



REAL ESTATE AUCTION!

8169 NW Winchester Road Decatur IN 46733

43.8 +/-
acres

Thursday February 26th | @ 6:00PM EST

Auction To Be Held @ Krueckeberg Auction Complex - 815 Adams Street Decatur, IN 46733



TRACT 1 - 24.0 +/- ACRES



TRACT 2 - 7.0 +/- ACRES



TRACT 3 - 9.3 +/- ACRES



TRACT 4 - 3.5 +/- ACRES

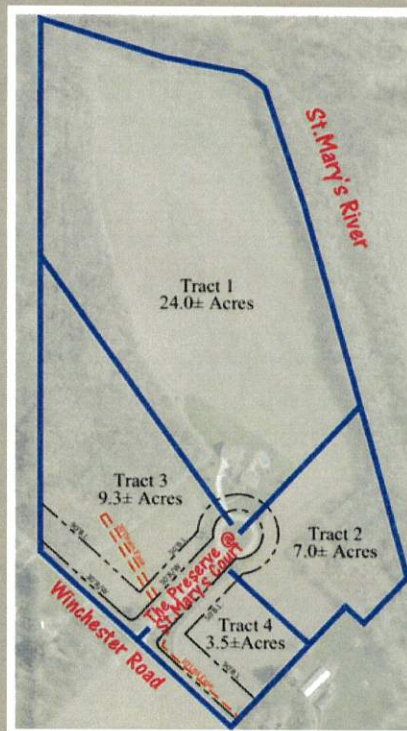
OPEN HOUSE: TUESDAY FEBRUARY 3RD 4PM-6PM

TRACT 1 - 3,796 SQ FT CUSTOM BUILT HOME FEATURING 3 BEDROOMS, 2 FULL BATHS & 2 ½ BATHS, 2 CAR ATTACHED GARAGE, IN-GROUND POOL, 40 X 60 BUILDING, ALL SITTING ON 24.0 +/- ACRES!

TRACT 2 - 7.0± ACRES | RIVERFRONT BUILDING SITE-BUILD . THE LOT IS PARTIALLY WOODED, OFFERING NATURAL PRIVACY AND SCENIC BEAUTY. THIS PROPERTY HAS ACCESS TO THE REGIONAL SEWER DISTRICT.

TRACT 3 - 9.3± ACRES | CORNER FRONTAGE BUILDING SITE. AN APPEALING MIX OF TILLABLE AND WOODED ACREAGE FEATURING AN EXCELLENT BUILDING SITE WITH PROMINENT FRONTAGE ALONG WINCHESTER ROAD AND ST. MARY'S COURT. THIS PROPERTY HAS ACCESS TO THE REGIONAL SEWER DISTRICT.

TRACT 4 - 3.5± ACRES | CORNER FRONTAGE BUILDING LOT. A TILLABLE, CORNER ACREAGE OFFERING ANOTHER PRIME BUILDING OPPORTUNITY WITH FRONTAGE ALONG WINCHESTER ROAD AND ST. MARY'S COURT. THIS PROPERTY HAS ACCESS TO THE REGIONAL SEWER DISTRICT.



Dwight & Christine Pierce - Owner

**** TO BE SOLD IN INDIVIDUAL TRACTS OR ANY COMBINATION ****

Auction Terms & Conditions Real Estate: Tract 1: \$40,000 Tract 2: \$10,000 Tract 3: \$15,000 Tract 4: \$10,000 Nonrefundable down payment due at close of auction. Possession of House & Barn at closing, Possession of tillable land upon harvest of 2026 winter wheat, closing to be within 45 Days from date of auction. Taxes Prorated to date of closing, Estimated annual taxes: Tract 1: \$4,526.46 W/ Exemptions, Tract 2: \$168.88, Tract 3: \$63.36, Tract 4: \$116.12 No Survey Provided unless tracts are split in the event tract sell separately a survey will be complete with the 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. Not Responsible for accidents. Auctioneers Note: Any statements made day of sale take precedence over all printed matter.

CONTACT US



260-724-7402



WWW.KJAUCTION.COM

Auctioneers License:
Trevor Gray
(AU11500020 AC31500055)

Property Overview

Tract 1 – Custom Brick Home on 24.0± Acres

Experience country living at its finest in this 3,796 sq ft custom-built, all-brick home set on approximately 24 acres of tillable and wooded land with scenic nature trails along the St. Mary's River.

Home Features

- 3 spacious bedrooms
- 2 full bathrooms and 2 half bathrooms
- Whole-home vacuum system
- Whole-home speaker system
- 2-car attached garage
- 18' x 40' in-ground swimming pool with diving board
- Hot tub for year-round relaxation

Outbuildings & Land Improvements

- 40' x 60' detached barn featuring:
 - 2 horse stalls
 - Heated and air-conditioned second story
- 50-amp RV hookup at the barn
- Front and side yard irrigation system
- Automated drip irrigation for shrub beds and hanging baskets

Major Updates

- Two updated geothermal units (2023 & 2024)
- Water heater (2025)
- Water softener (2024)
- Whole-house water filtration system (2024)

Tract 2 – 7.0± Acres | Riverfront Building Site

Build your dream home on this prime riverfront location along the St. Mary's River. The lot is partially wooded, offering natural privacy and scenic beauty.

- Access to the Regional Sewer District

Tract 3 – 9.3± Acres | Corner Frontage Building Site

An appealing mix of tillable and wooded acreage featuring an excellent building site with prominent frontage along Winchester Road and St. Mary's Court.

- Access to the Regional Sewer District

Tract 4 – 3.5± Acres | Corner Frontage Building Site

A tillable, corner acreage offering another prime building opportunity with frontage along Winchester Road and St. Mary's Court.


