

1.5 story - 2 bed - 1 full bath

# LAND AUCTION



tillable acres - offered in five tracts

SATURDAY, SEPTEMBER 13TH @ 10AM EST

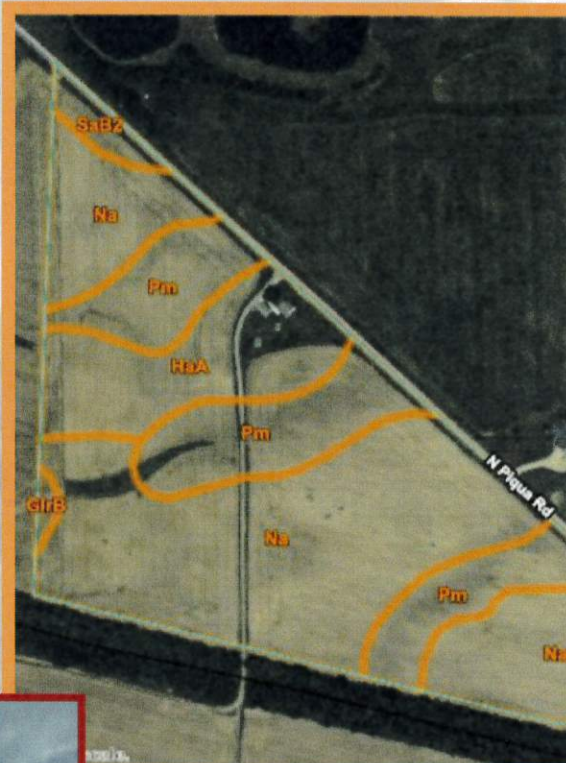
5380 N PIQUA ROAD DECATUR, Indiana

WASHINGTON TOWNSHIP, SECTION 01, ADAMS COUNTY

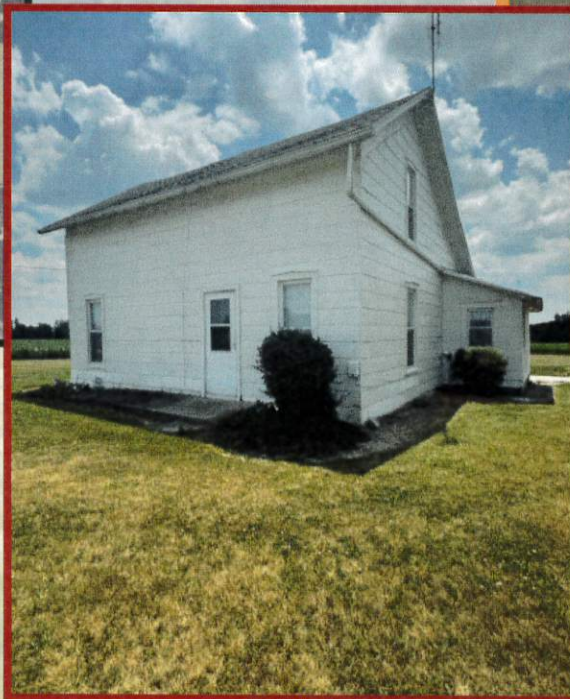
# 37.2

# Acres

Auction Located : Live  
Auction Will Be Held at  
Krueckeberg's Auction  
Complex- 815 Adams  
Street Decatur IN



- TRACT 1: 5.477 +/- TILLABLE ACRES
- TRACT 2: 5 +/- TILLABLE ACRES
- TRACT 3: 8 +/- TILLABLE ACRES
- TRACT 4 : 2 BEDROOM, 1 FULL BATH, 1,400 SQUARE FOOT, 22'X24' DETACHED GARAGE, UTILITY SHED, 4 +/- ACRES. ALL APPLIANCES & LP TANK STAY WITH THE HOME
- TRACT 5: 14.792 +/- TILLABLE ACRES W/ 50' EASEMENT ACROSS THE SOUTH SIDE



