

1.5 story - 2 bed - 1 full bath

LAND AUCTION

tillable acres - offered in five tracts

Krueckeberg
AUCTION | REALTY

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 MORAIN, 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 4 \$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)

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