

LAND REAL ESTATE AUCTION

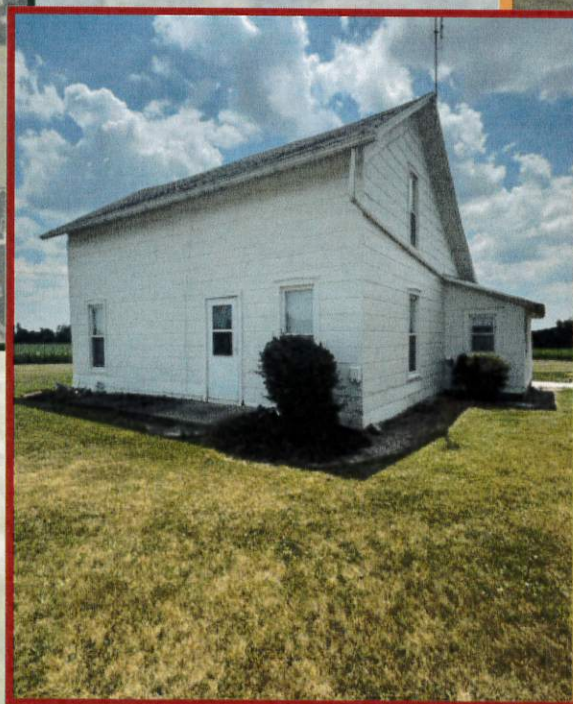
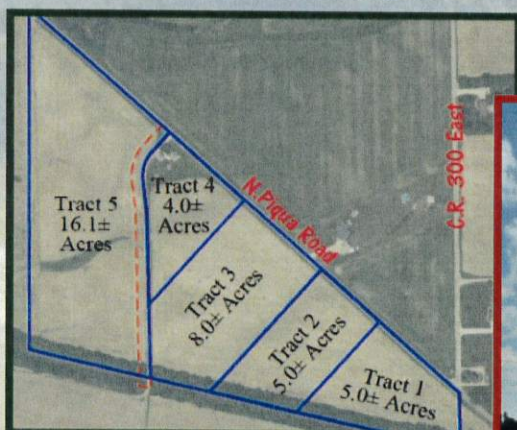
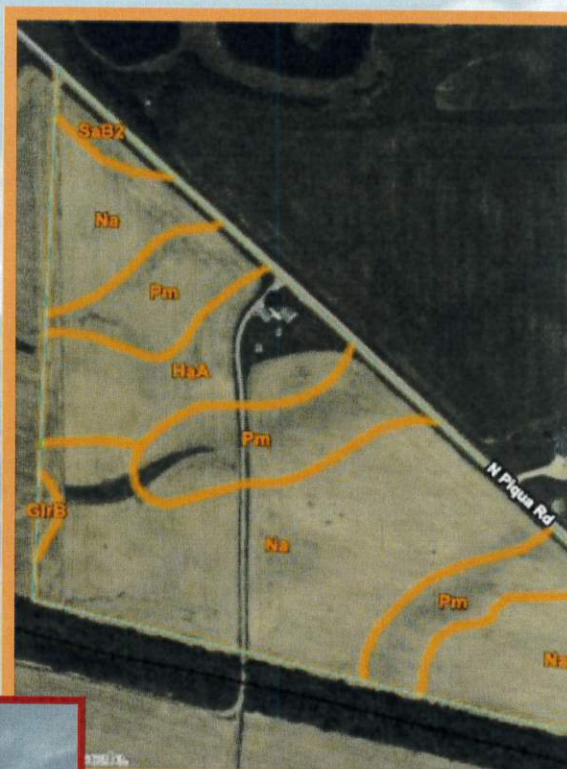


SATURDAY, SEPTEMBER 13TH @ 6PM EST

5380 N PIQUA ROAD DECATUR, Indiana
WASHINGTON TOWNSHIP, SECTION 01, ADAMS COUNTY

38.1
Acres

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



OPEN HOUSE: MONDAY
AUGUST 25TH 5-6 PM

- TRACT 1: 5 +/- 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 TO STAY WITH THE HOME
- TRACT 5: 16.1 +/- TILLABLE ACRES W/ 50' EASEMENT ACROSS THE SOUTH SIDE

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 Allen county plan commission approval, Sold Subject to Sellers approval. Not Responsible for accidents. Auctioneers License: Josh Krueckeberg (AU19800008 AC31500055)