OPEN HOUSE: MONDAY  
AUGUST 25TH 5-6 PM

ALL TRACTS TO BE SOLD AS INDIVIDUAL  
TRACTS OR ANY COMBINATION

SOIL MAP  
BREAKDOWN:  
GLRB: GLYNWOOD SILT  
LOAM, END MORaine,  
2 TO 6 PERCENT  
SLOPES  
HAA: HASKINS LOAM, 0  
TO 3 PERCENT SLOPES  
NA: NAPPANEE SILT  
LOAM, 0 TO 3 PERCENT  
SLOPES  
PM: PEWAMO SILTY  
CLAY, 0 TO 2 PERCENT  
SLOPES  
SAB2: ST. CLAIR CLAY  
LOAM, 3 TO 8 PERCENT  
SLOPES, ERODED

BARBARA SHEETS -OWNER

Terms & Conditions: Tract 1 \$7,500 Nonrefundable down payment due at close of auction, Tract 2 \$7,500 Nonrefundable down payment due at close of auction, Tract 3 \$7,500 Nonrefundable down payment due at close of auction. Tract 5: \$20,000 Nonrefundable down payment due at close of auction, Possession Of tillable ground delivered upon harvest of 2025 crops, Possession of house & Barn to be given day of closing, Closing to be within 45 days from date of auction, 2025 crop proceeds retained by seller, A staked survey will be provided, cost of the survey split 50/50 between buyer & seller. Title search, title policy, closing cost to be split 50/50 between buyer and seller. Not Sold Subject to Inspections, Please have inspections done Prior to day of auction Sold AS/IS WHERE/IS, Sold Subject to Sellers approval. Not Responsible for accidents. Auctioneers License: Josh Krueckeberg (AU19800008 AC31500055)

[kjauction.com](http://kjauction.com) | 260.724.7402



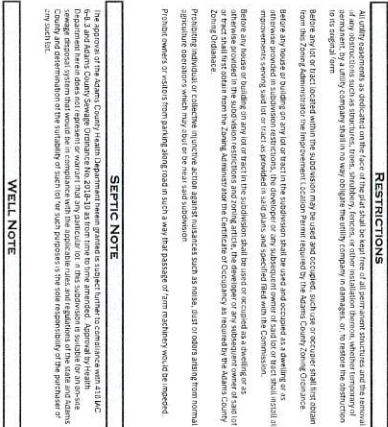


9-13-25 Piqua Road

Tract 1 5.477 +/- Acres Tillable	Tract 2 5 +/- Acres Tillable	Tract 3 8 +/- Acres Tillable	Tract 4 4 +/- Acres w/ house	Tract 5 14.792 +/- Acres Tillable	Combo	Combo	Combo







**Soils Map**

**Soils Legend**

Soils Map of the study area showing various soil types (e.g., N1, N2, N3, N4, N5, N6, N7, N8, N9, N10, N11, N12, N13, N14, N15, N16, N17, N18, N19, N20, N21, N22, N23, N24, N25, N26, N27, N28, N29, N30, N31, N32, N33, N34, N35, N36, N37, N38, N39, N40, N41, N42, N43, N44, N45, N46, N47, N48, N49, N50, N51, N52, N53, N54, N55, N56, N57, N58, N59, N60, N61, N62, N63, N64, N65, N66, N67, N68, N69, N70, N71, N72, N73, N74, N75, N76, N77, N78, N79, N80, N81, N82, N83, N84, N85, N86, N87, N88, N89, N90, N91, N92, N93, N94, N95, N96, N97, N98, N99, N100) and a legend indicating 'Soils Map' and 'Soils Legend'.

Topographic map of the study area showing contour lines and the location of the study site. The map includes a scale bar and a north arrow.

**FIRM FLOOD MAP**

Not to Scale

**FIRM FLOOD MAP**

The map shows a residential area with a blue-shaded region indicating the project area. Labels include "RIDGE ROAD" at the top, "ATLANTA-ROCKY MOUNTAIN" in the center, and "1000" at the bottom. A yellow line runs along the top edge of the map.

