

**37±**  
Acres  
OFFERED IN 3 TRACTS



*Quality Kosciusko County, IN*  
**LAND AUCTION**



**SCHRADER**  
Real Estate and Auction Company, Inc.

**CORPORATE OFFICE:**  
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Schrader Real Estate and Auction Company, Inc.,  
CO81291723, AC63001504



**800.451.2709**  
**SchraderAuction.com**

**MAY 2026**

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	<b>21</b>	22	23
24	25	26	27	28	29	30
31						



TRACT 2



TRACT 1

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*Quality Kosciusko County, IN*  
**LAND AUCTION**

- Beautiful Rural Build Site Close to North Webster and Pierceton
- Tillable Acreage • Quality Soils • Recreational Wooded Land
- Great Habitat for Deer and Turkey



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**THURSDAY, MAY 21<sup>st</sup> At 6PM**

Held at North Webster Community Center,  
North Webster, IN 46555

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# Quality Kosciusko County, IN LAND AUCTION

## THURSDAY, MAY 21<sup>st</sup> At 6PM

**37<sup>±</sup>**  
Acres  
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TRACT 1

### General Property Description:

The Boggs Farm offers multiple opportunities. The farm is located just 2.5 miles north of Pierceton and 5 miles south of North Webster on St. Rd 13. Large amount of road frontage on both Old Rd. 30 and St. Rd. 13. Property offers protective farmland and wooded recreational land. This farm is attractive for farming or locating country home or mini farm. The properties also possess excellent recreational and hunting opportunities. Check out the deer photos and be prepared to bid your price!



### INSPECTION DATES:

Thursday, April 30<sup>th</sup> • 3-5 pm  
Tuesday, May 12<sup>th</sup> • 4-6 pm

**PROPERTY ADDRESS:** Near 7713 E Old Rd 30, Pierceton, IN 46562.

### DIRECTIONS TO PROPERTY:

From the intersection of U.S. Hwy 30 and State Rd 13 in Pierceton, go north on State Rd 13 2.5 miles to Old U.S. 30. Farm is on the southeast corner of State Rd 13 and Old Rd. 30.

**AUCTION LOCATION:** North Webster Community Center, Community Hall Room, 301 North Main Street, North Webster, IN 46555.

**SELLERS:** Linden & Elizabeth Boggs

**AUCTION MANAGERS:** Luke Schrader, 260-229-7089 & Joe Kessie, 260-609-4640

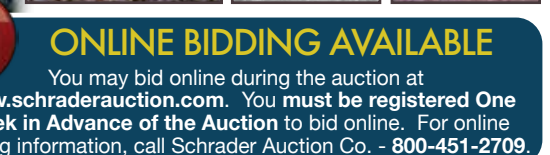
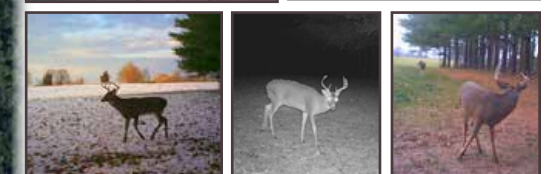
### FARM TRACT DESCRIPTIONS:

**TRACT 1: 22± CROPLAND AND WOODED ACRES** with large amount of road frontage on both Old U.S. 30 and State Rd 13. This tract also offers a beautiful building site along with productive farm acres. Soils are predominantly Riddles fine sandy loam.

Tracts 2 and 3 may be bid on by adjoining landowners or in combination with Tract 1.

**TRACT 2: "SWING TRACT" - 8± ACRES.** Beautiful, wooded acreage that can either be purchased together with Tract 1 or adjoining landowner. Road frontage on State Rd 13. Wooded, rolling acres offer excellent hunting and recreational opportunities. Soils are a mixture of Riddles fine sandy loam and Washtenaw loam.

**TRACT 3: "SWING TRACT" - 7± ACRES.** Would serve as a great add on for Tract 1 or a neighbor for additional hunting acres and wooded access. The woods have been very well maintained over the years.



TRACT 2

### ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://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.

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

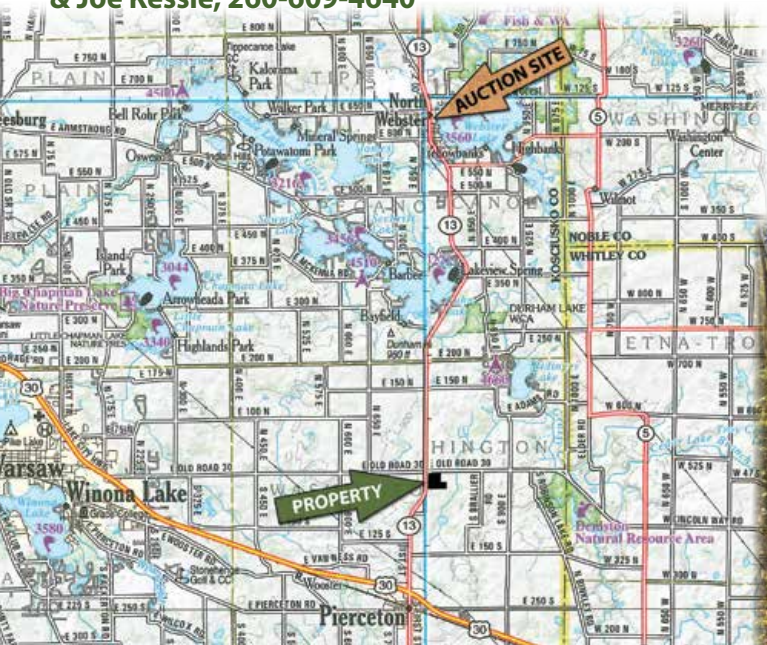


### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 37± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer, except that Tracts 2 and 3 are "swing tracts" and may only be bid on by a neighbor or in combination with Tract 1. The auction will be offered in individual tracts, combinations of tracts and as a whole.  
**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 Sellers' 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 Warranty Deed(s).  
**CLOSING:** The targeted closing date will be approximately 45 days after the auction.  
**POSSESSION:** Possession is at closing, subject to the farm lease which shall terminate on July 15th, 2026.  
**REAL ESTATE TAXES:** Seller shall be responsible for 2026 taxes due in 2027. Buyer to be responsible for all taxes thereafter.

**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 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. 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.**  
**STOCK PHOTOGRAPHY:** Some Deer & Turkey are for illustrative purposes only and are not of the auction property.



TRACT 2

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