

ON-SITE REAL ESTATE AUCTION

9467 N 600 E Decatur, IN

Thursday, May 6th 2021 @ 6:00pm



9467 N 600 E DECATUR, IN 46733

*Tract 1: 3 Bedroom, 2 Full Bath, 1409 SQ Feet, 3 Car Attached Garage, 32'x48' Pole Barn with concrete floors, Sitting on 2 ± Acres
LP tank is owned and stays with the home*

*Tract 2: 16.4 ± Tillable Acres With Road Frontage on 600E & 950N
*Tracts to be sold in individual tracts**

OPEN HOUSE: MONDAY, APRIL 19TH | 5-6PM

ONLINE ONLY PERSONAL PROPERTY

Bidding NOW OPEN and Starts Closing Sunday, May 9th @ 6PM EST

Toro Timecutter MX 5000 - 77"x12' Tilt Bed Trailer - 6'x8' Home Made Trailer/Camper - Davenport Firearms Model 1895 12 Ga. Shotgun - Flatscreen TVs - Appliances - Furniture - Household Items - Lawn & Garden - Tools & MORE!



Visit kjauction.com to view catalog and bid now!

**Tract 1 & Personal Property: Marcella Rambo, Owner
Tract 2: Scott & Karla Marbach, Owners**

Real Estate Auction Terms \$20,000 nonrefundable down payment (tract 1: \$10,000 Tract 2: \$10,000) due at close of auction with remaining balance due within 45 days. Possession of Real Estate at closing. Closing to be within 45 days of auction. Taxes prorated to date of closing. Estimated annual taxes Tract 1: \$5685.24 With exemptions Tract 2: \$456.39. Staked survey will be provided and split 50/50 between buyer & seller. 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.
Personal Property Auction Terms: Items Located At 9467 N 600 E Decatur, IN All descriptions believed accurate but not warranted. * Bidder inspection is encouraged by appointment. Preview time Monday, April 19th from 5-6 p.m. * By placing a bid, bidder signifies that they have examined the items to their satisfaction, or that they have chosen not to personally examine them. * All Items Sold AS-IS no warranty guaranteed. * The auction company reserves the right to reject any bid at our sole discretion. * 10% Buyers Premium on a PER ITEM basis. \$35 Title processing fee PER TITLED ITEM. *Payments accepted - Credit Cards will automatically be charged with a 3% Fee * Pickup is Monday, May 10th from 3-6 P.M. * All statements made the day of auction take precedence over all written matter. All Removal of items are at the buyers risk. NOT RESPONSIBLE FOR ACCIDENTS (with Krueger above #110000000)

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AUCTION INFORMATION:

Address: 9467 N 600 E Decatur, IN. 46733

Approx. Sq. Ft. Living Area: 1409 Sq. Ft. Approx. Lot Size: 2 acres

Legal Description: NW COR NW SW SEC 15 (2A)

Living Room: 15' x 20' Dining Room: 11' x 12' Kitchen: 11' 6" x 12'

Family Room: _____ Utility Room: _____ Laundry Room: 4' x 9" x 8' x 9"

Bedroom 1: 15' x 12' Bedroom 2: 13' x 9' Bedroom 3: 11' x 10'

Bedroom 4: _____ Bedroom 5: _____

Full Baths: 8' x 6' Half Baths: _____

Basement: NONE Garage: 3 Car Attached

Stories: 1 Exterior: _____ Roof: Asphalt

Air Cond.: Central Heat: Gas Forced Air

Electrical: _____ Water: Well Sewer: Septic

Schools: North Adams Street: Paved Year Built: 2003

Foundation: Slab Driveway: Concrete/ Stone Walks: Concrete

Est. Tax Per Year: 685.24 Township: Union

Refrigerator: _____ Range: _____ Washer: _____ Dryer: _____ Microwave: _____

Trash Compactor: _____ Disposal: Yes W. Softener: Yes Dishwasher: Yes

Range Hood: _____ Storage Building/s: 32' x 48' Pole Barn

Additional Information: Gas fire place in living room, water softener is owned.

Tract 2: 16.4 ± Tillable Acres With Road Frontage on 600E & 950N Gun Safe & LP tank stay with house

Terms: \$10,000 non refundable down payment each tract Possession: At closing

Balance of cash on delivery of deed and title policy.


INFORMATION CONSIDERED ACCURATE BUT NOT WARRANTED.


