

PHONE BID REAL ESTATE AUCTION

Located at:
11534 N. SR 3
Kendallville, IN 46755

2.63 Acres, 1,520 sq ft, home w/2 BR, 2 Bath, 2 Car Garage,
30x40 Pole Building, Garden/Utility Shed, & Chicken Coop

Bidding ends

Tues., Sept 23, 2026 at 5:00pm*

REAL ESTATE - STARTING BID \$150,000.00



REAL ESTATE LOCATED AT: 11534 North SR 3, Kendallville, IN 46755

IMPROVEMENTS: Approx. 1520 sq ft home with 2 bedrooms (possible 3), 2 baths, attached 2 car garage, 30x40 pole building, Garden/Utility Shed, Chicken Coop, on 2.63 acres. Noble County REMC, NIPSCO Natural Gas, Wayne Township, East Noble Public School district.

PROPERTY DESCRIPTION: Experience the perfect blend of country freedom and spacious design with this charming ranch home, beautifully situated on over two and a half acres of level land. The residence offers seamless, main-level living paired with an attached garage that provides effortless everyday access. Perfect for hobbyists, mechanics, or storage enthusiasts, the property features a pole barn with impressive clearance and a concrete floor, alongside a practical garden/utility shed for all your tools. Complete with a ready-to-use chicken coop, this mini-homestead offers an idyllic setting for sustainable living, gardening, and enjoying peaceful panoramic views. Perfectly positioned in the heart of lake country, you are just down the road from multiple public fishing accesses and minutes from the quiet charm of South Milford and the bustling conveniences of Kendallville.

TERMS & CONDITIONS: Buyer to pay \$10,000.00 down as earnest money deposit at the conclusion of the real estate auction. The balance of the purchase price to be paid at time of closing. Keep in mind that your bidding is NOT contingent upon financing or inspections, so be certain that you have arranged for financing or inspections, if you need them, and are capable of paying the balance at closing. This property is being sold subject to trustee's approval of the final bid.



CLOSING: Approx. 30 days after auction. **POSSESSION:** 14 days after closing.
TAXES: To be prorated to date of closing.

OPEN HOUSE DATES: August 25 & September 8 from 4:00-5:30 pm. Call Denise Scott or John Wainright at 260-463-2012, or Elvie J. Frey, Sr. at 260-463-1396 to schedule a private showing.

AUCTION COMPANY'S NOTE: Lewis & Lambright, Inc., the auction company, and the auctioneer are agents of the sellers. Check the ad on auctionzip.com for more pictures of the property.

*Please call Elvie Frey at 260-463-1396 to register and to place your bids prior to the auction close. Auctioneer will be on site by 4:00pm on auction day for those who want to be on site during final bidding. Bidding will be finalized right after 5:00pm bidding deadline. "Soft close" call Elvie for more details.



Glenn Terry Trust - Owner, Crystal Terry - Trustee

Auction Conducted By:



LEWIS & LAMBRIGHT, INC. #AC30200031

260-463-2013 • Website: lewisandlambright.com

Auctioneer:

Elvie J. Frey, Sr. #AU01042445 cell 260-463-1396

