

LAND

Auction

THURSDAY, JUNE 3RD | 6PM

Fort Wayne, IN

Lafayette Township, Section 12

82 ± Acres

Property Location: Land is Located 11326 Coverdale Road between Winters & W Ferguson Road in Fort Wayne Allen County, IN Lafayette Township, Section 12

Auction Held at: Southwest Fire Station #3 12912 Indianapolis Rd. Yoder IN. 46798

OFFERED IN MULTIPLE TRACTS

**TRACT 1: 3 BED, 2 FULL BATH
1,916 SQ FEET HOME,
SEVERAL BUILDINGS SITTING
ON 17.5 ± ACRES**

TRACT 2: 57 ± ACRES

TRACT 3: 7 ± ACRES

**OFFERED AS
INDIVIDUAL TRACTS
OR ANY COMBINATION!**



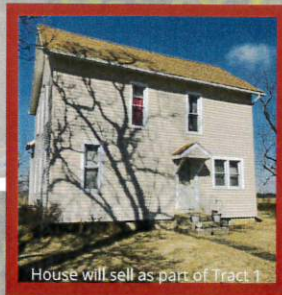
SOIL MAP BREAKDOWN

BgmA: blount silt loam, ground moraine, 0 to 2 percent slopes

BgmB2: blount silt loam, ground moraine, 1 to 4 percent slopes, eroded

GlsB2: glynowood silt loam, ground moraine, 2 to 6 percent slopes, eroded

Pe: pewamo silty clay, 0 to 1 percent slopes



Krueckeberg AUCTION & REALTY

kjauction.com | 260.724.7402

BUSKIRK FARM, OWNER: AMY ZENT

AUCTION MANAGER: PERRY GLANCY: 317-873-0405

Auction Terms & Conditions: \$25,000 Non Refundable Down Payment Due at Close of Auction. Tract 1 \$7,500, Tract 2 \$12,500, Tract 3 \$5,000 Taxes are Prorated to day of closing. (Estimated Taxes Tract 1: \$2,133.42 Tract 2: \$1,120.46 Tract 3: \$215.67) Tract 1: Possession at closing. Tract 2: Possession on tillable upon harvest of 2021 crops. hay/grass field at closing. Tract 3: Possession at closing. 2021 Rent Proceeds will go to buyer. Closing to take place within 45 days of auction. A staked survey will be provided with cost split 50/50 between buyer and seller. Title Search, Title Policy will be provided by the seller, Sold Subject to Confirmation of Seller. Not responsible for accidents. Auctioneers Note: All Statements made day of sale takes precedence over all written and oral matter. Auctioneers License: Josh Krueckeberg (AU1980008)

Source: Primarily USDA NAIIP 2020 Imagery; IDHS or Dynamap roads; FSA data 2021-01-27 08:30:36

Map prepared on: 1/27/2021
 83.24 Tract acres
 68.3 Cropland acres
 0 CRP acres

CRP
 CLU
 Wetland Determination Identifiers:
 Restricted Use TRS: 29N11E12
 Limited Restrictions Allen Co., IN
 Exempt from Conservation Compliance Provisions



CLU	Acres	HEL	LC	Contract	Prac	Yr	Cl
1	14.29	N	2				Y
3	42.4	N	2				Y
4	11.61	N	2				Y

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 NAIIP 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.

Soil Map—Allen County, Indiana



Soil Map may not be valid at this scale.

Map Scale: 1:4,330 if printed on A landscape (11" x 8.5") sheet.

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

INDIANA

ALLEN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 635

Prepared : 5/6/21 11:03 AM

Crop Year : 2021

Operator Name :

Farms Associated with Operator :

CRP Contract Number(s) :

Recon ID :

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
83.24	68.30	68.30	0.00	0.00	0.00	0.00	0.00	Active	1
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	68.30	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	10.20	0.00	145	
Soybeans	30.30	0.00	41	
TOTAL	40.50	0.00		

NOTES

Tract Number : 1065

Description : C11/2B LAFAYETTE TWP SEC 12 WEST OF COVERDALE RD.

FSA Physical Location : INDIANA/ALLEN

ANSI Physical Location : INDIANA/ALLEN

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : AMY ZENT

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
83.24	68.30	68.30	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	68.30	0.00	0.00	0.00	0.00	0.00

INDIANA
ALLEN
Form: FSA-156EZ



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Abbreviated 156 Farm Record

DCP Crop Data

Tract 1065 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	10.20	0.00	145
Soybeans	30.30	0.00	41
TOTAL	40.50	0.00	

NOTES

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