

KRUECKEBERG AUCTION & REALTY



Real Estate Auction!



2061 S SALEM ROAD MONROE IN 46772



PROPERTY DESCRIPTION

Tract 1: 4 Bedrooms, 2 1/2 Bath, 1,657 Square Feet, Partial Basement, 30'x32' Pole Barn, Paved driveway, 65' Frontage on 200 S, Property sitting on 2.0 +/- Acres!

Tract 2: 3.8 +/- Tillable Acres W/ 55' Of Frontage on CR 200 S

Tract 3: Combination of Tract 1 & Tract 2!

WEDNESDAY MAY 20TH @ 6PM EST


Auction To Be Held Live on Site!


Auction Terms & Conditions Real Estate: Tract 1: \$12,500 nonrefundable down payment, Tract 2: \$7,500 nonrefundable down payment due at close of auction. Possession of Real Estate at closing, Tillable day of auction. Closing to be within 45 Days from date of auction. Taxes Prorated to date of closing, estimated annual taxes 2026 payable 2027
Lot 1: \$1,240.02 Lot 2: \$109.86 A Staked Survey To be Split 50/50 between buyer & Seller, 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 Sold AS/IS WHERE/IS.
Sold Subject to Sellers approval. Not Responsible for accidents.
Auctioneers License: Josh Krueckeberg (AU19800008 AC31500055)

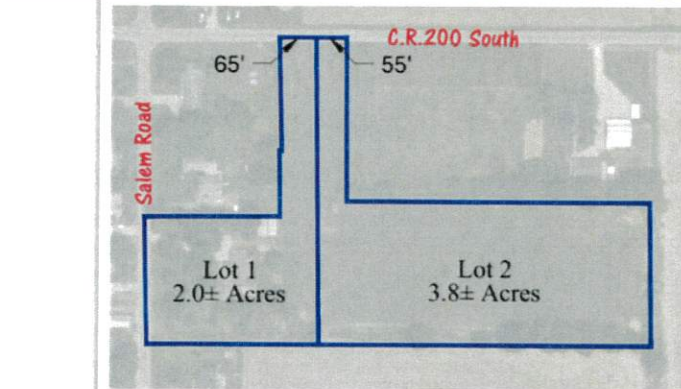
Open House: Monday May 11th 4PM to 6PM

Shelly Roe - Owner

CONTACT US FOR MORE INFO.

 260-724-7402

 info@kjauction.com



ILS # 202613150 2061 S Salem Road Monroe IN 46772 \$0 LP



Area Adams County Parcel ID 01-09-17-100-018.000-001 Type Site-Built Home Waterfront No
 Sub None Cross Street C.R. 200 S Bedrms 4 F Baths 1 H Baths 2
 Township Blue Creek St... One Story REO No Short Sale No
 School District ACC Elem Adams Central JrH Adams Central SrH Adams Central

Legal Description E PT NE NW SEC 17 (5.81A)
 Directions Going south on US27, turn east on 200 South for 4+ miles to Salem Road, and turn south. Subject property is the 3rd house on the left.

Inside City Limits City Zoning County Zoning Zoning Description

Remarks Onsite Real Estate Auction! Visit our website for more info - Auction Day is Wednesday, May 20th, 2026 at 6PM ET. Open House: Monday, May 11th 4PM-6PM ET. -Lot 1: 4 Rooms, 2 1/2 Bath, 1,657 Square Feet, Partial Basement, 30'x32' Pole Barn, 65' Frontage on 200 S, Property sitting on 2.0 +/- Acres! -Lot 2: 3.8 +/- Tillable Acres W/ 55' Of Frontage CR 200 S Tract 3: Combination of Lot 1 & Lot 2!

Important Remarks Visit kjauction.com for information about this in-person auction!

