

# LAND

# Auction

THURSDAY, AUGUST 19TH | 6PM

Bluffton, IN

Nottingham Township, Section 20

**19.73 ±**  
*Wooded Acres*

**Property Location:** Located on 200E Between 900 s & 1000 S Bluffton, IN, Nottingham Township Section 20, Wells County

**Auction Held Live, On-Site**



LOCATED ON 200E BETWEEN 900 S & 1000 S BLUFFTON, IN | WELLS COUNTY

- 19.73 ACRE WOODS
- NOTTINGHAM TOWNSHIP SECTION 20
- ZONED AGRICULTURAL
- SOUTHERN WELLS SCHOOLS
- PAVED COUNTY ROAD

**Krueckeberg**  
**AUCTION & REALTY**

[kjauction.com](http://kjauction.com) | 260.724.7402

JOE & CATHY MICKLITSCH, OWNERS

Auction Terms & Conditions: \$7,500 nonrefundable down payment due at close of auction. Possession of Real Estate at closing. Closing must be on or before September 30, 2021. Real Estate Taxes prorated to date of closing. Estimated annual taxes \$70.64 W/O exemptions. No survey (previous survey from 1997 is available) Title search, title policy and 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, Not Responsible for accidents. Auctioneers Note: Any statements made day of sale take precedence over all printed matter. Auctioneers License: Trevor Gray AU11500020 Josh Krueckeberg AU19800008 (AC31500055)

LEGAL DESCRIPTION: PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 25 NORTH, RANGE 12 EAST, NOTTINGHAM TOWNSHIP, WELLS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER FOUND PER RECORD WITNESS; THENCE SOUTHERLY, 25.00 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO A P.K. NAIL; THENCE WESTERLY, DEFLECTING RIGHT 88 DEGREES 50 MINUTES 02 SECONDS, 811.35 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER TO A 5/8" REBAR STAKE; THENCE SOUTHERLY, DEFLECTING LEFT 89 DEGREES 56 MINUTES 44 SECONDS, 671.55 FEET TO A 5/8" REBAR STAKE; THENCE SOUTHWESTERLY, DEFLECTING RIGHT 21 DEGREES 08 MINUTES 16 SECONDS, 68.48 FEET TO A 5/8" REBAR STAKE; THENCE SOUTHWESTERLY, DEFLECTING RIGHT 23 DEGREES 55 MINUTES 31 SECONDS, 98.96 FEET TO A 5/8" REBAR STAKE; THENCE WESTERLY, DEFLECTING RIGHT 46 DEGREES 59 MINUTES 54 SECONDS, 332.55 FEET TO A 5/8" REBAR STAKE; THENCE NORTHWESTERLY, DEFLECTING RIGHT 15 DEGREES 37 MINUTES 45 SECONDS, 245.72 FEET TO A 5/8" REBAR STAKE; THENCE WESTERLY, DEFLECTING LEFT 12 DEGREES 10 MINUTES 39 SECONDS, 364.72 FEET TO A 5/8" REBAR STAKE; THENCE NORTHWESTERLY, DEFLECTING RIGHT 56 DEGREES 56 MINUTES 14 SECONDS, 111.83 FEET TO A 5/8" REBAR STAKE; THENCE NORTHERLY, DEFLECTING RIGHT 19 MINUTES 24 SECONDS 06 MINUTES, 151.13 FEET TO A 5/8" REBAR STAKE; THENCE NORTHERLY, DEFLECTING RIGHT 08 DEGREES 09 MINUTES 11 SECONDS, 458.86 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EASTERLY, DEFLECTING RIGHT 89 DEGREES 56 MINUTES 26 SECONDS, 1909.15 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING, CONTAINING 19.73 ACRES.

SUBJECT TO: THE RIGHT-OF-WAY OF COUNTY ROAD 200 EAST AND RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ALL AS SHOWN BY STOODY ASSOCIATES, PROFESSIONAL LAND SURVEYORS, ON PLAT OF SURVEY NUMBER 9559.

#### SURVEY REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SEC. 1-29 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- a) VARIANCES IN THE REFERENCE MONUMENTS: SEE LEGEND.
- b) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS: SEE SURVEY PLAT.
- c) INCONSISTENCIES IN LINES OF OCCUPATION: SEE SURVEY PLAT.
- d) RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY):

THE THEORETICAL UNCERTAINTY OF THE CORNERS OF THE DESCRIBED REAL ESTATE IS WITHIN THE SPECIFICATIONS FOR A CLASS "C" SURVEY (0.50 FEET) AS DEFINED BY TITLE 865.

THE SECTION CORNERS WERE USED TO ESTABLISH THE SECTION LINE. CORNERS WERE SET OUTSIDE THE WOODS AT THE LOCATION REQUESTED BY THE OWNER.