Krueckeberg

AUCTION & REALTY

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260.724.7402
877.591.8756

 kjauction.com

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7030 POINTE INVERNESS WAY,
SUITE 140
FORT WAYNE, IN

1610 MORNINGSTAR DR.
DECATUR, IN

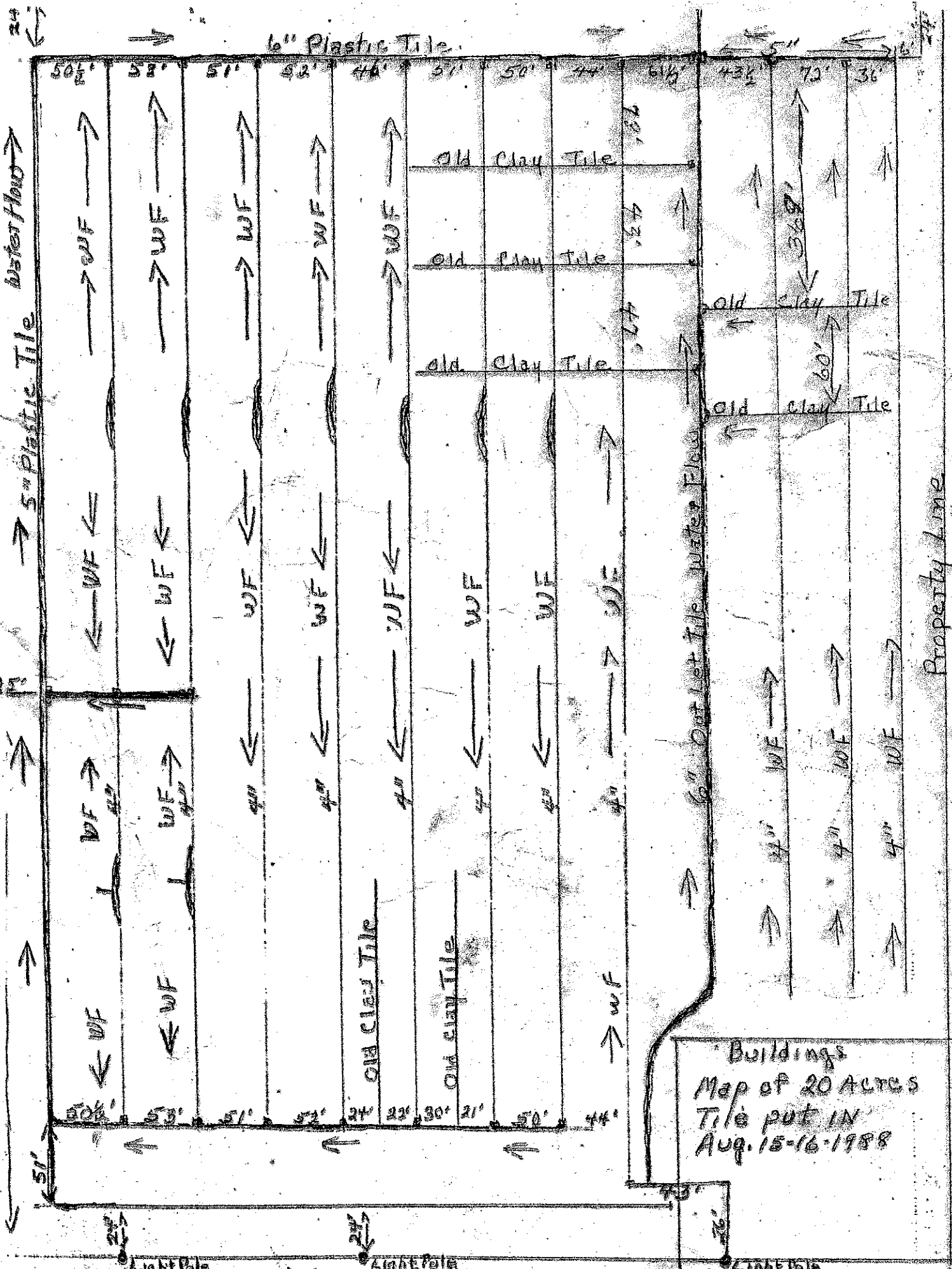
1030 S. 13TH ST
DECATUR, IN

1085 NORTH MAIN ST
BLUFFTON, IN

105 N JEFFERSON
OSSIAN, IN

Josh Krueckeberg (AU19800008) 260-724-7402

1030 S. 13th St. Decatur, IN 46733



Buildings
 Map of 20 ACRES
 Tile put IN
 Aug. 15-16-1988

Property Line

Light Pole

Light Pole

Light Pole

Indiana
Adams

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

Prepared: 3/12/21 2:39 PM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

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 in the MIDAS system, which is the system of record for Farm Records.

Operator Name [REDACTED] Farm Identifier: UNION Recon Number: 2009 - 337

Farms Associated with Operator:
4615

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
59.29	54.73	54.73	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	54.73	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, CORN	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.58	49	0.00
CORN	26.77	140	0.00
SOYBEANS	22.95	51	0.00
Total Base Acres:	53.3		

Tract Number: 2652 Description: H2/A1 SW S15 T28N-R15E UNION
FSA Physical Location: Adams, IN ANSI Physical Location: Adams, IN
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
19.86	16.48	16.48	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	16.48	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.09	49	0.00
CORN	8.18	140	0.00
SOYBEANS	7.01	51	0.00

