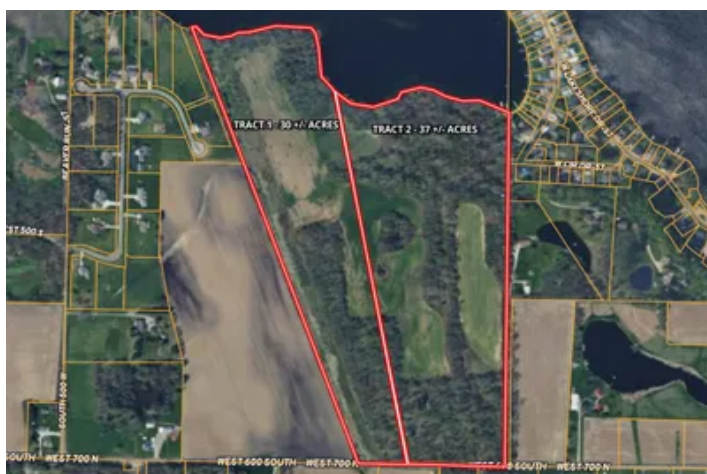


ONLINE ONLY AUCTION – 67 +/- ACRES – OFFERED IN 2
TRACTS – BIG LAKE FRONTAGE – NOBLE COUNTY, IN
W 600 S
Columbia City, IN 46725

67± Acres
Noble County



**ONLINE ONLY AUCTION – 67 +/- ACRES – OFFERED IN 2 TRACTS – BIG LAKE FRONTAGE – NOBLE COUNTY, IN
Columbia City, IN / Noble County**

SUMMARY

Address

W 600 S

City, State Zip

Columbia City, IN 46725

County

Noble County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.268697 / -85.501045

Acreage

67

Property Website

<https://indianalandandlifestyle.com/property/online-only-auction-67-acres-offered-in-2-tracts-big-lake-frontage-noble-county-in-noble-indiana/116582/>



ONLINE ONLY AUCTION – 67 +/- ACRES – OFFERED IN 2 TRACTS – BIG LAKE FRONTAGE – NOBLE COUNTY, IN Columbia City, IN / Noble County

PROPERTY DESCRIPTION

ONLINE ONLY AUCTION – 67 +/- ACRES – BIG LAKE – NOBLE COUNTY, INDIANA

Offered in Two Tracts or Entirety | W 600 N, Columbia City, IN

Tract 1: 30 +/- Acres

Tract 2: 37 +/- Acres

AUCTION DATES

Bidding Opens: October 25, 2026

Bidding Ends: November 3, 2026 at 6:00 PM Eastern Time with soft close

Online Only Auction

A rare opportunity is coming to auction in Noble County, Indiana! This **67 +/- acre property overlooking and adjoining Big Lake** offers an outstanding combination of lake frontage, recreational land, productive acreage, timber, hunting, income potential, and possible future development opportunities.

Properties with this combination of acreage and access to one of the area's recreational lakes simply do not come available very often.

BIG LAKE – NOBLE COUNTY, INDIANA

Big Lake is a popular recreational lake in Noble County offering opportunities for **boating, fishing, water sports, kayaking, swimming, and summertime lake living**. Anglers can enjoy fishing for a variety of Indiana lake species, while the lake provides plenty of opportunity for families looking to spend their summers on the water.

With this property's location along Big Lake, buyers have the opportunity to own significant acreage while enjoying the benefits of lake frontage—a combination that is increasingly difficult to find.

67 +/- ACRES OF MIXED-USE LAND

The property is being offered in **two tracts**, providing opportunities for farmers, investors, hunters, recreational buyers, builders, and those looking for a unique lake property.

The acreage offers a diverse mixture of **tillable ground, CRP acreage, mature and mixed timber, wildlife habitat, and lake frontage**. This diversity provides both immediate recreational and income-producing opportunities while offering potential for future use.

Potential uses include:

- Farming and agricultural income
- Hunting and recreational use
- CRP income
- Lake frontage and lake access
- Potential lakefront lots
- Potential residential building sites
- Long-term land investment
- Timber and wildlife management
- Family recreational property or private retreat

Any future division, building sites, lakefront lots, septic systems, access, or development are subject to applicable county, state, and other governmental approvals. Buyers should complete their own due diligence regarding their intended use.

FARMING & CRP INCOME

A portion of the property provides agricultural opportunities and the potential for continued **farming income**. The western portion of the property also contains acreage enrolled in the **Conservation Reserve Program (CRP) (Tract 1)**

The CRP acreage provides additional income while creating valuable wildlife habitat, cover, and food sources. Combined with the agricultural acreage and timber, the property has an excellent mix of habitat and income-producing ground.

TIMBER & HUNTING

The wooded portions of the property contain a diverse mixture of hardwoods, including **walnut, white oak, red oak, hickory, and other native tree species**.

The combination of timber, CRP, agricultural ground, water, and surrounding habitat creates excellent conditions for **whitetail deer, wild turkey, small game, and other wildlife**.

Whether you're looking for a hunting property, recreational retreat, income-producing land, or a long-term investment, this property offers multiple possibilities.