- Access to the Regional Sewer District

To be sold in individual tracts or any combinations



2-26-26 Pierce Real Estate Auction

| Tract 1 24.0 +/- Acres House | Tract 2 7.0 +/- Acres Building Site | Tract 3 9.3 +/- Acres Building Site | Tract 4 3.5 +/- Acres Building Site | Combo | Combo | Combo | Combo | Combo |
|------------------------------------|---|---|---|-------|-------|-------|-------|-------|
| | | | | | | | | |

| | | | | | | | | | | | |
|--|-------------------|---|--------|--------------|--------------------------|----------|--------|-----------------|------------|-----|----------|
| Property Type | RESIDENTIAL | Status | Active | CDOM | 6 | DOM | 6 | Auction | Yes | | |
| MLS # | 202602553 | 8169 NW Winchester Road | | Decatur | | IN 46733 | | LP \$0 | | | |
|  | Area | Adams County | | Parcel ID | 01-02-20-401-004.003-013 | | Type | Site-Built Home | | | |
| | Sub | None | | Cross Street | | | Bedrms | 3 | F Baths | 2 | |
| | Township | Root | | Style | Two Story | | REO | No | Short Sale | No | |
| | School District | NAC | | Elem | Bellmont | | JrH | Bellmont | | SrH | Bellmont |
| | Legal Description | THE PRESERVE AT ST MARY'S LOT 3 SEC 20 | | | | | | | | | |
| | Directions | Located On NW Winchester Road North of Decatur 2-3 Miles. | | | | | | | | | |

| Inside City Limits | City Zoning | County Zoning | Zoning Description |
|--------------------|--|---------------|--------------------|
| Remarks | PUBLIC AUCTION Thursday February 26th @ 6:00PM EST Custom Built Home, Outbuilding, Wooded & Tillable Land, Prime Building Lots To be sold in multiple tract combination! Open House: Tuesday February 3rd 4PM-6PM Tract 1 – Custom Brick Home on 24.0± Acres Experience country living at its finest in this 3,796 sq ft custom-built, 3 Bed, Full, 2 Half Baht, all-brick home set on approximately 24 acres of tillable and wooded land with scenic nature trails along the St. Mary's River! Tract 2 – 7.0± Acres Riverfront Building Site Build your dream home on this prime riverfront location along the St. Mary's River. The lot is partially wooded, offering natural privacy and scenic beauty, Sewer Access Tract 3 – 3.3± Acres Corner Frontage Building Site An appealing mix of tillable and wooded acreage featuring an excellent building site with prominent frontage along Winchester Road and St. Mary's Court, Sewer Access Tract 4 – 3.5± Acres Corner Frontage Building Lot A tillable, corner acreage offering another prime building opportunity with frontage along Winchester | | |

gent Remarks Auction Terms & Conditions Real Estate: Tract 1: \$40,000 Tract 2: \$10,000 Tract 3: \$15,000 Tract 4: \$10,000 Nonrefundable down payment due at close of auction. Possession of House & Barn at closing, Possession of tillable land upon harvest of 2026 winter wheat, closing to be within 45 Days from date of auction. Taxes Prorated to date of closing, Estimated annual taxes: Tract 1: \$4,526.46 W/ Exemptions, Tract 2:\$168.88, Tract 3: \$63.36, Tract 4: \$116.12 No Survey Provided unless tracts are split in the event tract sell

| ec | Lot | Lot Ac/SF/Dir | 44.0000 | / | 1,916,640 | / | 407x910 | Lot Desc | Cul-De-Sac, Partially Wooded | | | | | | | | |
|------------------------|------|---|----------------|---------------|--------------|----------------|----------|----------|------------------------------|--|----|----------------|------|-------|------------|------|--|
| bove Gd Fin | SqFt | 3,796 | Above Gd Unfin | SqFt | 0 | Below Gd Fin | SqFt | 0 | Ttl Below Gd | SqFt | 0 | Ttl Fin | SqFt | 3,796 | Year Built | 2006 | |
| ge | 20 | New Const | No | Date Complete | | Ext | Brick | | Bsmt | Slab | | | | | # Room: | 13 | |
| Room Dimensions | | Baths | Full | Half | Water | WELL | | | Basement Material | | | | | | | | |
| RM DIM | LVL | B-Main | 1 | 2 | Well Type | Private | | | Dryer Hookup | Gas | No | Fireplace | Yes | | | | |
| R 16 x 28 | M | B-Upper | 1 | 0 | Sewer | Regional | | | Dryer Hookup Elec | Yes | | Guest Qtrs | No | | | | |
| IR x | | B-Blw G | 0 | 0 | Fuel / | Geothermal | | | Dryer Hookup G/E | No | | Split FirPln | No | | | | |
| R 10 x 13 | M | Laundry Rm | Main | | Heating | | | | Disposal | Yes | | Ceiling Fan | Yes | | | | |
| T 20 x 13 | M | Laundry L/W | 8 x 8 | | Cooling | Central Air | | | Water Soft-Owned | No | | Skylight | No | | | | |
| IK x | | AMENITIES Built-In Speaker System, Built-In Bookcase, Built-in Desk, Ceiling-9+, Ceiling-Cathedral, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone, Detector-Smoke, | | | | | | | Water Soft-Rented | No | | ADA Features | No | | | | |
| IN x | | | | | | | | | Alarm Sys-Sec | No | | Fence | None | | | | |
| B 13 x 24 | M | | | | | | | | Alarm Sys-Rent | No | | Golf Course | No | | | | |
| B 14 x 12 | U | | | | | | | | Garden Tub | No | | Nr Wlkg Trails | No | | | | |
| B 16 x 13 | U | Garage | 2.0 | / Attached | / | 30 x 33 | / 990.00 | | Jet Tub | No | | Garage Y/N | Yes | | | | |
| B x | | Outbuilding 1 | Barn | | | 40 x 60 | | | Pool | Yes | | Off Street Pk | | | | | |
| B x | | Outbuilding 2 | | | | x | | | Pool Type | Below Ground | | | | | | | |
| IR 32 x 17 | U | Assn Dues | | | Frequency | Not Applicable | | | SALE INCLUDES | Dishwasher, Water Filtration System, Water Heater Electric | | | | | | | |
| F 12 x 20 | U | Other Fees | | | | | | | FIREPLACE | Living/Great Rm | | | | | | | |
| X 10 x 13 | M | Restrictions | | | | | | | | | | | | | | | |