Indiana
Adams

U.S. Department of Agriculture
Farm Service Agency

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Page: 2 of 2

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	16.28		

Owners: MARBACH, SCOTT

Other Producers: None

Tract Number: 4653 Description G3/A2 SE S28,SW S27 T28N-R15E UNION

FSA Physical Location: Adams, IN

ANSI Physical Location: Adams, IN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
39.43	38.25	38.25	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	38.25	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	2.49	49	0.00
CORN	18.59	140	0.00
SOYBEANS	15.94	51	0.00
Total Base Acres:	37.02		

Owners: MARBACH, SCOTT

Other Producers: None

USDA Farm 7135 Tract 2652

Administered by: Adams County, Indiana

OW: **MARBACH, SCOTT**

Source: Primarily USDA NAIP 2020 imagery; IDHS or Dynamap roads; FSA data 2021-03-11 08:57:37

2021 Certification map prepared on: 3/11/2021

19.86 Tract acres

16.48 Cropland acres

0 CRP acres

CRP

CLU

Wetland Determination Identifiers:

Restricted Use

Limited Restrictions **Adams Co., IN**

Exempt from Conservation Compliance Provisions

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

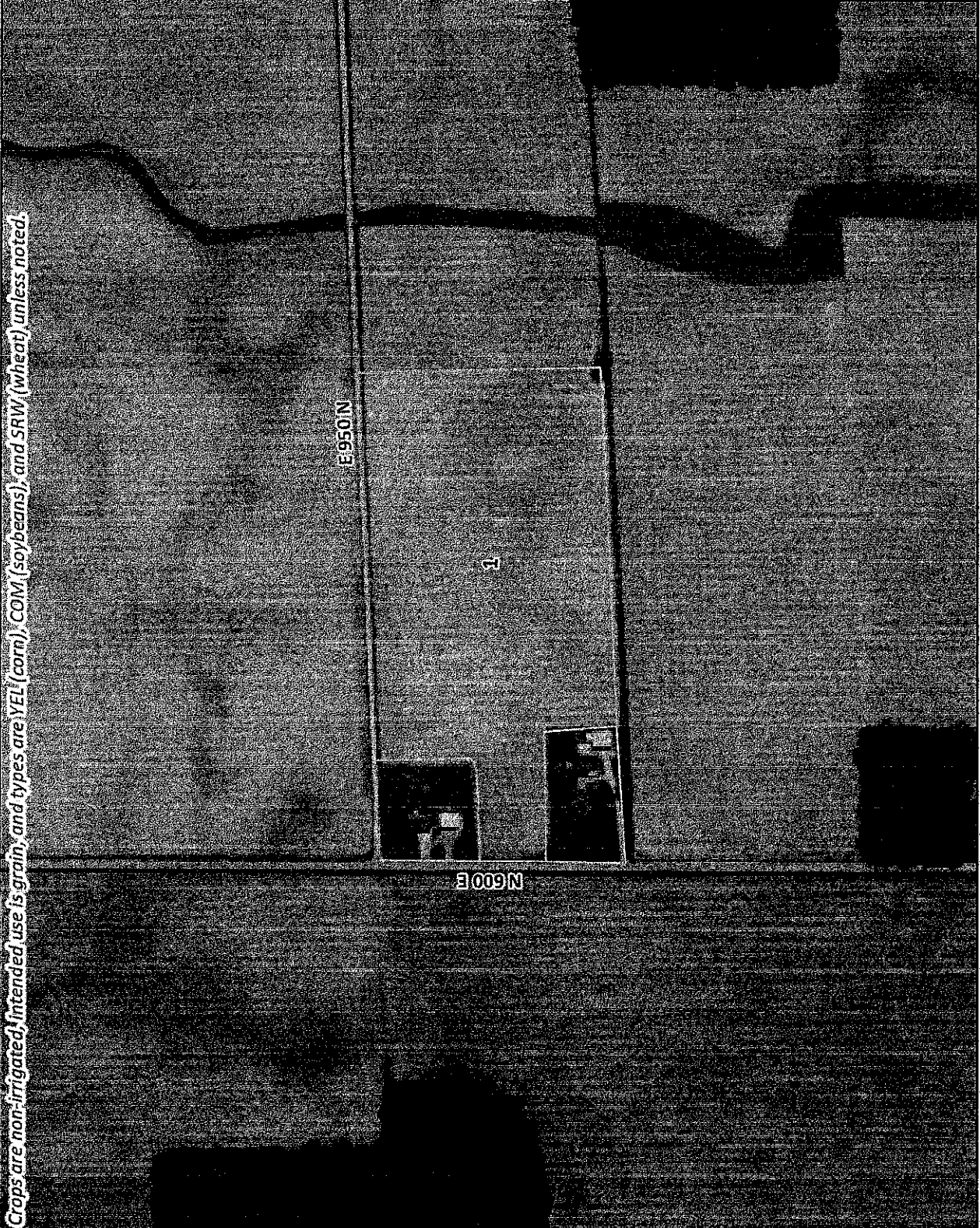
CLU	Acres	HEL Contract	Prai
1	16.48	N	

Crop:

Use:

Date:

Shares:



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 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 FSA for more information.