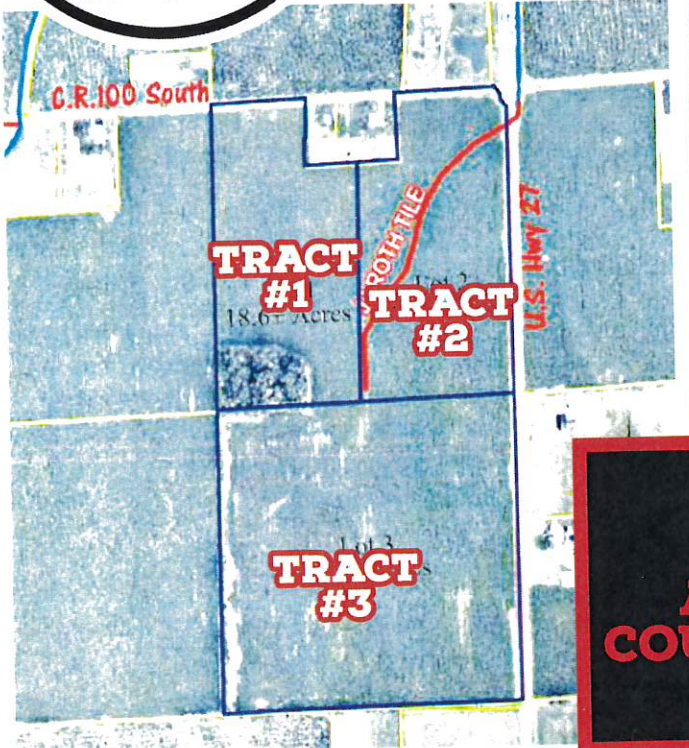




# LAND AUCTION

**77.239 Acres to be Offered in Multiple Tracts!**

**LOCATED IN MONROE, IN**



**TUESDAY, JUN 14 2022 @ 6:00PM**  
**AUCTION HELD AT: ADAMS COUNTY 4H PARK DINING HALL**  
**KJAUCTION.COM**

**W 100 S MONROE TOWNSHIP, SECTION 8 ADAMS COUNTY FARM LOCATED ON THE SW CORNER OF US HWY 27 & 100 S**



**Tract 1: 16.1 ± Tillable & 2.5 ± Wooded Acres Frontage on 100 S**

**Tract 2: 18.6 ± Tillable Acres Frontage on 100 S**

**Tract 3: 40 ± Tillable Acres Frontage on US HWY 27**

**Land will be sold as individual tracts or any combination!**

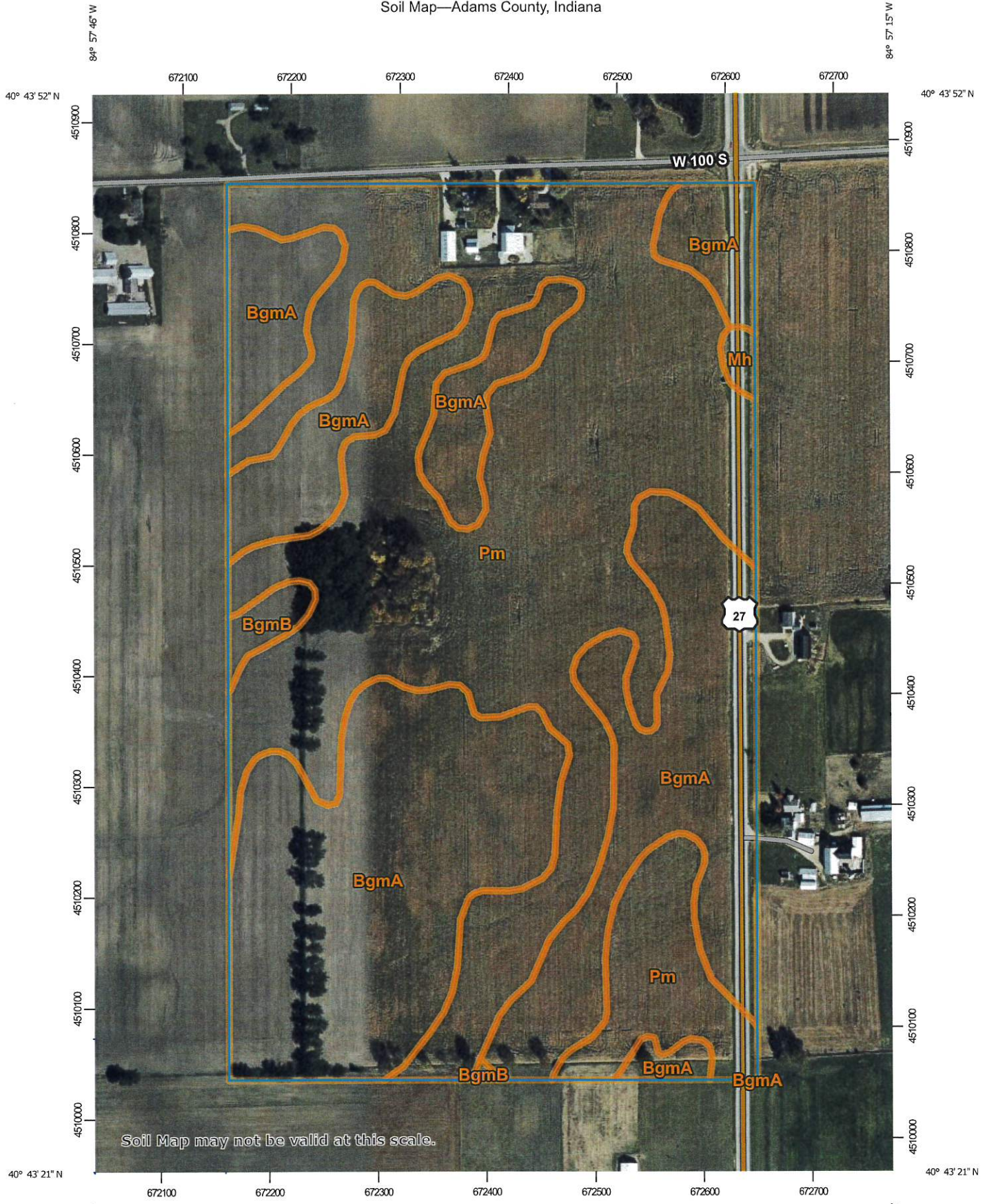
**Auction Terms and Conditions: \$100,000 nonrefundable down payment due at close of auction. Tract 1: \$25,000 Tract 2: \$25,000, Tract 3: \$50,000 Closing to be within 45 days from date of auction. Sellers will pay taxes payable in November 2022 and buyers to assume taxes payable in May 2023 and thereafter. 