| | | | |
|------------------------------|--|-------------------------------------|--|
| Water Access | Wtr Name | Water Frontage | Channel Frontage |
| Water Features | Water Type | Lake Type | |
| Auctioneer Name | Trevor Gray | Lic # | AU11500020 |
| Financing: Existing | Proposed | Auction Date | 2/26/2026 |
| Annual Taxes | \$4,526.46 | Exemption: | Homestead |
| Possession | Closing | Year Taxes Payable | 2024 |
| List Office | Crueckeberg Auction And Realty - Off: 260-724-7402 | List Agent | Trevor Gray - Cell: 260-223-7503 |
| Agent E-mail | trevor@kjauction.com | List Agent - User Code | UP388053697 |
| Co-List Office | | Co-List Agent | |
| Showing Instr | | | |
| List Date | 1/24/2026 | Start Showing Date | |
| Exp Date | 2/28/2026 | Owner/Seller a Real Estate Licensee | No |
| Agent/Owner Related | No | | |
| Seller Concessions Offer Y/N | | Seller Concession Amount \$ | |
| Contract Type | Exclusive Right to Sell | Special List Cond. | None |
| Virtual Tours: | Unbranded Virtual Tour | Lockbox Type | None |
| Lockbox Location | None | Lockbox Location | None |
| Closing Date | | Selling Price | |
| How Sold | | | |
| Conc Paid By | | | |
| Office | | Sell Agent | |
| Co-Sell Office | | Co-Sell Agent | |
| Sell Team | | | |
| Represented by | Kate Brickley | | Crueckeberg Auction And Realty - Off: 260-724-7402 |

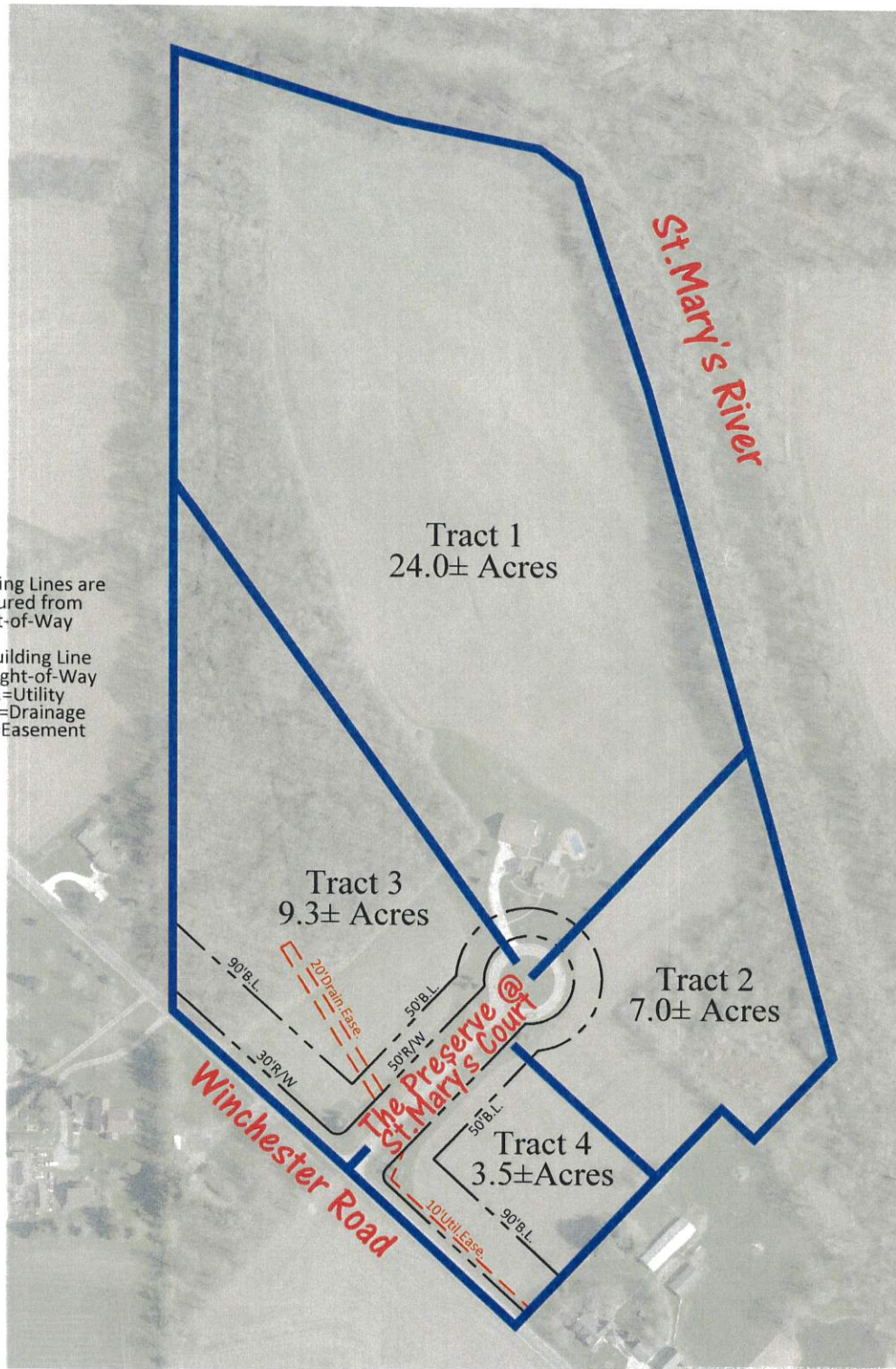
Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.