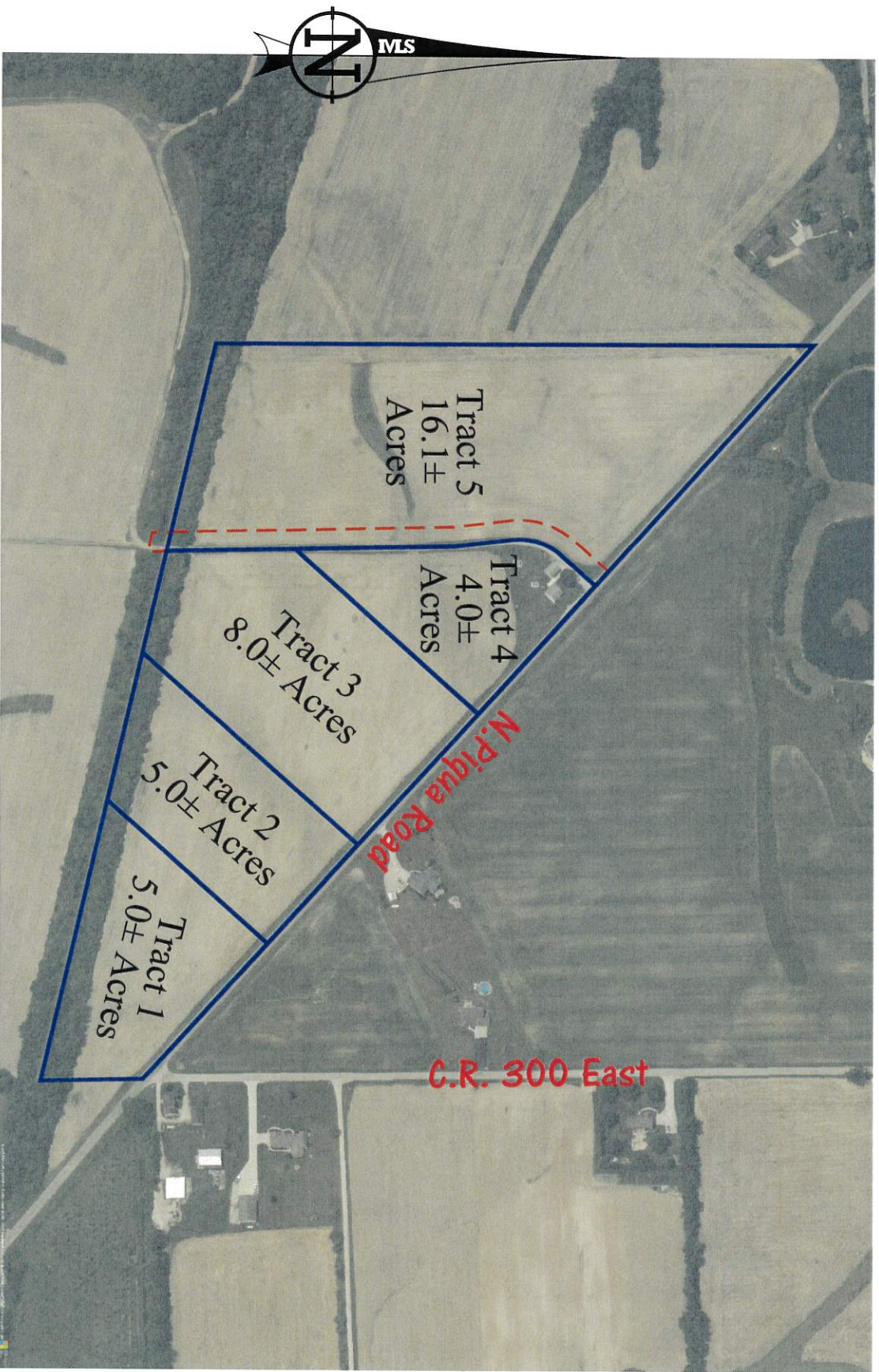
kjauction.com | 260.724.7402



9-13-25 Piqua Road

Tract 1 5 +/- Acres Tillable	Tract 2 5 +/- Acres Tillable	Tract 3 8 +/- Acres Tillable	Tract 4 4 +/- Acres w/ house	Tract 5 16.1 +/- Acres Tillable	Combo	Combo	Combo