21 pay 22 Est.Taxes: Tract 1: \$425.64 /yr, Tract 2:\$425.64 /yr, Tract 3:\$926.64 /yr, Buyer to get possession upon harvest of 2022 crops. Buyer will receive fall of 2022 farm payment, A staked survey will be provided with the cost split 50/50 between buyer and seller. Title Search, Title Policy and Closing Fees to be split 50/50 between buyer & Seller, Property sold subject to confirmation of sellers. Not responsible for accidents. Auctioneers Note: All Statements made day of sale takes precedence over all written and oral matter. Auctioneers License:**

**Josh Krueckeberg (AU19800008) (AC31500055)**

**Zurcher Family - Mary M. Flueckiger Irrevocable Trust, Owners**  
Visit [Kiauction.com](http://Kiauction.com) Toll Free: (877) 591-8756 [info@kiauction.com](mailto:info@kiauction.com)

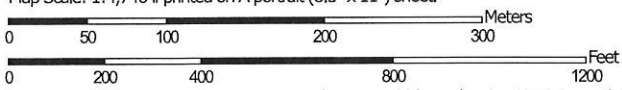


Soil Map—Adams County, Indiana



Soil Map may not be valid at this scale.

Map Scale: 1:4,740 if printed on A portrait (8.5" x 11") sheet.



