

# LAND Auction

SATURDAY, NOVEMBER 19TH | 10AM

Decatur, Indiana • Washington Township, Section 20 Adams County

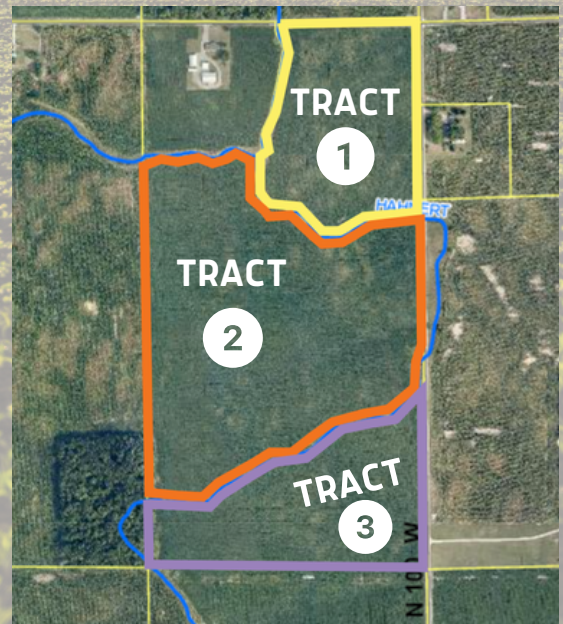
71 ± Acres

Auction Held at:  
Krueckeberg Auction Complex  
815 Adams St Decatur, IN 46733

Land will be sold as individual tracts or any combination!

## Tract Descriptions:

- TRACT 1: 15.845 ± ACRES 14.63 ± TILLABLE FRONTAGE ON 300N & 100 W
- TRACT 2: 38.659 ± ACRES 36.62 ± TILLABLE ACRES FRONTAGE ON 100 W
- TRACT 3: 17.141 ± ACRES 16.08 TILLABLE ACRES FRONTAGE ON 100 W



## Soil Map Breakdown

- BgmA: Blount Silt Loam, Ground Moraine, 0 to 2 percent slopes
- BgmB: Blount Silt Loam, Ground Moraine, 2 to 4 percent slopes
- Pm: Pewamo silty clay, 0 to 2 percent slopes



**Krueckeberg**  
AUCTION & REALTY

WILLIAM A LICHTLE IRREVOCABLE TRUST - ROGER LICHTLE, POA

**Auction Terms and Conditions:** Nonrefundable down payment due at close of auction, Tract 1: \$20,000 Tract 2: \$60,000, Tract 3: \$20,000 Closing to be within 45 days from date of auction. Taxes Prorated To Date Of Closing, Current Est. Taxes: Tract 1: \$354.76 /yr, w/ \$19.81 Ditch Assesment Tract 2: \$943.68 /yr w/ \$20.00 Ditch Assesment, Tract 3: \$406.20 /yr \$20.00 Ditch Assesment, Buyer to get possession upon harvest of 2022 crops. A Previous completed staked survey will be provided by seller. Title search, title policy, closing cost will be provided by the seller. Property sold subject to confirmation of sellers. Not responsible for accidents. Auctioneers Note: All Statements made day of sale takes precedence over all written and oral matter. Auctioneers License: Josh Krueckeberg (AU19800008 AC31500055)