out to the lake edge and concrete sea wall. The views are hard to recreate! There is a house and small shed in need of repair. Check out the opportunity to make this lot your own!



INSPECTION DATES:

TRACTS 1-9

**Tuesday, July 29 • 4-6pm &
Tuesday, August 12 • 2-3:30pm**

TRACTS 10 & 11

**Monday, August 4 • 4-6pm &
Tuesday, August 12 • 4-6pm**

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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 Co. - 800-451-2709.

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 11 individual tracts and any combination of tracts and as a total 151± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of 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 Seller's 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 a Personal Representative Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Will be given at closing for Tracts 10 and 11, possession of all tracts containing tillable farmland will be given after the removal

of the 2025 crop, and possession of the pasture/hay fields will be given after October 31st, 2025.

REAL ESTATE TAXES: The 2025 real estate taxes due and payable in 2026 will be the responsibility of the seller. All following taxes will be the responsibility of the buyer.

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.

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 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.

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.