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



## 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 25, Sep 3, 2021

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

Date(s) aerial images were photographed: Oct 14, 2019—Jul 14, 2020

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 LEGEND

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

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	46.8	48.0%
BgmB	Blount silt loam, ground moraine, 2 to 4 percent slopes	1.0	1.0%
Mh	Milford silty clay loam, 0 to 2 percent slopes	0.4	0.4%
Pm	Pewamo silty clay, 0 to 2 percent slopes	49.4	50.6%
<b>Totals for Area of Interest</b>		<b>97.6</b>	<b>100.0%</b>

**Producer Farm Data Report**  
**Crop Year: 2022**

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained the MIDAS system, which is the system of record for Farm Records.

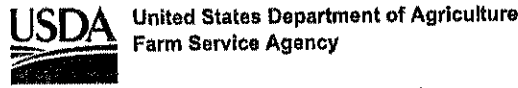
Recording County Office Name  
Adams, Indiana

Producer Name and Address  
FLUECKIGER, MARY  
975 S 11TH ST  
DECATUR IN 46733-3406  
Telephone: (260) 692-6670

State & County	Farm	Tract	Number of Farms	Number of Tracts	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	HEL Code	Wetland Code
Adams, IN	3076		1	2	79.24	72.99	72.99	0.0	72.99	67.09	63.51	63.51	0.0	63.51	N	DNC
										12.15	9.48	9.48	0.0	9.48	N	DNC

HEL Codes	SA = HEL: Sys Applied SMA = HEL: Sys Not Applied	SNR = HEL: Sys Not Required 2YR = HEL: 2-yr. Implement	DNC = Determination Not Complete N = Not HEL	Wetland Codes	WL = Wetland N = No Wetland	DNC = Determination Not Complete

INDIANA  
ADAMS  
Form: FSA-156EZ



FARM : 3076  
Prepared : 4/5/22 7:43 AM  
Crop Year : 2022

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : ██████████  
Farms Associated with Operator : ██████████  
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.24	72.99	72.99	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	72.99	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	36.40	0.00	112	
Soybeans	36.30	0.00	44	
<b>TOTAL</b>	<b>72.70</b>	<b>0.00</b>		

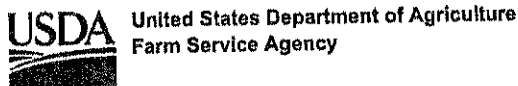
NOTES

Tract Number : 3828

Description : D8/A1 S8 NE1/4 T26N-R14E MONROE  
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 : MARY FLUECKIGER  
Other Producers : None  
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
67.09	63.51	63.51	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	63.51	0.00	0.00	0.00	0.00	0.00

INDIANA  
ADAMS  
Form: FSA-156EZ



FARM : 3076  
Prepared : 4/5/22 7:43 AM  
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 3828 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	31.51	0.00	112
Soybeans	31.71	0.00	44
<b>TOTAL</b>	<b>63.22</b>	<b>0.00</b>	

NOTES

Tract Number : 3828

Description : D8/A1 S8 NE1/4 T26N-R14E MONROE  
 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 : MARY FLUECKIGER  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
12.15	9.48	9.48	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	9.48	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	4.89	0.00	112
Soybeans	4.59	0.00	44
<b>TOTAL</b>	<b>9.48</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, gender identity (including gender expression), sexual orientation, 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.

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**USDA Farm 3076 Tract 3828**

Map prepared on: 1/21/2022

Administered by: Adams County, Indiana

67.09 Tract acres  
63.51 Cropland acres  
0 CRP acres

CRP

CLU

*Adams*



**Wetland Determination Identifiers:**

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

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-01-21 08:38:11

CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	63.51	N	2				Y
2	2.91	U	10				N
3	0.67	U	10				N



Farm 3076 Tract 3828

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 3076 Tract 3829**

Map prepared on: 1/21/2022

Administered by: Adams County, Indiana

12.15 Tract acres  
 9.48 Cropland acres  
 0 CRP acres

□ CRP

□ CLU *Adams*

**Wetland Determination Identifiers:**

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2022-01-21 08:38:11



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	9.48	N	2					Y
2	2.67	U	10					N

Farm 3076 Tract 3829

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

**General Information**  
 Parcel Number: 01-08-08-200-007-000-008  
 Local Parcel Number: 010-260-00000700  
 Tax ID: 010-260-00000700  
 Routing Number: 010-0008-001,00  
 Property Class: 100  
 Vacant Land  
 Year: 2022

