

KRUECKEBERG AUCTION & REALTY

Gaerke Auction

September 9th 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 \$1500.00 every 30 days for this 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: \$2,821.12 w/ exemptions Tract 2: \$306.18 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.

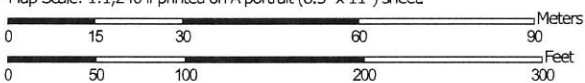
10. **Disclaimer:** All information contained in the auction flyer is subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold as-is, where is with no warranties expressed or implied by Krueckeberg Auction Company nor the Seller. Each potential bidder is responsible 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.

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey





























5/21/2026
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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%



MAP LEGEND

 Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
 Soil Map Unit Lines	 Very Stony Spot	 Wet Spot
 Soil Map Unit Points	 Other	 Special Line Features
Special Point Features	 Special Line Features	Water Features
 Blowout	 Special Line Features	 Streams and Canals
 Borrow Pit	Transportation	 Rails
 Clay Spot	 Interstate Highways	 US Routes
 Closed Depression	 Major Roads	 Local Roads
 Gravel Pit	 Aerial Photography	
 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		

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: www.nrcs.usda.gov/wss
 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

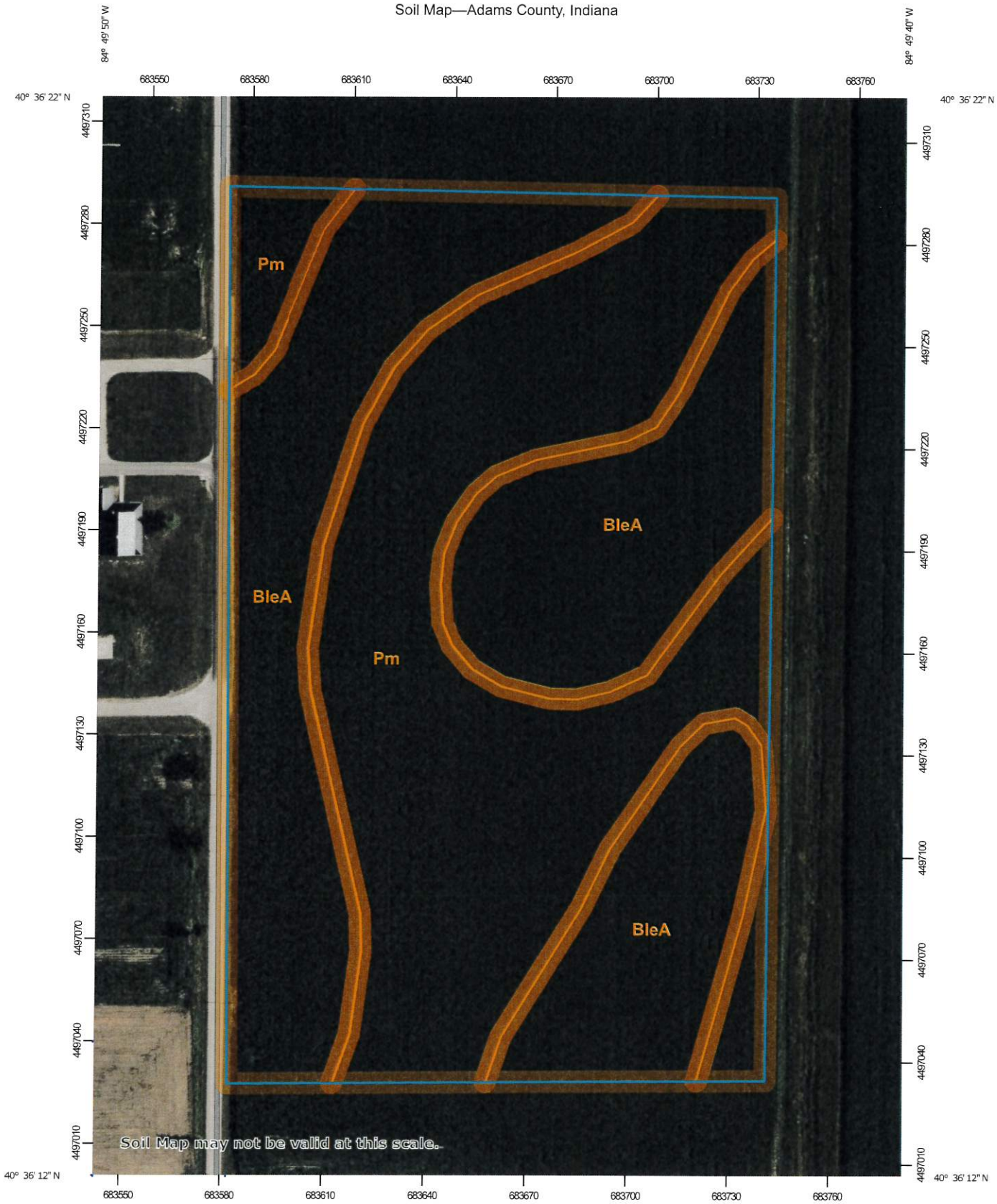
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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.

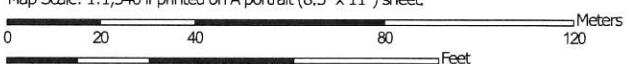


Soil Map—Adams County, Indiana



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

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	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%