The Preserves @ St.Mary's

NW.Winchester Road, Decatur, IN 46733

All Building Lines are
measured from
Right-of-Way

B.L.=Building Line
R/W=Right-of-Way
Util.=Utility
Drain.=Drainage
Ease.=Easement



MLS

Miller Land Surveying, Inc.
221 Tower Drive, Monroe, IN 46772
Phone: (260)692-6166

Krueckeberg
AUCTION & REALTY

DATE: 01/20/2026
DRAWING NAME: Preserve at St Marys.dwg

The Preserves @ St.Mary's

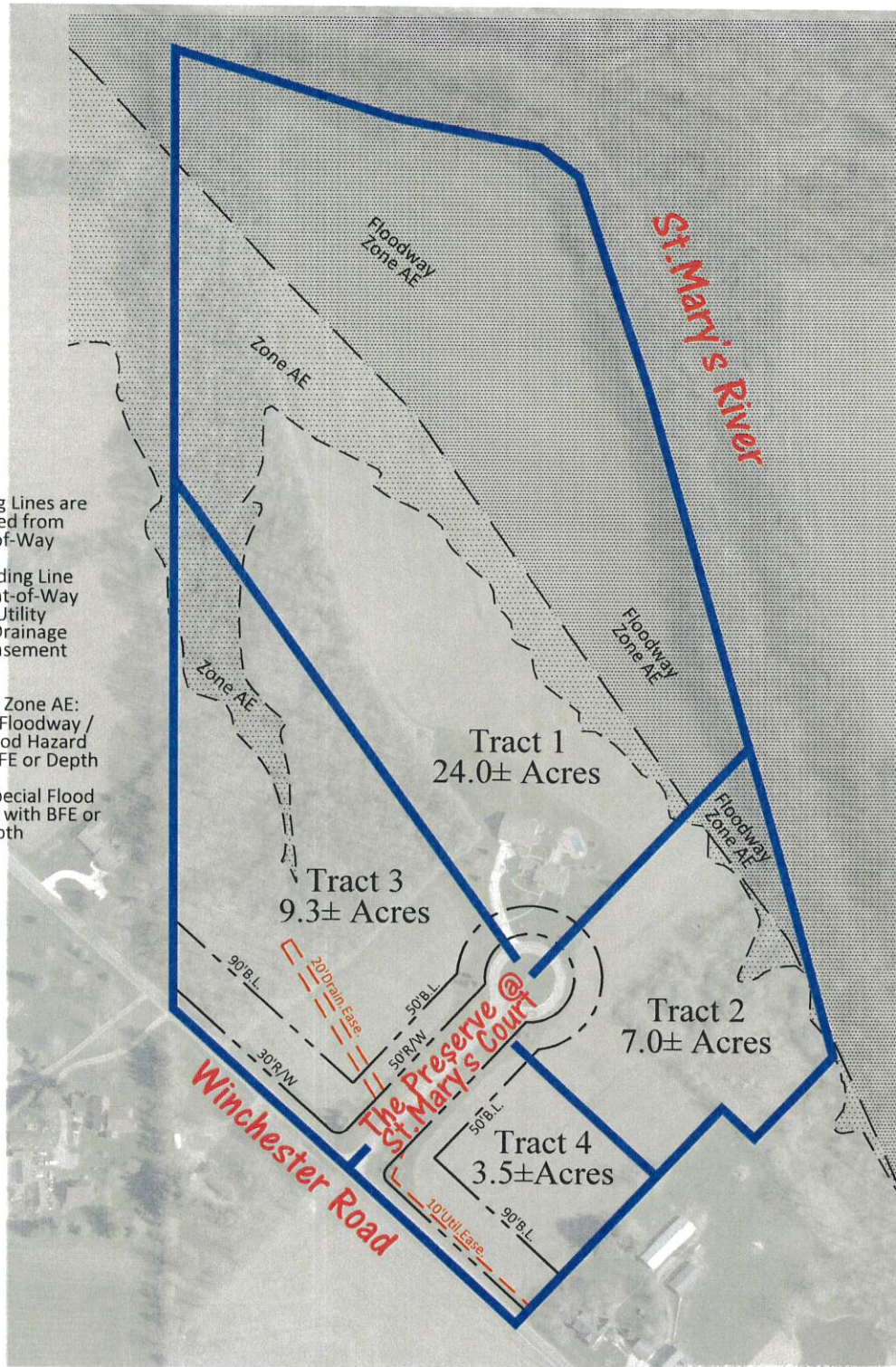
NW.Winchester Road, Decatur, IN 46733

All Building Lines are
measured from
Right-of-Way

B.L.=Building Line
R/W=Right-of-Way
Util.=Utility
Drain.=Drainage
Ease.=Easement

Floodway Zone AE:
Regulatory Floodway /
Special Flood Hazard
Area with BFE or Depth

Zone AE: Special Flood
Hazard Area with BFE or
Depth



MLS

Miller Land Surveying, Inc.
221 Tower Drive, Monroe, IN 46772
Phone: (260)692-6166

Krueckeberg
AUCTION & REALTY

DATE: 01/20/2026
DRAWING NAME: Preserve at St Marys.dwg



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

1 / 5 / 26

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

8169 NW Winchester Road, Decatur, In 46733

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant 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 broker, 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>[Signature]</i> | Date (mm / dd / yyyy) 1-5-26 | Signature of Buyer | Date (mm / dd / yyyy) |
| Signature of Seller <i>[Signature]</i> | Date (mm / dd / yyyy) 1/5/26 | Signature of Buyer | Date (mm / dd / yyyy) |