Lot	Lot Ac/SF/Dim	5.8100	253,084	Various	Lot Desc	3-5.9999
above Gd Fin SqFt	1,657	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt 1,249 Ttl Fin SqFt 1,657 Year Built 1978
Age 48	New Const	No	Date Complete	Ext Brick, Metal, ...	Bsmst Crawl, Partial Basement, Unfinished	# Rooms 6
<u>Room Dimensions</u>		Baths	Full	Half	Water WELL	Basement Material Poured Concrete
RM DIM	LVL	B-Main	1	2	Well Type Private	Dryer Hookup Gas No Fireplace Yes
R 20 x 16	M	B-Upper	0	0	Sewer Septic	Dryer Hookup Elec Yes Guest Qtrs No
R 11 x 11	M	B-Blw G	0	0	Fuel / Propane, Wood, Forced Air, Propane Tank Owned	Dryer Hookup G/E No Split FirPln No
R x		Laundry Rm	Main		Heating	Disposal No Ceiling Fan Yes
T 11 x 10	M	Laundry L/W	7 x 8		Cooling Central Air	Water Soft-Owned No Skylight No
K x		AMENITIES	Ceiling Fan(s), Dryer Hook Up Electric			Water Soft-Rented Yes ADA Features No
N x						Alarm Sys-Sec No Fence
B 10 x 10	M					Alarm Sys-Rent No Golf Course No
B 12 x 12	M					Garden Tub No Nr Wlkg Trails No
B 8 x 13	M	Garage	2.0 / Attached	23 x 24 / 552.00		Jet Tub No Garage Y/N Yes
B 16 x 23	M	Outbuilding 1	Pole/Post Building	32 x 30 960		Pool No Off Street Pk
B x		Outbuilding 2				Pool Type
R x		Assn Dues	Frequency	Not Applicable		SALE INCLUDES Dishwasher, Cooktop-Electric, Dryer-Electric, Water Heater Electric, Water Softener-Rented
F x		Other Fees				FIREPLACE Living/Great Rm, Basement
X x		Restrictions				

Water Access Water Name Water Frontage Channel Frontage

Water Features Water Type Lake Type
 Auctioneer Name Trevor Gray Lic # AU11500020 Auction Date 5/20/2026 Time 6:0... Location 2061 S Salem Road, Monroe L...

Financing: Existing Proposed Excluded Party None
 Annual Taxes \$1,228.20 Exemptions Year Taxes Payable 2025 Assessed Value \$242,100.00
 Possession At Closing

List Office Krueckeberg Auction And Realty - Off: 260-724-7402 List Agent Brevin Slusher - Cell: 260-223-4082
 Agent E-mail brevin@kjauction.com List Agent - User Code UP388056156 List Team
 Co-List Office Krueckeberg Auction And Realty Co-List Agent Trevor Gray - Cell: 260-223-7503

Showing Instr
 Start Date 4/15/2026 Start Showing Date Exp Date 5/25/2026 Owner/Seller a Real Estate Licensee No Agent/Owner Related No
 Seller Concessions Offer Y/N Seller Concession Amount \$

Contract Type Exclusive Right to Sell Special List Cond. None
 Virtual Tours: Unbranded Virtual Tour Lockbox Type None Lockbox Location None Type of Sale
 Closing Date Closing Date Selling Price How Sold

Final Concessions Paid Sold/Concession Remarks Conc Paid By
 Cell Office Sell Agent
 Co-Sell Office Co-Sell Agent Sell Team

Represented by: Kate Brickley / Krueckeberg Auction And Realty - Off: 260-724-7402