LOCATION

Located along **W 600 N near Columbia City, Indiana**, the property provides a rural and recreational setting while remaining conveniently located to Columbia City and other communities throughout northeast Indiana.

The location provides access to nearby towns, shopping, restaurants, services, and major travel routes while allowing buyers to enjoy the privacy and recreational benefits of owning acreage on Big Lake.

A RARE NOBLE COUNTY OPPORTUNITY

Large acreage with **lake frontage, agricultural income, CRP, timber, hunting, recreational opportunities, and potential building or development possibilities** is difficult to find.

Whether you're looking to purchase one tract or take advantage of the entire **67 +/- acres**, this auction represents an opportunity to acquire a truly unique piece of Noble County real estate.

AUCTION TERMS

ONLINE ONLY AUCTION

Bidding opens **October 25, 2026** and will conclude **November 3, 2026 at 6:00 PM Eastern Time**, subject to a **soft close**.

PROPERTY IS BEING SOLD AS IS.

The property is being offered in its present **AS IS, WHERE IS condition**. Buyers are responsible for conducting all inspections, investigations, and due diligence they deem necessary prior to bidding. All acreage figures are approximate and should be independently verified by prospective buyers. Additional auction terms and conditions will apply.

CONTACT AUCTION MANAGER

For additional information, property details, auction terms, or questions regarding the bidding process, contact:

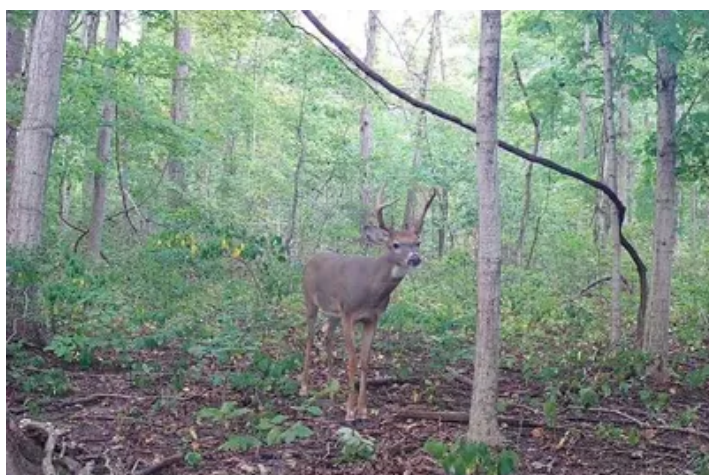
Auction Manager Brecken Kennedy

Phone: [\(260\) 578-7661](tel:(260)578-7661)

Email: mossyoakbrecken@gmail.com

Don't miss this opportunity to bid on 67 +/- acres along Big Lake in Noble County, Indiana—offered in two tracts through an Online Only Auction!

ONLINE ONLY AUCTION – 67 +/- ACRES – OFFERED IN 2 TRACTS – BIG LAKE FRONTAGE – NOBLE COUNTY, IN
Columbia City, IN / Noble County

