



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

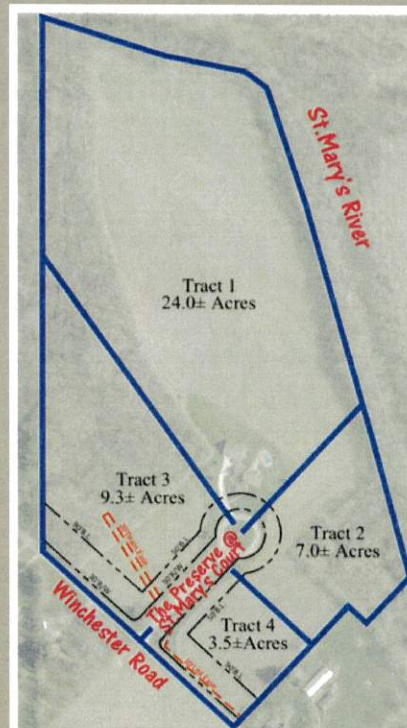
TRACT 1 - 3,796 SQ FT CUSTOM BUILT HOME FEATURING 3 BEDROOMS, 2 FULL BATHS & 2 ½ BATHS, 2 CAR ATTACHED GARAGE, IN-GROUND POOL, 40 X 60 BUILDING, ALL SITTING ON 24.0 +/- ACRES!

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.

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



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



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Auctioneers License:
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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