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

KRUECKEBERG AUCTION & REALTY

Shelly Roe Auction

May 20th 2026

TERMS AND CONDITIONS

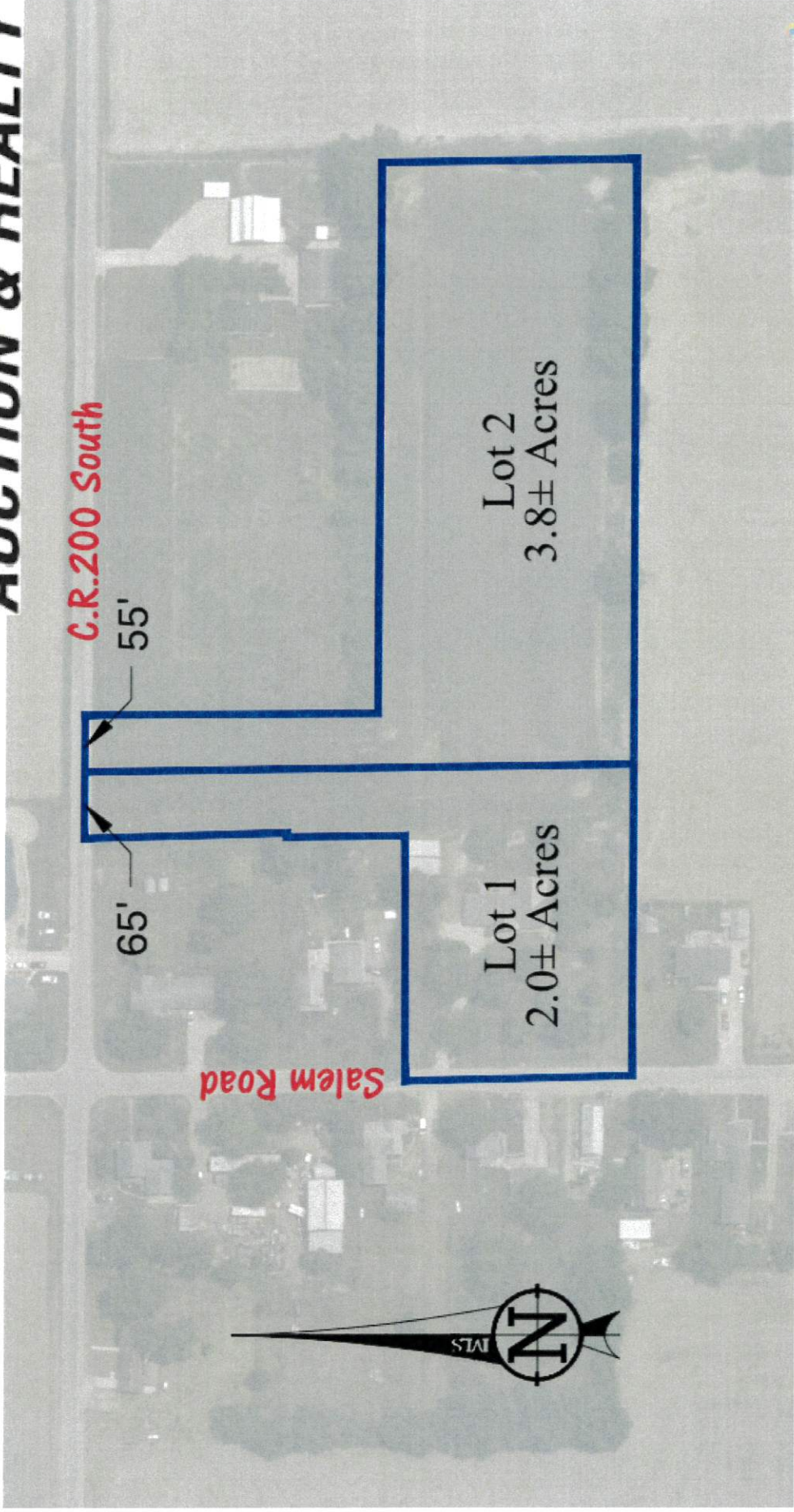
1. **Financing:** The property being Auctioned here today is being sold for cash. (The sale of this property can be financed; however, the sale of this property is not subject to lender approval, appraisals, or inspections). Any financing, appraisals, or inspections should of be done prior to the Auction.
2. **Deed/Owner's Policy:** The cost of the Deed, the Title Search, and an Owner's Policy of Title in the amount of the purchase price to be split 50/50 between the buyer and seller. If the buyer finances this property they will be responsible for the Mortgage Policy of Title. All recording fees, TIEF, and the cost for the Cloing Protection Letter to be paid for by the Buyer.
3. **Down Payment:** A Non-Refundable Down Payment is due at the close of the Auction today, Tract 1: \$12,500 Tract 2: \$7,500 with Balance Due within 45 days.
4. **Survey:** A Boundary Survey will be provided by the seller and has been completed by Miller Land Survey and cost to be split 50/50 between buyer & Seller.
5. **Closing:** Closing shall be within 45 days from day of auction.
6. **Possession:** Possession to be given day of closing.
7. **Taxes:** The approximate annual real estate taxes 2026 payable 2027 on the property are Tract 1: \$1,240.02, Tract 2: \$109.86, w/ exemptions. The Real Estate Taxes are what the current owner is required to pay. The new Buyer's Real Estate Taxes may or may not be the same as what the current owner is currently paying. Taxes will be prorated until the day of closing.
8. **Written Purchase Agreement:** Immediately following the conclusion of the auction the Buyer will be required to enter into a written purchase agreement.
9. **Agency:** Krueckeberg Auction Company and its representatives are the exclusive agents of the Seller. Property is Sold subject to confirmation of sellers.
10. **Disclaimer:** All information contained in the auction flyer is subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold as-is, where is

with no warranties expressed or implied by Krueckeberg Auction Company nor the Seller. Each potential bidder is responsible for conducting his or her own inspections, inquiries, and due diligence concerning this property. All information in this flyer is thought to be accurate but it is the responsibility of all potential bidders to verify the accuracy of all information within. Neither the Seller nor Krueckeberg Auction Company shall be held liable for its accuracy, errors, or omissions. Increments of bidding are at the direction and discretion of the Auctioneer. Krueckeberg Auction Company or the Seller can accept or reject any bid. Not responsible for accidents. All decisions of the Auctioneer are final. Statements made day of sale take precedence over printed material.

Sketch Plan - A

Shelly Roe Auction

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MILS | **MILLER LAND**
SURVEYING

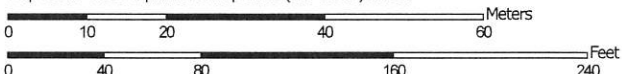
221 Tower Drive, Monroe, IN 46772 Phone: (260)692-6166

2061 S Salem Road, Monroe IN 46772
Blue Creek Twp, Sect. 17, T26N, R15E
Adams County, Indiana

Soil Map—Adams County, Indiana





Map Scale: 1:915 if printed on A portrait (8.5" x 11") sheet.