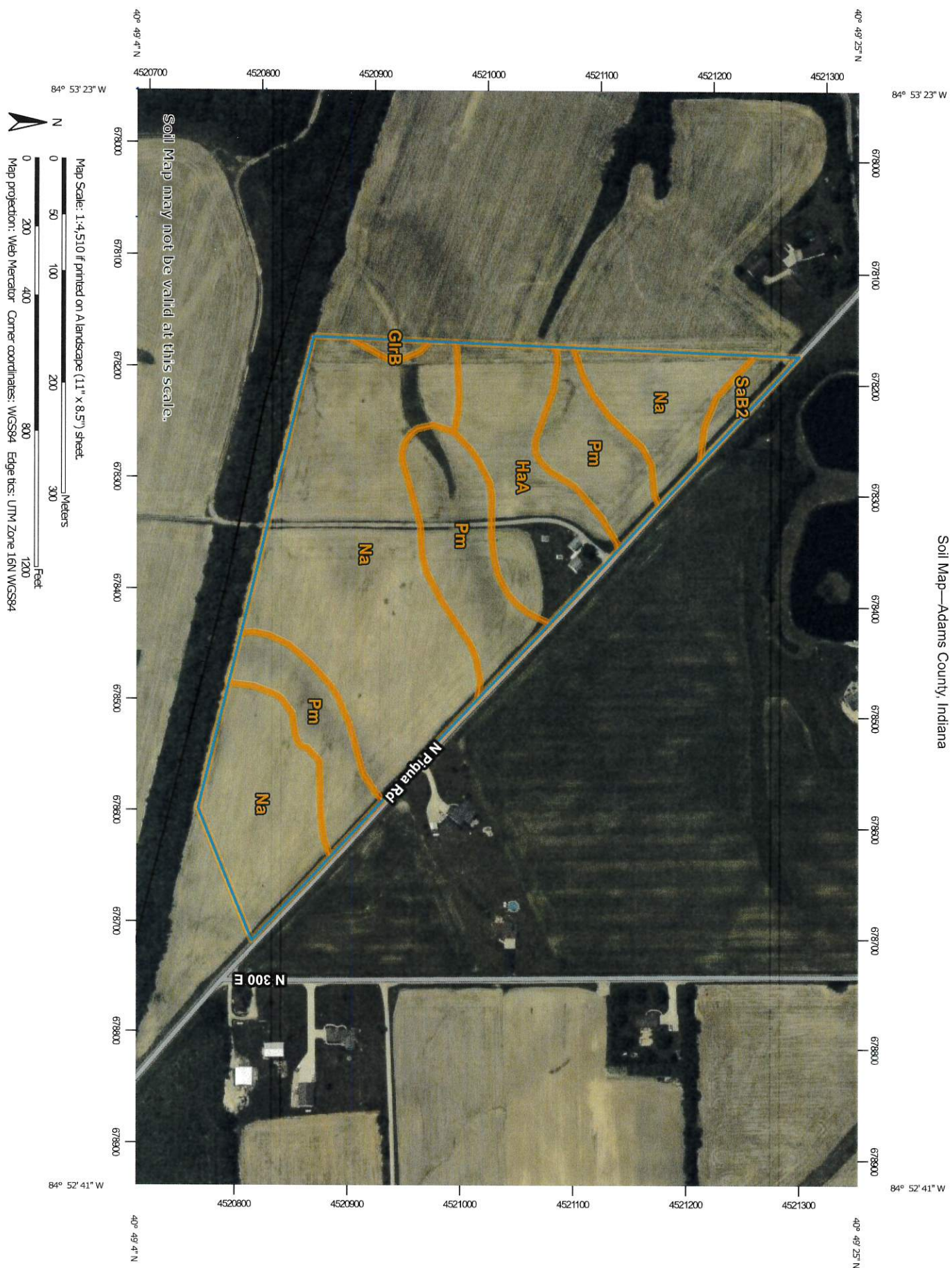
**FLOOD PLAIN CERTIFICATION**

**CERTIFICATION**

Survey Number 25067907 SUB2  
Fieldwork Comm. August 14, 2025  
Drawing Name 25067907 SUB2.dwg













# Soil Map—Adams County, Indiana



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GlrB	Glynwood silt loam, end moraine, 2 to 6 percent slopes	0.2	0.6%
HaA	Haskins loam, 0 to 3 percent slopes	4.8	14.5%
Na	Nappanee silt loam, 0 to 3 percent slopes	19.5	58.6%
Pm	Pewamo silty clay, 0 to 2 percent slopes	8.0	24.2%
SaB2	St. Clair clay loam, 3 to 8 percent slopes, eroded	0.7	2.1%
Totals for Area of Interest		33.2	100.0%

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
<b>Soils</b>	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
<b>Special Point Features</b>	<b>Water Features</b>
 Blowout	 Streams and Canals
 Borrow Pit	<b>Transportation</b>
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	<b>Background</b>
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County, Indiana  
Survey Area Data: Version 28, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2023—Jun 18, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Source: Primarily USDA NAIP 2024 Imagery; IDHS or Dynamap roads; FSA data 2025-03-13 12:38:31