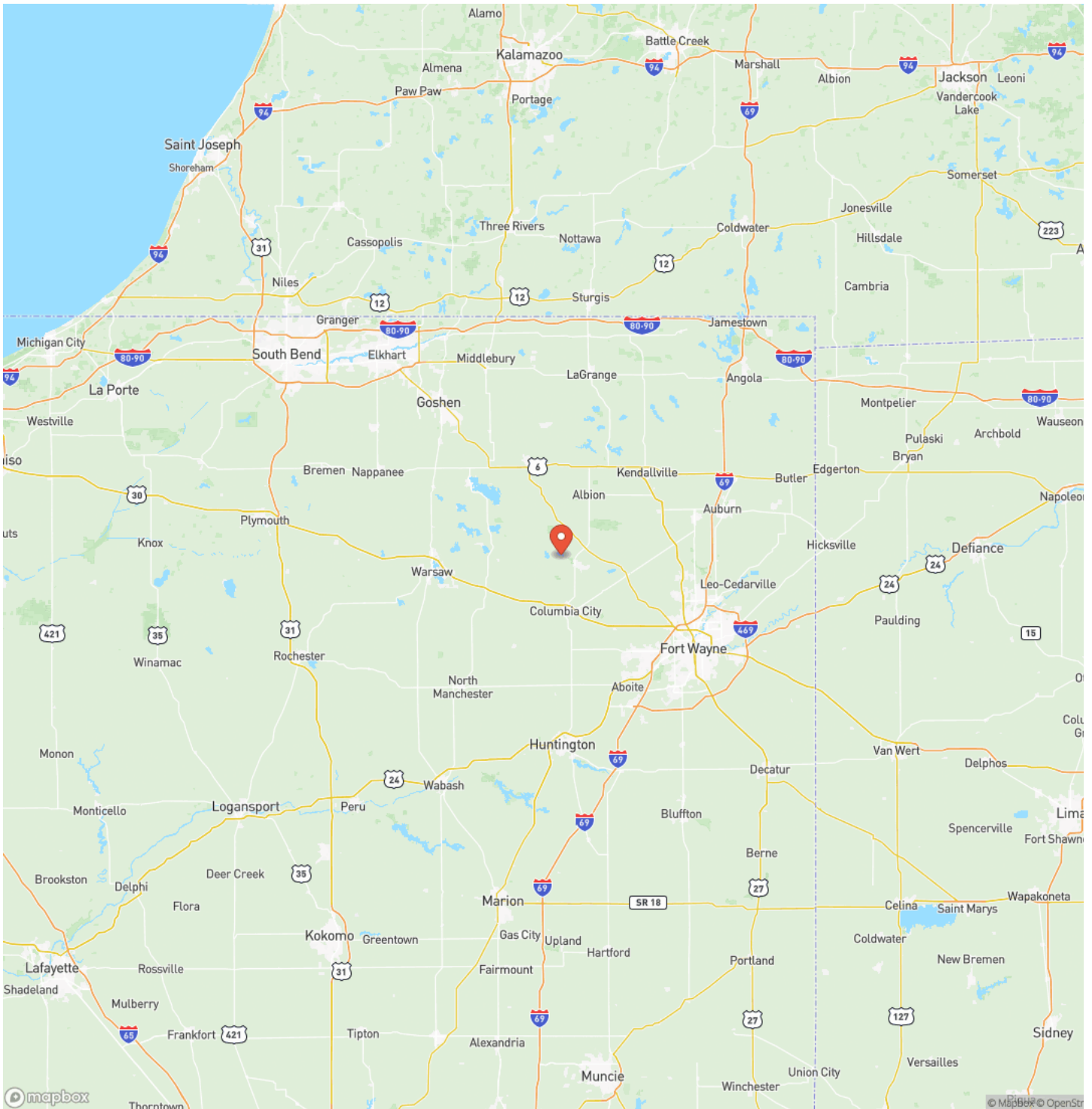


Locator Map



**ONLINE ONLY AUCTION – 67 +/- ACRES – OFFERED IN 2 TRACTS – BIG LAKE FRONTAGE – NOBLE COUNTY, IN
Columbia City, IN / Noble County**

Locator Map



Satellite Map



**ONLINE ONLY AUCTION – 67 +/- ACRES – OFFERED IN 2 TRACTS – BIG LAKE FRONTAGE – NOBLE COUNTY, IN
Columbia City, IN / Noble County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Brecken Kennedy

Mobile

(260) 275-8557

Office

(260) 578-7661

Email

bkenedy@mossyoakproperties.com

Address

13142 N 700 W

City / State / Zip

Silver Lake, IN 46982

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Auction Terms & Conditions Summary

Please review these terms and conditions document attached and this below carefully. By participating in this auction, you acknowledge and agree to the following conditions.

Financial Obligations

- **Down Payment:** A **10% deposit (NONE REFUNDABLE)** Earnest will be sent to Trademark Title company within 24 hours.
- **No Financing Contingencies:** Bidding is **not** subject to financing. Ensure your funds are secured prior to bidding, as you must be capable of paying the remaining balance in cash at closing.
- **Real Estate Taxes:** These will be prorated to the date of closing. The buyer assumes responsibility for all taxes thereafter.
- **All closing fees split between Seller and Buyer 50/50**

Property Details & Surveys

- **Acreage:** All tract acreage, dimensions, and boundaries are estimates based on legal descriptions or aerial photos.
- **Easements & Leases:** Sale is subject to any and all existing easements of record.
- **Survey Policy:** * Survey YES - Survey cost **will be split 50/50** between the Buyer and Seller and final purchase price will be on a per acre basis

Due Diligence & Disclaimers

- **"As-Is, Where-Is":** The property is sold without any warranty or representation (express or implied) by the Seller or the Auction Company.
- **Bidder Responsibility:** Each potential bidder is solely responsible for conducting their own independent inspections and due diligence.
- **Inspections:** You are welcome to inspect the land at your own risk. Please be respectful of the property.
- **Auctioneer Discretion:** The Auctioneer has the final say on all bidding increments and conduct. The Sellers/Auction Company reserve the right to preclude any person from bidding if there is a question regarding their credentials or fitness.

Contract & Closing

- **Bid Acceptance:** The highest bid is subject to the Seller's final approval. Seller has the right to not sell the property, however if accepted, the successful bidder must sign a purchase agreement immediately following the auction.
- **Closing Date:** The final balance is due on or before **December 9, 2026 unless buyer and seller agree otherwise.**
- **Deed:** Property transfer will be executed via a **Warranty Deed.**
- **Title Evidence:** The Seller will provide a Preliminary Certificate of Title. Seller will provide title insurance for the buyer.
- **Buyer will assume CRP contract attached within 30 days after closing**
- **Farming contract will be terminated at closing**

Possession

- **Standard:** Possession is granted at closing.
- **Any personal property** remaining on the premises after **closing** shall be deemed **abandoned** by the Seller. Ownership shall transfer to the buyer, who assumes sole responsibility and liability for its removal and disposal.

Brecken Kennedy - Auction Manager

Mossy Oak Properties Indiana Land and Lifestyle

2449 E State Road 163

Clinton, IN 47842

(765) 505-4155

<https://indianalandandlifestyle.com/>