Sketch Plan



MILS

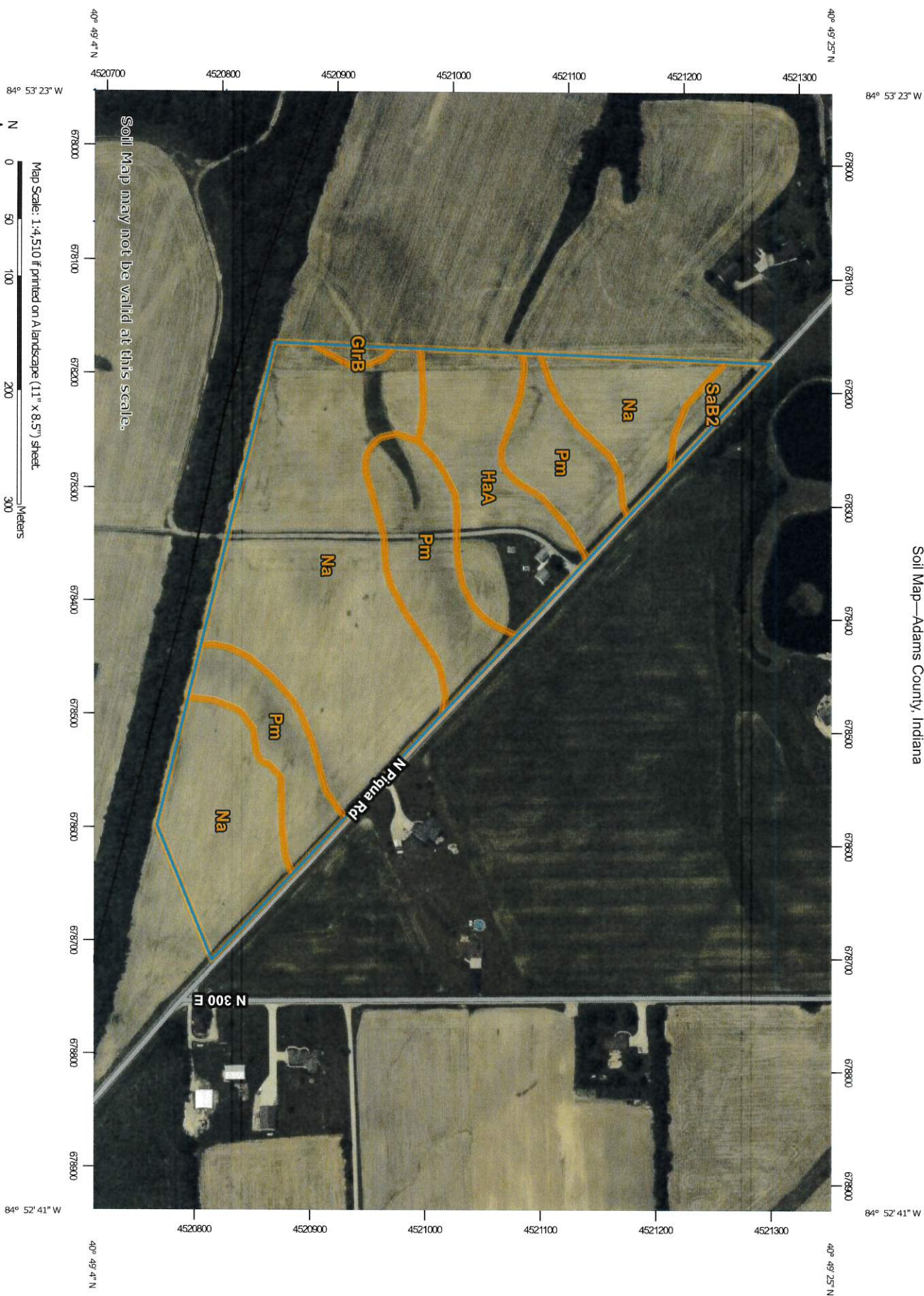
MILLER LAND SURVEYING

221 Tower Drive, Monroe, IN 46772

Phone: (260) 692-6166

5380 N Piqua Rd, Decatur, IN 46733
Washington Twp, Sect. 1&12, T27N, R14E
Adams County, Indiana

Soil Map—Adams County, Indiana



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Totals for Area of Interest			
GIRB	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%
		33.2	100.0%

MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		+++ Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	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.

