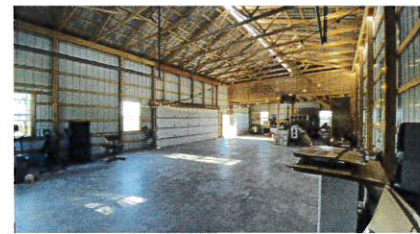


REAL ESTATE AUCTION

9350 N 550 W Decatur, IN 46733

Thursday, September 9th | 6pm



2,298 SQ FT HOME FEATURING:

*4 Bedroom, 2 Bath, Full Basement, 32'x64'x16' Barn w/
Cement Floors & Several Other Outbuildings,
All Situated on 2 Acres*

OPEN HOUSE: MONDAY AUGUST 23RD | 5-6 PM

This auction will be live onsite

Online Only Personal Property Auction

Bidding Open Now & Starts Closing Sunday Septemeber 12th @ 4:00 PM

Furniture, Household, Collectibles, Tools, Old Cars & Car Parts, & MORE!

Watch kjauction.com for full list of items and pictures!

Aaron & Shannon Lincoln, Owners

Real Estate Terms and Conditions: \$10,000 nonrefundable down payment due at close of auction. Possession of Real Estate at closing. Closing to be within 45 days of auction. Taxes prorated to date of closing. Estimated annual taxes \$1,446 per year With Exemptions. No Survey. 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. Not Responsible for accidents. Auctioneers Note: Any statements made day of sale take precedence over all printed matter.

Personal Property Terms & Conditions: 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. Payments accepted : Credit Cards will automatically be charged with a 3% Fee* \$35.00 title processing fee & Indiana sales tax will be charged on all titled vehicles, Shipping will be at buyers expense, * 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, Auctioneers License: Josh Krueckeberg (AU1980008 AC3150055)



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260.724.7402



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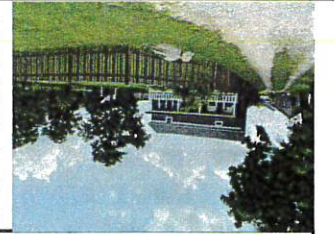


Residential Agent Full Detail Report



Listings as of 08/23/2021
 Property Type RESIDENTIAL
 Status Active
 CDOM 13 DOM 13
 Auction Yes
 LP \$0

MLS # 202132803	9350 N 550 W Road	Decatur	IN 46733	Status Active	LP \$0
Area	Adams County	Parcel ID	01-01-15-300-003.500-012	Type	Site-Built Home
Sub	None	Cross Street	Bedrms	4	F Baths 2
Location	One and Half Story	Style	REO	No	Short Sale No
School District	NAC Elem	Belmont	JrH	Belmont	SrH
Legal Description	S 220.5' OF N 893.94' OF E 395.1' SW SEC 15 (2.0A)				
Directions	located between 900n & 1000N on 550W				
Inside City Limits					
City Zoning					
County Zoning					
Zoning Description					



Remarks Public Auction Thursday September 9th @ 6:00 4 Bedroom, 2 Bath, 2,298 SQ Feet, Full Basement, 32'x64'x16' Barn w/ Cement Floors & Several Other Outbuildings. All Situated on 2 Acres

Agent Remarks BGC Form must be submitted within 48 hours of auction.

Sec	Lot	Lot Ac/SF/Dim	2.0000 / 87,120	SrC	N	Lot Des Level
Township	Preble	Abv Gd Fin Sqft	2,298	Below Gd Fin Sqft	0	Ttl Below Gd Sqft
Age	121 New No	Date Complete	Ext Vinyl	Fndtn	Full Basement	

Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block
LR	X	B-Upper	0	Fuel	Oil	Dryer Hookup Gas	No
DR	17 X 13	B-Bw G	0	Heating	None	Dryer Hookup Elec	No
FR	19 X 15	M		Cooling	None	Dryer Hookup Gas/Elec	No
KT	13 X 16	M		Laundry Rm	Basement	Water Soft-Owned	No
BK	X					Water Soft-Rented	No
DN	X					Alarm Sys-Sec	No
MB	15 X 12	M		Garage	/	Alarm Sys-Rent	No
2B	19 X 13	U		Garage	/	Garden Tub	No
3B	13 X 14	U		Outbuilding	Outbuilding	Jet Tub	No
4B	14 X 16	U		Outbuilding	Barn	Pool	No
5B	X			Asn Dues	Not Applicable	Pool Type	
RR	X			Other Fees			
LF	X			Restrictions			
EX	X			Water Access			
Water Features				Wtr Name			
Wtr Type				Channel	Frtg		
Auction Yes				Auctioneer Name	Trevor Gray Krueckeberg Auction & Realty	Auctioneer License #	AU11500020 AC31500055

Financing: Existing	Annual Taxes	\$1,446.00	Exemptions	Is Owner/Seller a Real Estate Licensee	No	Proposed	Excluded Party	None
Owner Name				Year Taxes Payable	2020	Assessed Value		
Auction Yes				Possession Closing		List Agent	Trevor Gray - Cell: 260-223-7503	
				List Agent - User Code	UP388053697	Co-List Agent		

Showing Instr	List Date	8/10/2021	Exp Date	9/11/2021	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes
Co-List Office												
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	NONE	Lockbox Location	none	How Sold						CDOM 13
Co-Sell Agent												

Presented by: Kate Brickley / Krueckeberg Auction and Realty
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