

KRUECKEBERG AUCTION & REALTY
Gaerke Auction
July 15th 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: \$25,000 Tract 2: \$25,000 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. Buyers portion of Tract 1: \$558.50 Buyers Portion of Tract 2: \$558.50
5. **Closing:** Closing shall be within 45 days from day of auction.
6. **Possession:** Seller will retain possession of house and barns for 60 days after closing, with the option to rent the house for an additional 60 days, Seller to pay rent of \$ for that 60 day period. Possession of tillable ground to be upon harvest of 2026 crops. Seller to retain the 2026 crop proceeds, Closing to be within 45 Days from date of auction.
7. **Taxes:** The approximate annual real estate taxes 2026 payable 2027 on the property are Tract 1: \$, Tract 2: \$, 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.

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

CLU	Acres	HEL	Crop
1	6.71	UHEL	
2	17.37	NHEL	
7	1.3	NHEL	CRP
9	0.5	NHEL	CRP
10	2.1	NHEL	CRP
12	13.37	NHEL	
13	1.4	NHEL	CRP
14	29.56	NHEL	
17	1.18	NHEL	



CLU 1 & 9 will be Split.

CLU 1 A will attribute 1.35 Acres

CLU 9 will attribute .12 acres

Bldg site is 2.46 acres ditch 3.18 acres

CLU 17 1.18 Acres

CLU 7 1.3 acres

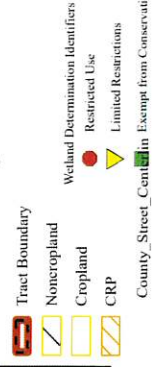
CLU 2 17.37 acres

For a total of 23.02 acres for the parcel

CLU 7 and 9 are under CRP Contract until 9/30/2031

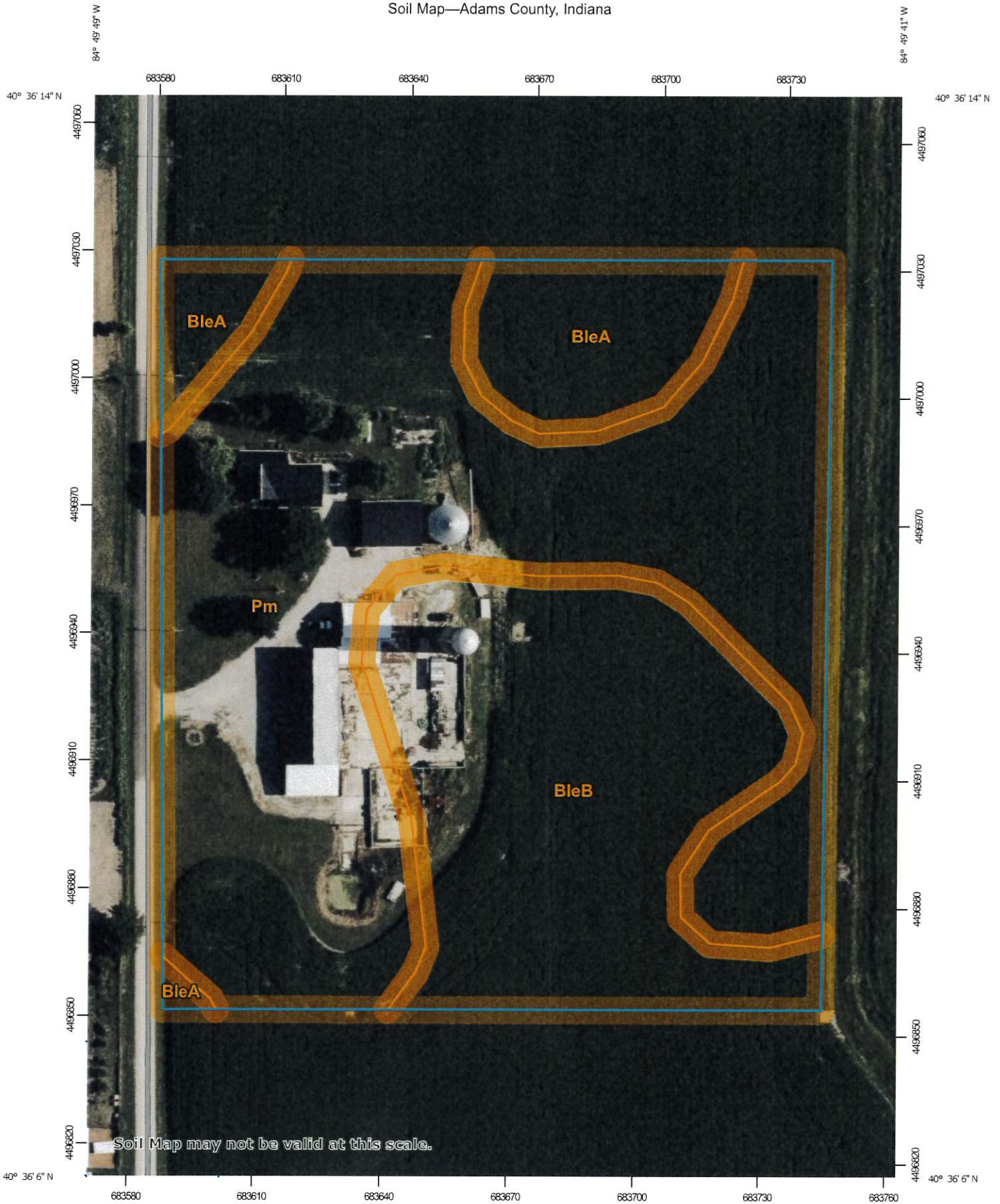
19.9 acres tillable land Bases Assessed
Corn Base 12.28
Soybeans Base 1.51

Tract Cropland Total: 73.49 acres



USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or the NAD 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 (CPA-02B and attached maps) for exact boundaries and determinations or contact NRCS.