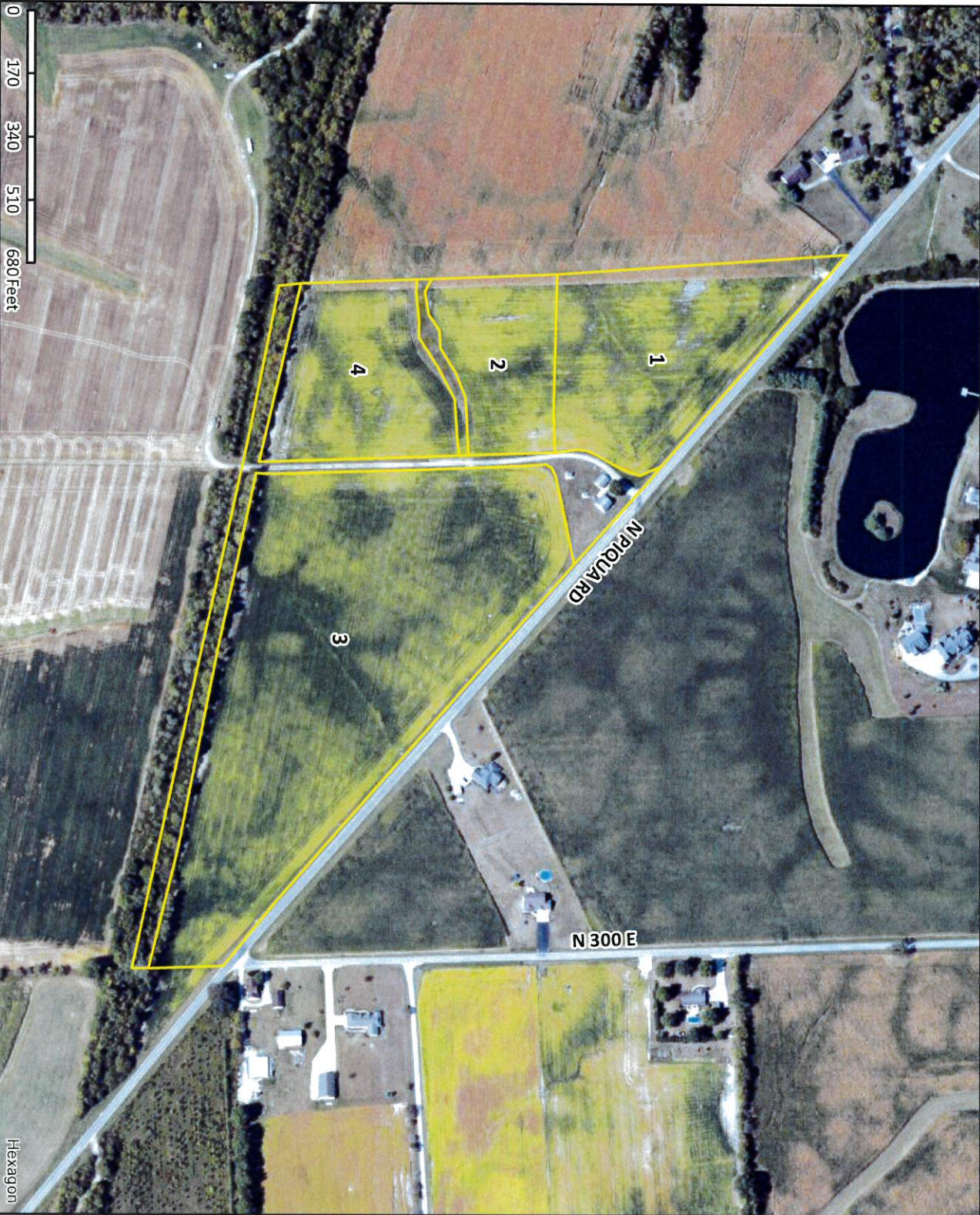
Date(s) aerial images were photographed: May 18, 2023—Jun 18, 2023

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.

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

Tract Land Data

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 : NHSL: 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

NOTES

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

DCP Crop Data

ARC Individual		None
ARC County		SOYBN
Price Loss Coverage		CORN

Crop Election Choice

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

Farm Land Data

Operator Name

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

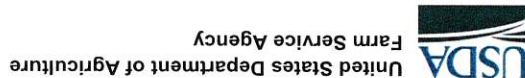
ARCP/C G/I/F Eligibility : Eligible

Abbreviated 156 Farm Record

FARM : 5481

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

Crop Year : 2025



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, 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.

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NOTES	

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

DCP Crop Data							
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

Tract 5280 Continued ...

INDIANA

ADAMS

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

Crop Year : 2025

FARM : 5481

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



FORM #03.



Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Bouhane & Sheet</i>	<i>6-19-25</i>		
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)		Signature of Seller (at closing)	
Date (mm/dd/yy)		Date (mm/dd/yy)	

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.

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

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
Sold AS-IS @ Public Auction			
Explain:			
Has there been manufacture of methamphetamine or dumping of waste from residential structure on the property?	☒		
Is there any 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 13-14-1-15?	☒		
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, mine shaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	☒		
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Does the roof leak?	☒		
Is there more than one layer of shingles on the house?	☒		
If yes, how many layers?			
Is there present damage to the roof?	☒		
Age, if known	Years.		
2. ROOF	YES	NO	DO NOT KNOW



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 (iii) below)**

(i) ☐

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(iii) ☒

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 (iii) 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):

(iii) ☒

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 (iii) 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

(iii) ☐

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.)

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)

Page 1 of 2 (Lead-Based Paint - Sales)

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Form #37. Copyright IAR 2024



5380 N Piqua Road, Decatur, IN 46733

(Property Address)

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CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

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.

BUYER'S SIGNATURE _____ DATE _____

BUYER'S SIGNATURE _____ DATE _____

SELLING BROKER _____ DATE _____

PRINTED _____

Josh Krueckeberg

SELLER'S SIGNATURE _____ DATE _____

SELLER'S SIGNATURE _____ DATE _____

LISTING BROKER _____ DATE _____

PRINTED _____

Josh Krueckeberg

6-19-25

6-19-25