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

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

8169 NW Winchester Road, Decatur, In 46733

| 1. The following are in the conditions indicated: | | | | |
|--|-------------------------|-----------|---------------|---------|
| A. APPLIANCES | Not Applicable / Rented | Defective | Not Defective | Unknown |
| Built-in Vacuum System | | | X | |
| Clothes Dryer | | | X | |
| Clothes Washer | | | X | |
| Dishwasher 2024 | | | X | |
| Disposal | | | X | |
| Freezer | | | | |
| Gas Grill | | | | |
| Hood | | | X | |
| Microwave Oven | | | X | |
| Oven | | | X | |
| Range | | | | |
| Refrigerator | | | X | |
| Room Air Conditioner(s) | | | | |
| Trash Compactor | | | | |
| TV Antenna / Dish | | | | |
| Other: | | | | |
| B. ELECTRICAL SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown |
| Security Systems(s) | | | | |
| Ceiling Fan(s) | | | X | |
| Garage Door Opener / Controls | | | X | |
| Inside Telephone Wiring and Blocks / Jacks | | | X | |
| Light Fixtures | | | X | |
| Sauna Hot tub | | | X | |
| Smoke / Fire Alarms | | | X | |
| Carbon Monoxide Detectors | | | | |
| Switches and Outlets | | | X | |
| Vent Fan(s) | | | X | |
| <input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 Amp Service | | | | |
| Generator | | | | |

| C. WATER & SEWER SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown |
|--|-------------------------|-----------|---------------|---------|
| Cistern | | | | |
| Septic Field / Bed | | | | |
| Septic & Holding Tank / Septic Mound | | | | |
| Hot Tub | | | X | |
| Plumbing | | | X | |
| Aerator System | | | | |
| Sump Pump | | | | |
| Irrigation Systems | | | X | |
| Water Heater / Electric 2025 | | | X | |
| Water Heater / Gas | | | | |
| Water Heater / Solar | | | | |
| Water Purifier 2024 | | | X | |
| Water Softener 2024 | | | X | |
| Well | | | X | |
| Geothermal and Heat Pump 2023+2024 | | | X | |
| Other Sewer System (Explain) | | | | |
| Swimming Pool & Pool Equipment | | | X | |
| | | | Yes | No |
| Are the structures connected to a public water system? | | | X | |
| Are the structures connected to a public sewer system? | | | X | |
| Are there any additions that may require improvements to the sewage disposal system? | | | X | |
| If yes, have the improvements been completed on the sewage disposal system? | | | | |
| Are the structure(s) connected to a private / community water system? | | | X | |
| Are the structure(s) connected to a private / community sewer system? | | | | |


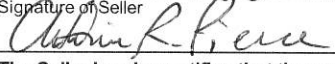
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for 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>[Signature]</i> | Date (mm / dd / yyyy) 1-5-26 | Signature of Buyer | Date (mm / dd / yyyy) |
| Signature of Seller <i>[Signature]</i> | Date (mm / dd / yyyy) 1/5/24 | Signature of Buyer | Date (mm / dd / yyyy) |
| 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 / yyyy) | Signature of Seller (at closing) | Date (mm / dd / yyyy) |

Property address (number and street, city, state, and ZIP code)
8169 NW Winchester Road, Decatur, In 46733

| D. HEATING & COOLING SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown |
|---|-------------------------|-----------|---------------|---------|
| Attic Fan | | | | |
| Boiler / Radiator | | | | |
| Central Air Conditioning | | | X | |
| Electric Heat Pump | | | | |
| Furnace Heat / Gas | | | | |
| Furnace Heat / Electric | | | | |
| Geothermal 2023+2024 | | | X | |
| Solar House-Heating | | | | |
| Woodburning Stove | | | | |
| Fireplace | | | | |
| Fireplace Insert GAS | | | X | |
| Air Cleaner | | | X | |
| Humidifier | | | | |
| Propane Tank | | | | |
| Other Heating Source | | | | |
| 2. ROOF | | Yes | No | Unknown |
| Age, if known: 20 Years. | | | | |
| Does the roof leak? | | | X | |
| Is there present damage to the roof? | | | X | |
| Is there more than one layer of shingles on the house? | | | X | |
| If yes, how many layers? _____ | | | | |
| 3. WATER HEATER | | | | |
| Age, if known: 1 Years. | | | | |
| 4. FURNACE | | | | |
| Age, if known: 60 Years. 2023+2024 | | | | |
| 5. CENTRAL AIR CONDITIONING | | | | |
| Age, if known: _____ Years. | | | | |
| 6. HAZARDOUS CONDITIONS | | Yes | No | Unknown |
| 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? | | | X | |
| Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1? | | | X | |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property? | | | X | |
| Explain: | | | | |

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 broker, 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.

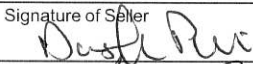

| | | | |
|--|---------------------------------|----------------------------------|-----------------------|
| Signature of Seller  | Date (mm / dd / yyyy) 1-5-26 | Signature of Buyer | Date (mm / dd / yyyy) |
| Signature of Seller  | Date (mm / dd / yyyy) 1/5/26 | Signature of Buyer | Date (mm / dd / yyyy) |
| 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 / yyyy) | Signature of Seller (at closing) | Date (mm / dd / yyyy) |

