

Online Only

LAND Auction

**BIDDING NOW OPEN AND STARTS CLOSING
WEDNESDAY, FEBRUARY 21ST @ 6PM EST**

Ossian, IN

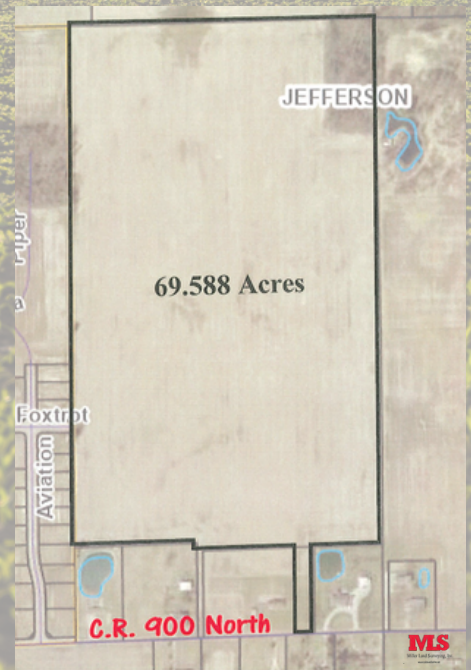
Jefferson Township, Wells County

69.58 ± Acres

**Auction Held:
ONLINE ONLY
VISIT KJAUCTION.COM TO BID**

3877 E 900 N Ossian, IN 46777

(Located Just east of Aviation Dr On 900 N, north side of road)



- RESIDENTIAL DEVELOPMENT POTENTIAL!
- ZONED: AGRICULTURAL
- JEFFERSON TOWNSHIP, SECTION 15,
- WELLS COUNTY, INDIANA
- NORTHERN WELLS SCHOOL CORPORATION



SOIL MAP BREAKDOWN

- BKB2**
 - BLOUNT-DEL REY SILT LOAMS, 1 TO 4 PERCENT SLOPES, ERODED
- DEA**
 - DEL REY-BLOUNT SILT LOAMS, 0 TO 1 PERCENT SLOPES
- GLSB2**
 - GLYNWOOD SILT LOAM, GROUND MORAINE, 2 TO 6 PERCENT SLOPES, ERODED
- MH**
 - MILFORD SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
- PM**
 - PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

Krueckeberg
AUCTION & REALTY

VISIT KJAUCTION.COM TO BID NOW!

DEAN STOPPENHAGEN - OWNER

Auction Terms & Conditions Real Estate: \$25,000 nonrefundable down payment due at close of auction. Possession of Real Estate at closing. Closing to be within 45 Days of auction. Taxes Prorated to date of closing. A staked survey will be provided, cost of the survey 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. Sellers have 24 hours upon closing of Auction to Accept, Reject or Counter any and all offers. \$1,000.00 online administration fee will be charged to the buyer. Not Responsible for accidents. Auctioneers License: Sam Haiflich: AU19800029 AC31500055

kjauction.com

260.724.7402

@kjauction

Jefferson Township, Section 15, Wells County, Indiana



MLS

Miller Land Surveying, Inc.

Fort Wayne Office
10060 Bent Creek Blvd
Fort Wayne, IN 46825
Phone: (260) 489-8571

www.mlswbsite.us

Brett R. Miller, P.S. No.L520300059

Monroe Office

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

C.R. 900 North
Ossian, IN 46777



USDA Farm 1755 Tract 2327

2023 Certification map prepared on: 4/3/2023

Administered by: Wells County, Indiana

OP: GIROD FARMS GRAIN LLC

OW: STOPPENHAGEN, DEAN

72.61 Tract acres

67.98 Cropland acres

0 CRP acres

□ CRP

TRS: 28N12E15

□ CLU

Wells

Wetland Determination Identifiers

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Comp Provisions

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2023-04-03 08:35:59

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

CLU Acres HEL LC Contract Prac

1 67.98 N 2

Crop:

Date:

Shares:

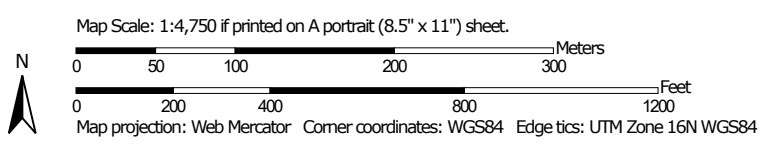
Farm 1755 Tract 2327

E 900 N

0 200 400 600 800 Feet


1

Soil Map—Wells 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

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: Wells County, Indiana
 Survey Area Data: Version 27, Sep 1, 2023

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

Date(s) aerial images were photographed: Jun 18, 2022—Jun 21, 2022

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
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	11.5	16.5%
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	26.9	38.7%
GlsB2	Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded	1.7	2.5%
Mh	Milford silty clay loam, 0 to 2 percent slopes	5.3	7.6%
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	24.2	34.8%
Totals for Area of Interest		69.6	100.0%