**Owner/Info**  
 Fluockiger, Mary M Rev Tr  
 225 Zernmet Apt 53  
 BERNE, IN 46711  
 Date: 07/17/2012  
 Owner: Fluockiger, Mary M Re  
 Date: 06/02/1989  
 Owner: Zurcher, Mary  
 Date: 01/01/1900  
 Owner: ZURCHER MARY M  
 Doc ID: 2012002898  
 Code: W/D  
 Page: 1  
 Adj: 1  
 Sale Price: \$0  
 V/I: 1  
 Agricultural

**Assessment Year**  
 2022  
 WIP  
 Reason For Change: 03/24/2022  
 As Of Date: 03/24/2022  
 Valuation Method: Indiana Cost Mod  
 Equalization Factor: 1.0000  
 Notice Required:

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required
2021	GenReval	04/06/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>
2020	AA	03/24/2020	Indiana Cost Mod	1.0000	<input type="checkbox"/>
2019	AA	04/02/2019	Indiana Cost Mod	1.0000	<input type="checkbox"/>
2018	AA	05/29/2018	Indiana Cost Mod	1.0000	<input type="checkbox"/>
2017	GenReval	04/25/2017	Indiana Cost Mod	1.0000	<input type="checkbox"/>

Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
\$109,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,100	\$0	\$109,100	\$0
\$93,800	\$0	\$93,800	\$0	\$0	\$0	\$0	\$0	\$93,800	\$93,800	\$0	\$0
\$93,100	\$0	\$93,100	\$0	\$0	\$0	\$0	\$0	\$93,100	\$93,100	\$0	\$0
\$113,500	\$0	\$113,500	\$0	\$0	\$0	\$0	\$0	\$113,500	\$113,500	\$0	\$0
\$117,100	\$0	\$117,100	\$0	\$0	\$0	\$0	\$0	\$117,100	\$117,100	\$0	\$0
\$134,600	\$0	\$134,600	\$0	\$0	\$0	\$0	\$0	\$134,600	\$134,600	\$0	\$0

Land Pricing Soil	Front	Act	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Eig %	Res Market	Value
4 A	0	0	33.910	0.89	\$1,500	\$1,335	\$45,270	0%	0%	1.0000	\$45,270
4 A	0	0	39.239	1.06	\$1,500	\$1,590	\$62,390	0%	0%	1.0000	\$62,390
5 A	0	0	2.27	1.06	\$1,500	\$1,590	\$3,609	-60%	0%	1.0000	\$1,440
82 A	0	0	1.82	1.00	\$1,500	\$1,500	\$2,730	-100%	0%	1.0000	\$0

**Land Computations**

Calculated Acreage	77.24
Actual Frontage	0
Developer Discount	0
Parcel Acreage	77.24
81 Legal Drain NV	0.00
82 Public Roads NV	1.82
83 UT Towers NV	0.00
9 Homestead	0.00
91/92 Acres	0.00
Total Acres Farmland	75.42
Farmland Value	\$109,100
Measured Acreage	75.42
Avg Farmland Value/Acre	1447
Value of Farmland	\$109,130
Classified Total	\$109,130
Farm / Classified Value	\$109,100
Homestead(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$109,100
CAP 3 Value	\$0
Total Value	\$109,100

**Market Model**  
 910501  
**Characteristics**  
 Topography: Flood Hazard   
 Level:   
 Public Utilities: ERA   
 Electricity:   
 Streets or Roads: TIF   
 Paved:   
 Neighborhood Life Cycle Stage:   
 Static:   
 Monday, April 4, 2022  
 Review Group: 2025

**Notes**  
 7/20/2010 Call: Previous parcel Lot: 010-260-00000700  
 7/20/2010 Id: Legal Description PT E2 NE SEC 8 (77.299A)  
 21 Pay 22  
 ESTIMATE  
 ONLY

LOT 1 18.6A  
 NRL 22600  
 \$ 405.64 for the yr  
 \$ 2000 diten for the yr

LOT 2 18.6A  
 NRL 22600  
 \$ 405.64 for the yr  
 \$ 2000 diten for the yr

LOT 3 240A  
 NRL 48600  
 \$ 872.34 for the yr  
 \$ 4000 diten for the yr  
 \$ 54.30

**Split for Taxes**