Property address (number and street, city, state, and ZIP code)
8169 NW Winchester Road, Decatur, In 46733

| 7. OTHER DISCLOSURES | Yes | No | Unknown |
|---|-----|----|-------------|
| Do structures have aluminum wiring? | | | |
| Are there any foundation problems with the structures? | | X | |
| Are there any encroachments? | | X | |
| Are there any violations of zoning, building codes, or restrictive covenants? | | X | |
| Does the property have a shared driveway with another property? | | X | |
| Is the property subject to covenants, conditions and / or restrictions of a homeowner's association? | X | | |
| Is the property subject to a homeowner's association assessment? If yes, what is the current amount? | | X | |
| Is this property located within a locally designated historic district under IC 36-7-11? | | X | |
| Is the present use a non-conforming use? Explain: | | X | |
| Is the access to your property via a private road? | | X | |
| Is the access to your property via a public road? | X | | |
| Is the access to your property via an easement? | | X | |
| Have you received any notices by any governmental or quasi-governmental agencies affecting this property? | | X | |
| Are there any structural problems with the building? | | X | |
| Have any substantial additions or alterations been made without a required building permit? | | X | |
| Are there moisture and/or water problems in the basement, crawl space area, or any other area? | | X | |
| Is there any damage due to wind, flood, termites or rodents? | | X | |
| Have any structures been treated for wood destroying insects? | | X | |
| Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home . | X | | lower field |
| Do you currently pay flood insurance? | | X | |
| Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation. | | X | |
| Does the property contain underground storage tank(s)? | | X | |
| Is the homeowner a licensed real estate broker? | | X | |
| Is there any threatened or existing litigation regarding the property? | | X | |
| Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html . | | X | |
| Is the property located within one (1) mile of an airport? | | X | |
| Is the property subject to a conservation easement as defined in IC 32-23-5-2? | | X | |

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
 (Use additional pages and attach, if necessary)

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 broker, 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  | Date (mm / dd / yyyy) 1-5-26 | Signature of Buyer | Date (mm / dd / yyyy) |
| Signature of Seller  | Date (mm / dd / yyyy) 1/5/26 | Signature of Buyer | Date (mm / dd / yyyy) |
| 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 / yyyy) | Signature of Seller (at closing) | Date (mm / dd / yyyy) |

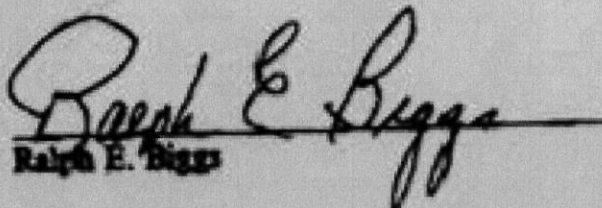
Instrument 200500004545 OR Book Page 20 476

PROPOSED
PROTECTIVE COVENANTS FOR
THE PRESERVE at ST. MARY'S
FOR LOT'S 1 THROUGH 4
A SUBDIVISION IN ADAMS COUNTY, INDIANA

The undersigned hereby declares to be the Owner and Developer of THE PRESERVE at ST. MARY'S and wishes to improve the lot's with the following in addition to the easements on the plat.

1. It shall be the obligation of the Developer and future lot owners to maintain the area to be landscaped in the cul-de-sac at the end of The Preserve at St. Mary's Court.
2. Each home on each lot shall have a minimum of 2,000 sq. ft. for the 1st floor of a one floor dwelling and 1,200 sq. ft. for the 1st floor of a two story dwelling exclusive of garages and porches.
3. Each dwelling shall have a minimum two-car attached garage of 400 sq. ft.
4. Each dwelling shall have a minimum of two trees and fifteen shrubs within one year of the issuance of an occupancy permit.
5. Any improvements to a lot including home, outbuildings and fences shall be approved by the architectural control committee. The developer shall act as the architectural control committee.
6. Mailboxes shall be of like design and shall be designated by the architectural control committee.
7. Outbuildings shall be permitted on the above said lots and shall have exteriors that are complementary to the exterior of the home on the same lot.
8. Rotorcraft operations shall be permitted. Landings shall be permitted with the lot owner's permission.

IN WITNESS WHEREOF, the undersigned Ralph E. Biggs as owner has subscribed to this 24 day of June 2005.


Ralph E. Biggs

Instrument Book Page
200500004544 OR 20 477

STATE OF INDIANA, COUNTY OF ADAMS, SS:

Before me, the undersigned Notary Public, in and for said County and State, this 24th day of June, 2005, personally appeared Ralph E. Biggs, being over the age of eighteen (18) years, and acknowledged the execution of the foregoing Protective Covenants for the use and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Regina L. Glover
Regina L. Glover, Notary Public
Resident of Adams County, Indiana

My Commission Expires: 8/23/08

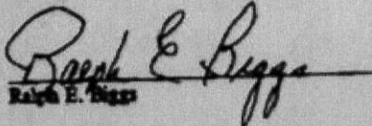
PROPOSED

PROTECTIVE COVENANTS FOR
THE PRESERVE at ST. MARY'S
FOR LOT'S 1 THROUGH 4
A SUBDIVISION IN ADAMS COUNTY, INDIANA

The undersigned hereby declares to be the Owner and Developer of THE PRESERVE at ST. MARY'S and wishes to improve the lot's with the following in addition to the easements on the plat.

1. It shall be the obligation of the Developer and future lot owners to maintain the area to be landscaped in the cul-de-sac at the end of The Preserve at St. Mary's Court.
2. Each home on each lot shall have a minimum of 2,000 sq. ft. for the 1st floor of a one floor dwelling and 1,200 sq. ft. for the 1st floor of a two story dwelling exclusive of garages and porches.
3. Each dwelling shall have a minimum two-car attached garage of 400 sq. ft.
4. Each dwelling shall have a minimum of two trees and fifteen shrubs within one year of the issuance of an occupancy permit.
5. Any improvements to a lot including home, outbuildings and fences shall be approved by the architectural control committee. The developer shall act as the architectural control committee.
6. Mailboxes shall be of like design and shall be designated by the architectural control committee.
7. Outbuildings shall be permitted on the above said lots and shall have exteriors that are complementary to the exterior of the home on the same lot.
8. Rotorcraft operations shall be permitted. Landings shall be permitted with the lot owner's permission.