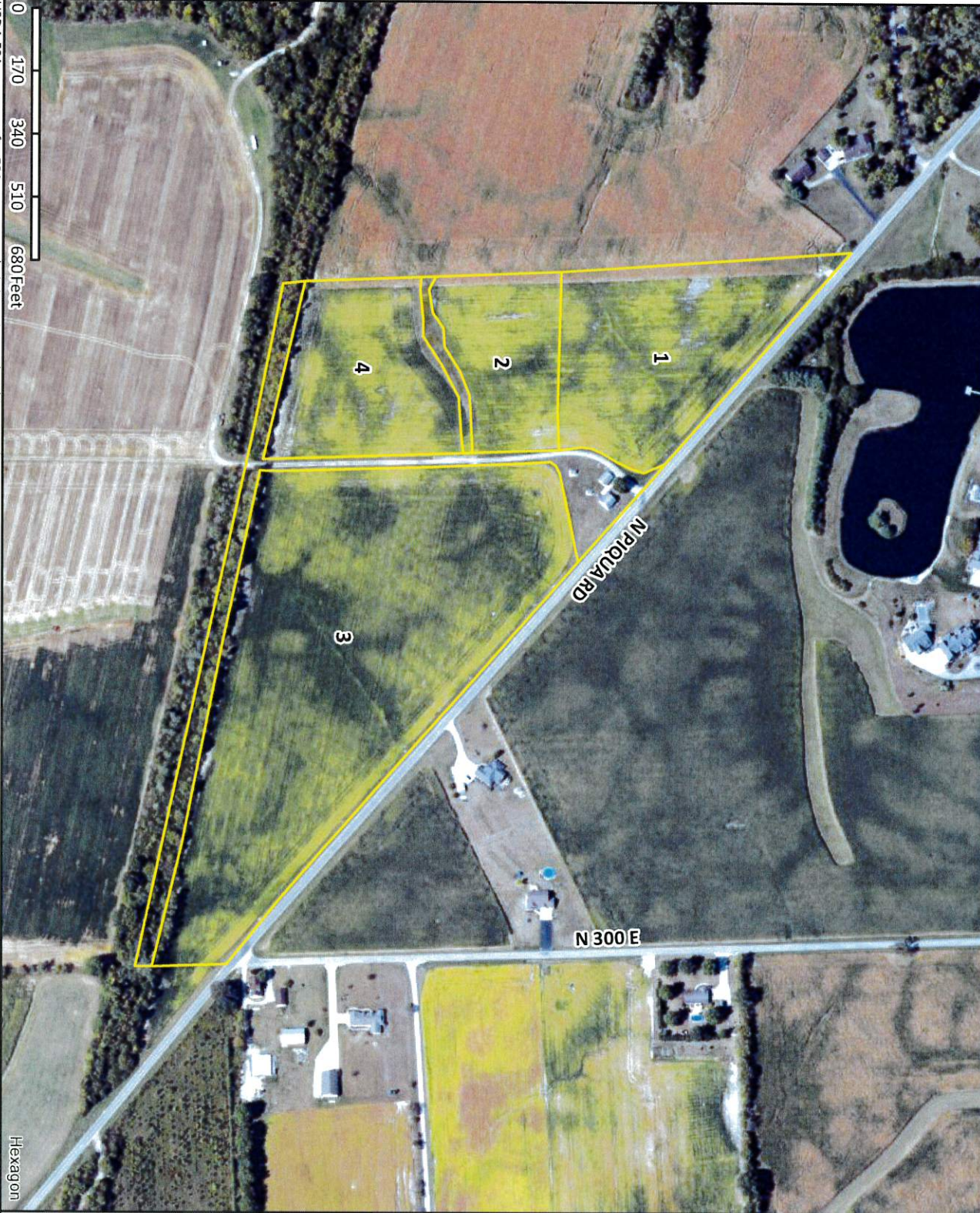
Map prepared on: 3/14/2025  
36.95 Tract acres  
32.96 Cropland acres  
0 CRP acres

☐ CRP  
☒ CLU

**Wetland Determination Identifiers:**  
● Restricted Use **TRS: 27N14E1**  
▼ Limited Restrictions **Adams**  
■ Exempt from Conservation Compliance Provisions