Soil Map—Adams County, Indiana



Soil Map may not be valid at this scale.


Map Scale: 1:1,240 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)
-  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
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography

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—Aug 4, 2023

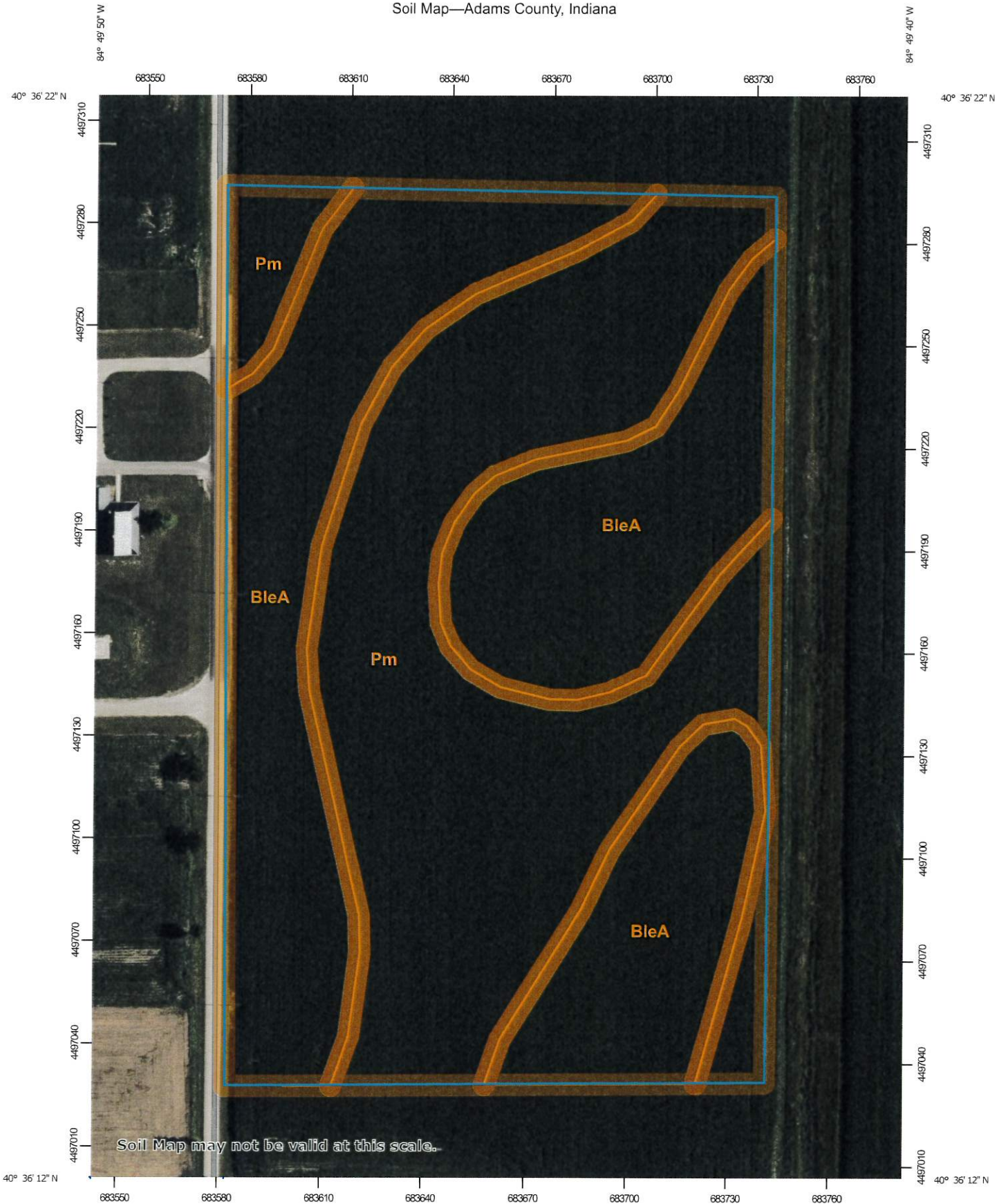
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BleA	Blount silt loam, end moraine, 0 to 2 percent slopes	0.7	10.6%
BleB	Blount silt loam, end moraine, 2 to 4 percent slopes	2.1	30.5%
Pm	Pewamo silty clay, 0 to 2 percent slopes	4.1	58.9%
Totals for Area of Interest		6.9	100.0%



Soil Map—Adams County, Indiana




Map Scale: 1:1,540 if printed on A portrait (8.5" x 11") sheet.



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- Transportation**
 -  Ralls
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

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BleA	Blount silt loam, end moraine, 0 to 2 percent slopes	5.4	52.0%
Pm	Pewamo silty clay, 0 to 2 percent slopes	5.0	48.0%
Totals for Area of Interest		10.4	100.0%