IN WITNESS WHEREOF, the undersigned Ralph E. Biggs as owner has subscribed to this
24 day of June 2005.


Ralph E. Biggs

Instrument Book Page
200900004544 08 20 477

STATE OF INDIANA, COUNTY OF ADAMS, SS:

Before me, the undersigned Notary Public, in and for said County and State, this 24th day of June, 2005, personally appeared Ralph E. Biggs, being over the age of eighteen (18) years, and acknowledged the execution of the foregoing Protective Covenants for the uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Regina L. Glover
Regina L. Glover, Notary Public
Resident of Adams County, Indiana

My Commission Expires: 8/23/08



Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None

Recon ID : 18-001-2018-52

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|------|-----------|----------------------|------------------|
| 42.41 | 23.39 | 23.39 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 3 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | | CRP | MPL | DCP Ag.Rel. Activity | SOD |
| 0.00 | 0.00 | 23.39 | 0.00 | | | 0.00 | 0.00 | 0.00 | 0.00 |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|------------|---------------------|
| None | None | WHEAT, CORN, SOYBN |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|--------------|-----------------------------|-----------|-----|
| Wheat | 4.83 | 0.00 | 48 | |
| Corn | 10.77 | 0.00 | 99 | |
| Soybeans | 7.06 | 0.00 | 28 | |
| TOTAL | 22.66 | 0.00 | | |

NOTES

| |
|--|
| |
|--|

Tract Number : 6689

Description : D2/B1 SE SEC 20 T28N-R14E ROOT

FSA Physical Location : INDIANA/ADAMS

ANSI Physical Location : INDIANA/ADAMS

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : DWIGHT PIERCE, CHRISTINE PIERCE

Other Producers : None

Recon ID : 18-001-2011-82

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 4.69 | 2.58 | 2.58 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |



Abbreviated 156 Farm Record

Tract 6689 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 2.58 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|-------------|-----------------------------|-----------|
| Wheat | 0.60 | 0.00 | 48 |
| Corn | 1.19 | 0.00 | 99 |
| Soybeans | 0.79 | 0.00 | 28 |
| TOTAL | 2.58 | 0.00 | |

NOTES

Tract Number : 6700

Description : D2/B1 SE SEC 20 T28N-R14E ROOT
FSA Physical Location : INDIANA/ADAMS
ANSI Physical Location : INDIANA/ADAMS
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CHRISTINE BIGGS
Other Producers : None
Recon ID : 18-001-2011-94

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 21.65 | 18.27 | 18.27 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 18.27 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|--------------|-----------------------------|-----------|
| Wheat | 3.70 | 0.00 | 48 |
| Corn | 8.40 | 0.00 | 99 |
| Soybeans | 5.50 | 0.00 | 28 |
| TOTAL | 17.60 | 0.00 | |

Abbreviated 156 Farm Record

Tract 6700 Continued ...

| NOTES | | | |
|-------|--|--|--|
| | | | |

| | |
|------------------------|---|
| Tract Number | : 7746 |
| Description | : D2/B1 SE SEC 20 T28N-R14E ROOT |
| FSA Physical Location | : INDIANA/ADAMS |
| ANSI Physical Location | : INDIANA/ADAMS |
| BIA Unit Range Number | : |
| CRP Contract Number(s) | : None |
| HEL Status | : HEL field on tract.Conservation system being actively applied |
| Wetland Status | : Wetland determinations not complete |
| WL Violations | : None |
| Owners | : CHRISTINE BIGGS |
| Other Producers | : None |
| Recon ID | : 18-001-2018-23 |

| Tract Land Data | | | | | | | |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
| 16.07 | 2.54 | 2.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
| 0.00 | 0.00 | 2.54 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| DCP Crop Data | | | |
|---------------|------------|-----------------------------|-----------|
| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
| Wheat | 0.53 | 0.00 | 48 |
| Corn | 1.18 | 0.00 | 99 |
| Soybeans | 0.77 | 0.00 | 28 |
| TOTAL | 2.48 | 0.00 | |

| 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, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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. USDA is an equal opportunity provider, employer, and lender.

USDA Farm 8714 Tract 6689

2025 Certification map prepared on: 3/18/2025

CRP

TRS: 28N14E20



Administered by: Adams County, Indiana

CLU

Adams

OP:

4.69 Tract acres

Wetland Determination Identifiers:

OW: PIERCE, CHRISTINE

2.58 Cropland acres

● Restricted Use

0 CRP acres

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-18 09:57:38

Intended use is grain unless noted.



| CLU | Acres | HEL | Contract | Prac | Yr |
|---------|-------|-----|----------|------|----|
| 20 | 2.58 | H | | | |
| Crop: | | | | | |
| IUse: | | | | | |
| Date: | | | | | |
| Shares: | | | | | |

Farm 8714 Tract 6689

Hexagon

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

USDA Farm 8714 Tract 6700

2025 Certification map prepared on: 3/18/2025

Administered by: Adams County, Indiana

OP:
OW: BIGGS, CHRISTINE

21.65 Tract acres
18.27 Cropland acres
0 CRP acres

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-18 09:57:38

CRP
CLU
TRS: 28N14E20
Adams



Wetland Determination Identifiers:
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

Intended use is grain unless noted.



| CLU | Acres | HEL Contract | Prac Yr |
|---------|-------|--------------|---------|
| 25 | 5.61 | H | |
| Crop: | | | |
| IUse: | | | |
| Date: | | | |
| Shares: | | | |
| 29 | 0.99 | N | |
| Crop: | | | |
| IUse: | | | |
| Date: | | | |
| Shares: | | | |
| 30 | 11.67 | N | |
| Crop: | | | |
| IUse: | | | |
| Date: | | | |
| Shares: | | | |

Farm 8714 Tract 6700

Hexagon

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

USDA Farm 8714 Tract 7746

2025 Certification map prepared on: 3/18/2025

Administered by: Adams County, Indiana

CRP

TRS: 28N14E20

CLU

Adams



OP:

16.07 Tract acres

OW: BIGGS, CHRISTINE

2.54 Cropland acres

0 CRP acres

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2024 imagery; IDHS or Dynamap roads; FSA data 2025-03-18 09:57:38

Intended use is grain unless noted.



