

# Real Estate & Personal Property Auction

Thursday, October 3rd | 6pm

11694 NW Winchester Road Decatur, IN

## 23 +/- Acres Offered in Multiple Tracts



### Tract 1:

**Approx. 7.93 Acres**

1,460 Sq Ft Home Featuring 4 Bedrooms, 1 Full Bath, & Partial Basement with a 22 x 24 detached garage and 30x36 storage building



### Tract 2:

**Approx. 15.78 Acres of Woods**

Land Access Off of N 600 W --> Take Winchester Rd to N 550 W to County Rd W 1100 N to N 600 W



### OFFERED AS INDIVIDUAL TRACTS OR A COMBINATION

**Open House:  
Monday September 9th | 5-6pm**

## Personal Property to Sell Immediately After Real Estate

2002 Pontiac Montana Minivan 105k Miles - 15' Wagon - 15' Canoe with Paddles - Several Wooden Ladders - Simplicity Lawnmower - Whirlpool Refrigerator



*Dona Schaefer, Owner*

**Krueckeberg**  
**AUCTION & REALTY**  
*"Serving the Area Since 1977"*



1030 S 13th St  
Decatur, IN



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

Josh Krueckeberg (AU19800008)

TERMS & CONDITIONS: \$10,000 NONREFUNDABLE DOWN PAYMENT DUE AT CLOSE OF AUCTION WITH BALANCE DUE UPON DELIVERY OF DEED AND TITLE POLICY. TAXES ARE PRORATED TO DAY OF CLOSING. A STAKED SURVEY WILL BE PROVIDED, COST SPLIT 50/50 BETWEEN BUYER AND SELLER. TITLE SEARCH AND TITLE POLICY COST SPLIT 50/50 BETWEEN BUYER AND SELLER. POSSESSION OF TRACT 1 AT CLOSING TRACT 2 AFTER HARVEST OF 2019 CROPS. NOT RESPONSIBLE FOR ACCIDENTS. AUCTIONEERS NOTE: ANY STATEMENTS MADE DAY OF SALE TAKES PRECEDENCE OVER ALL WRITTEN OR ORAL STATEMENTS.