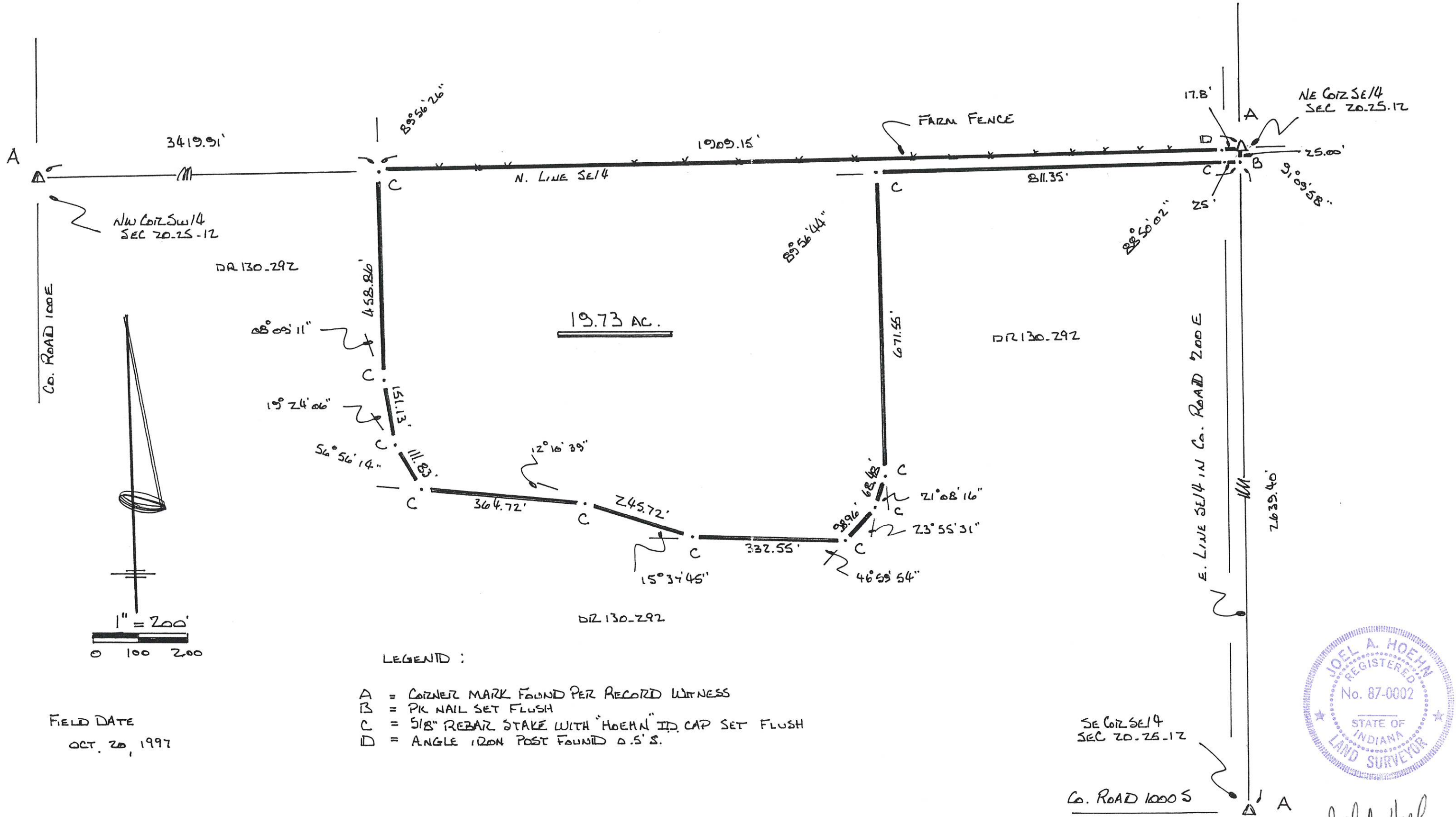
NOTE: THIS SURVEY IS VALID UPON PAYMENT OF INVOICE AND WILL BE FILED WITH THE COUNTY RECORDER'S OFFICE UPON PAYMENT OF INVOICE.

NO TITLE COMMITMENT WAS PROVIDED AT TIME OF SURVEY. A TITLE SEARCH COULD REVEAL DOCUMENTS THAT MAY AFFECT SUBJECT REAL ESTATE.

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, WITH STOODY ASSOCIATES, 121 EAST MARKET STREET, BLUFFTON, INDIANA, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY WAS MADE UNDER THEIR SUPERVISION AS SHOWN AND WAS COMPLETED ON OCTOBER 28, 1997, FIELD AND OCTOBER 31, 1997, OFFICE.

*Joel A. Hoehn*





Co. Road 1000 E



1" = 200'  
0 100 200

FIELD DATE  
OCT. 20, 1997

- LEGEND:
- A = CORNER MARK FOUND PER RECORD WITNESS
  - B = PK NAIL SET FLUSH
  - C = 5/8" REBAR STAKE WITH "HOEHN" ID. CAP SET FLUSH
  - D = ANGLE IRON POST FOUND A.S.S.



Joel A. Hoehn