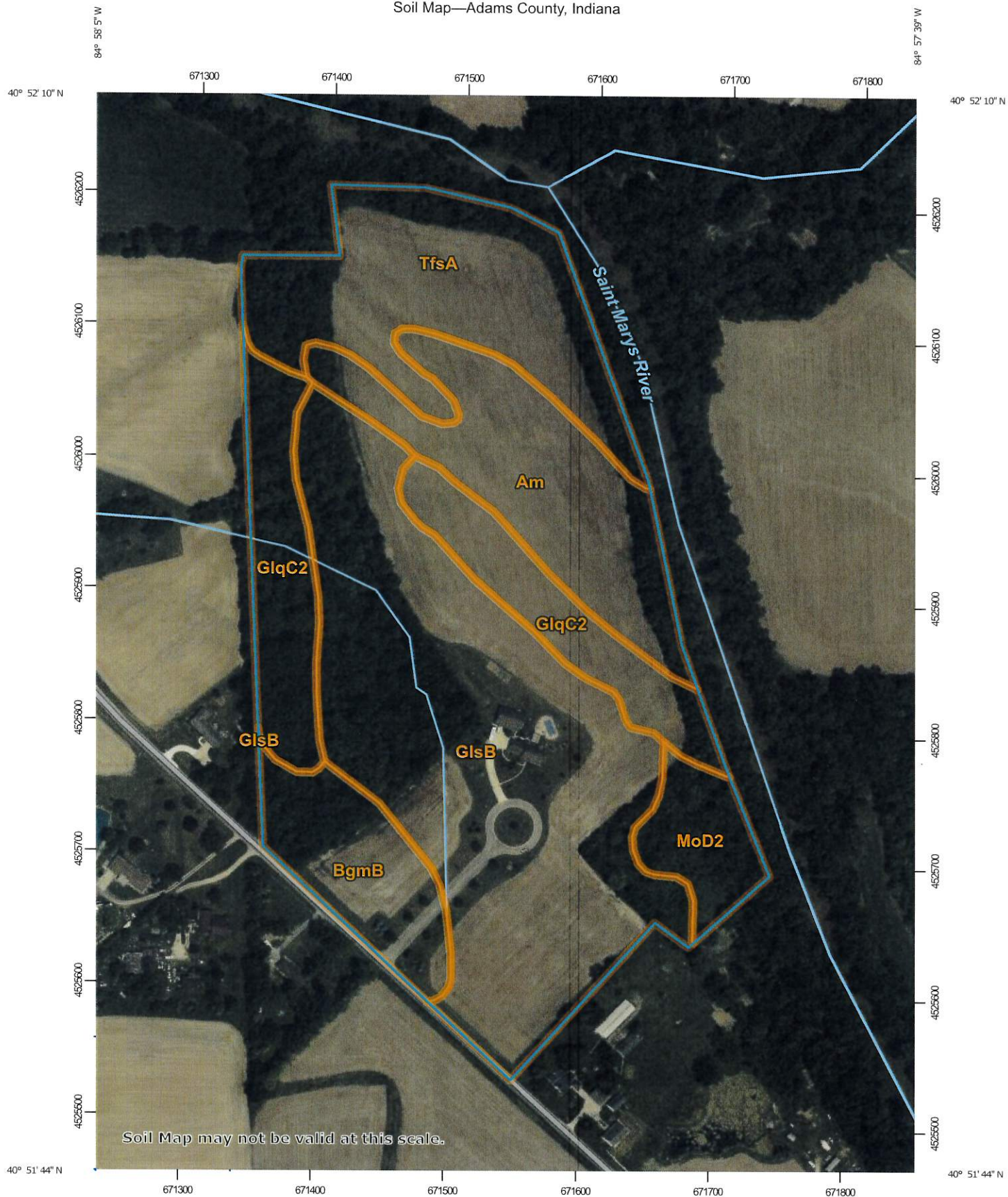
Farm 8714 Tract 7746

Hexagon

| CLU | Acres | HEL | Contract | Prac | Yr |
|---------|-------|-----|----------|------|----|
| 21 | 2.54 | H | | | |
| Crop: | | | | | |
| IUse: | | | | | |
| Date: | | | | | |
| Shares: | | | | | |

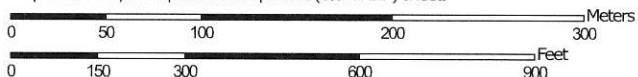
USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The 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

Soil Map—Adams County, Indiana



Soil Map may not be valid at this scale.

Map Scale: 1:3,980 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/29/2026
Page 1 of 3

MAP LEGEND

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

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 29, Sep 2, 2025

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.

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| Am | Armiesburg silty clay loam, 0 to 2 percent slopes, frequently flooded | 6.5 | 14.6% |
| BgmB | Blount silt loam, ground moraine, 2 to 4 percent slopes | 3.5 | 7.8% |
| GlcC2 | Glynwood clay loam, ground moraine, 6 to 12 percent slopes, eroded | 6.6 | 14.7% |
| GlsB | Glynwood silt loam, ground moraine, 2 to 6 percent slopes | 18.2 | 40.8% |
| MoD2 | Morley silty clay loam, 12 to 18 percent slopes, eroded | 2.0 | 4.5% |
| TfsA | Tice silty clay loam, 0 to 2 percent slopes, frequently flooded | 7.9 | 17.6% |
| Totals for Area of Interest | | 44.7 | 100.0% |