CLU	Acres	HEL Contract	Prac Yr
1	6.48	N	
2	3.14	N	
3	18.69	N	
4	4.65	N	



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



INDIANA  
ADAMS



United States Department of Agriculture  
Farm Service Agency

FARM : 5481

Prepared : 7/2/25 12:52 PM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

### Abbreviated 156 Farm Record

#### Operator Name

CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

#### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
36.95	32.96	32.96	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	32.96		0.00		0.00	0.00	0.00	0.00

#### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	14.82	0.00	130	
Soybeans	14.98	0.00	39	
<b>TOTAL</b>	<b>29.80</b>	<b>0.00</b>		

#### NOTES

Tract Number : 5280

Description : F4/A1 S S1 T27,28N-R14E WASHINGTON twshp  
FSA Physical Location : INDIANA/ADAMS  
ANSI Physical Location : INDIANA/ADAMS  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : BARBARA FAYE SHEETS  
Other Producers : None  
Recon ID : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
36.95	32.96	32.96	0.00	0.00	0.00	0.00	0.0



INDIANA  
ADAMS  
Form: FSA-156EZ



FARM : 5481  
Prepared : 7/2/25 12:52 PM CST  
Crop Year : 2025

Abbreviated 156 Farm Record

Tract 5280 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.96	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	14.82	0.00	130
Soybeans	14.98	0.00	39
<b>TOTAL</b>	<b>29.80</b>	<b>0.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R6/6-14)

Date (month, day, year)

6-19-25

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

5380 N Piqua Road, Decatur, IN 46733

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher	✓			
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven	✓			
Oven			✓	
Range			✓	
Refrigerator	✓			
Room Air Conditioner(s)	✓			
Trash Compactor				
TV Antenna/Dish				
Other:				

B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks/Jacks	✓			
Intercom	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke/Fire Alarm(s)			✓	
Switches and Outlets			✓	
Vent Fan(s)	✓			
60/100/200 Amp Service (Circle one)			✓	
Generator				

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern			✓	
Septic Field/Bed			✓	
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater/Electric			✓	
Water Heater/Gas	✓			
Water Heater/Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well			✓	
Septic and Holding Tank/Septic Mound			✓	
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment				

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning	✓			
Hot Water Heat	✓			
Furnace Heat/Gas			✓	
Furnace Heat/Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank			✓	
Other Heating Source				

Are the structures connected to a public water system?	Yes	No	Do Not Know
Are the structures connected to a public sewer system?		✓	
Are there any additions that may require improvements to the sewage disposal system?		✓	
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?		✓	
Are the improvements connected to a private/community sewer system?		✓	

**NOTE:** Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Barbara F. Sheets</i>	Date (mm/dd/yy) <i>6-19-25</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



Property address (number and street, city, state, and ZIP code)

5380 N Piqua Road, Decatur, IN 46733

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers?			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
Sold AS-IS @ Public Auction			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?	<input checked="" type="checkbox"/>		
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use of non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?	<input checked="" type="checkbox"/>		
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay for flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Bashir 7 Sheets</i>	Date (mm/dd/yy) <i>6-19-25</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.







**LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT**  
**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**  
**(SALES)**

**For use only by members of the Indiana Association of REALTORS®**

**PROPERTY ADDRESS:** 5380 N Piqua Road, Decatur, IN 46733

**LEAD WARNING STATEMENT**

*Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

**SELLER'S DISCLOSURE**

(a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: **(check (i) or (ii) below)**

- (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): \_\_\_\_\_
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**BUYER'S ACKNOWLEDGEMENT (initial)**

- (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.
- (d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) \_\_\_\_\_ Buyer has **(check (i) or (ii) below)**:
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
- OR**
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**BROKER'S ACKNOWLEDGMENT (initial)**

- (f.) SR Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

5380 N Piqua Road, Decatur, IN 46733

(Property Address)



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This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

DATE \_\_\_\_\_

SELLER'S SIGNATURE

DATE \_\_\_\_\_

PRINTED

DATE \_\_\_\_\_

DATE \_\_\_\_\_

PRINTED

DATE \_\_\_\_\_

6-19-25  
DATE

DATE \_\_\_\_\_

**Josh Krueckeberg**



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