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



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County, Indiana
 Survey Area Data: Version 29, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2023—Jun 18, 2023

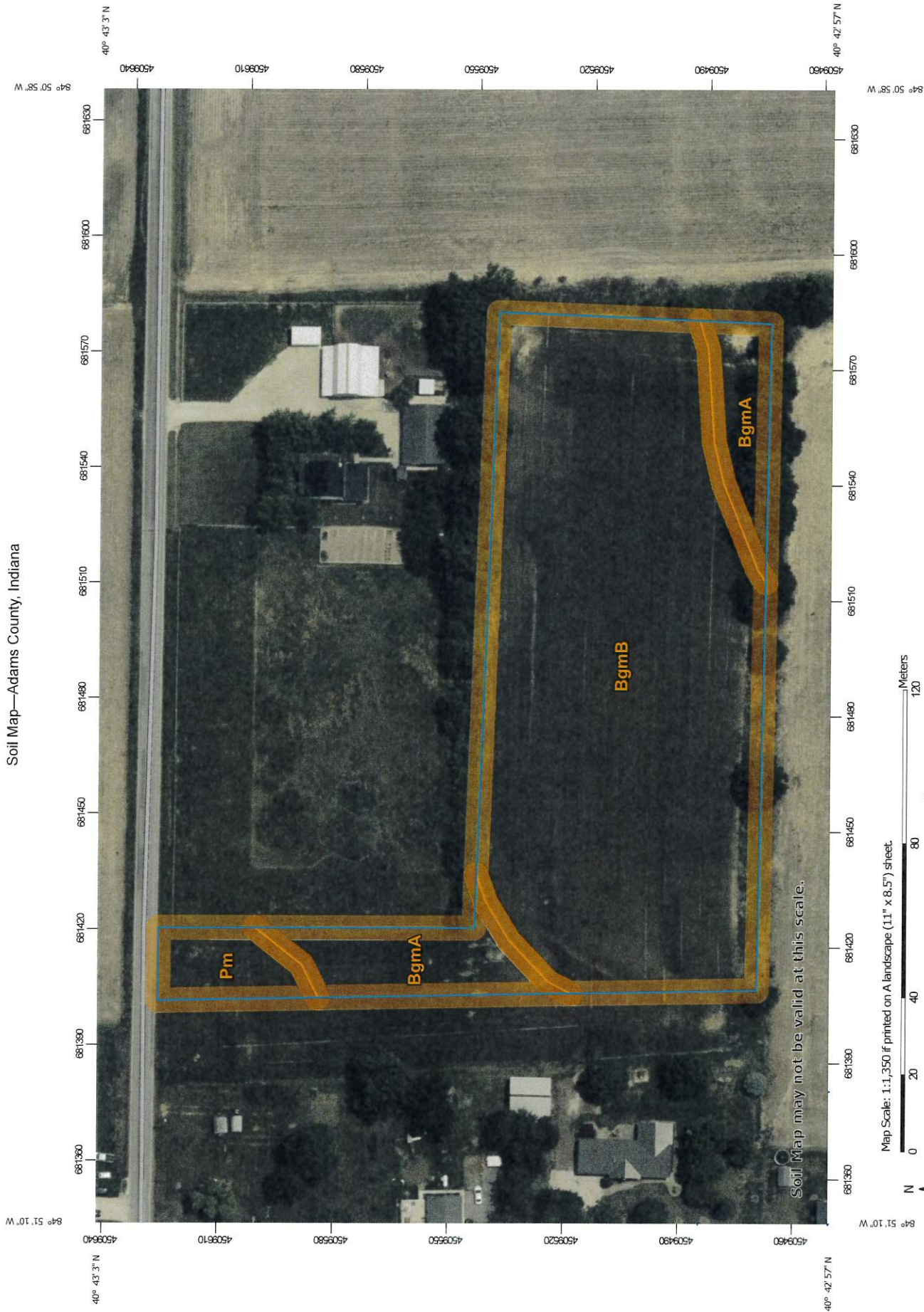
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend









Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	1.6	82.9%
BgmB	Blount silt loam, ground moraine, 2 to 4 percent slopes	0.1	6.9%
Pm	Pewamo silty clay, 0 to 2 percent slopes	0.2	10.2%
Totals for Area of Interest		1.9	100.0%



Soil Map—Adams County, Indiana



MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	0.5	13.5%
BgmB	Blount silt loam, ground moraine, 2 to 4 percent slopes	2.9	81.9%
Pm	Pewamo silty clay, 0 to 2 percent slopes	0.2	4.6%
Totals for Area of Interest		3.5	100.0%