

LAND AUCTION

TUESDAY, MAY 21ST || 6:00 PM



Bluffton, IN

90±
Acres

AUCTION TO BE HELD AT:
WELLS COUNTY 4-H PARK
1240 4-H PARK RD, BLUFFTON, IN 46714

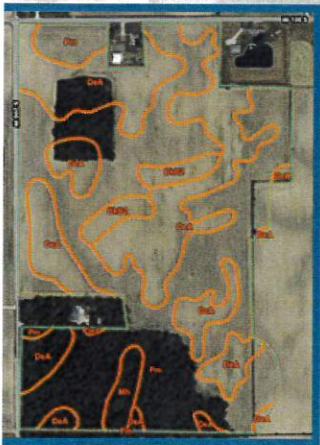
100 S & 200 W Bluffton, IN 46714

Tract 1: 54 ± Acres Tillable Frontage On Both CR 100 S & CR 200 W Zoned Agricultural, Liberty Township

Tract 2: 12 ± Acres, 8± Acres Tillable, 4± Acre Woods, Frontage on 100S & 200 W Zoned Agricultural, Liberty Township, Wells County, IN

Tract 3: 24 ± Acres Mostly Woods, 6± Tillable, Frontage on CR 200 W, Zoned Agricultural, Liberty Township

TO BE SOLD AS INDIVIDUAL TRACTS OR ANY COMBINATION



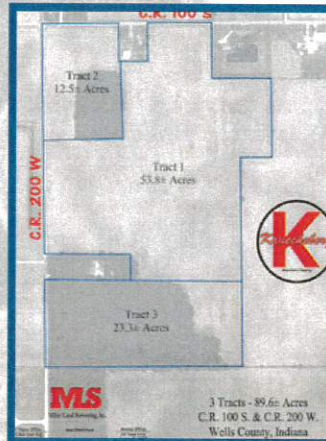
SOIL MAP BREAKDOWN

Bk2: Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded

DeA: Del Rey-Blount silt loams, 0 to 1 percent slopes

Mh: Milford silty clay loam, 0 to 2 percent slopes

Pm: Pewamo silty clay loam, 0 to 1 percent slopes



Patricia Mossburg & Joyce Shady, Owner

Auction Terms & Conditions Real Estate: Tract 1 \$10,000 Nonrefundable down payment due at close of auction, Tract 2 \$50,000 Nonrefundable down payment due at close of auction, Tract 3 \$15,000 Nonrefundable down payment due at close of auction. Possession Of tillable ground upon harvest of 2024 crops, Possession of woods to be given day of closing. Closing to be within 45 Days of auction. Buyer to receive 2024 cash rent, 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. Not Responsible for accidents. Auctioneers License: Trevor Gray (AU11500020 AC31500055)



5-21 Mossburg

Tract 1 53.822 +/- Acres Tillable	Tract 2 12.490 +/- Acres Tillable	Tract 3 23.269 +/- Acres Mostly Woods	Combo	Combo	Combo	Combo	Combo

C.R. 100 S

Tract 2
12.5± Acres

Tract 1
53.8± Acres

C.R. 200 W

Tract 3
23.3± Acres



MLS

Miller Land Surveying, Inc.

3 Tracts - 89.6± Acres
C.R. 100 S. & C.R. 200 W.
Wells County, Indiana

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

www.mlswebsite.us

Brett R. Miller, P.S. No.LS20300059
Robert J. Marucci, PS No.LS20400028

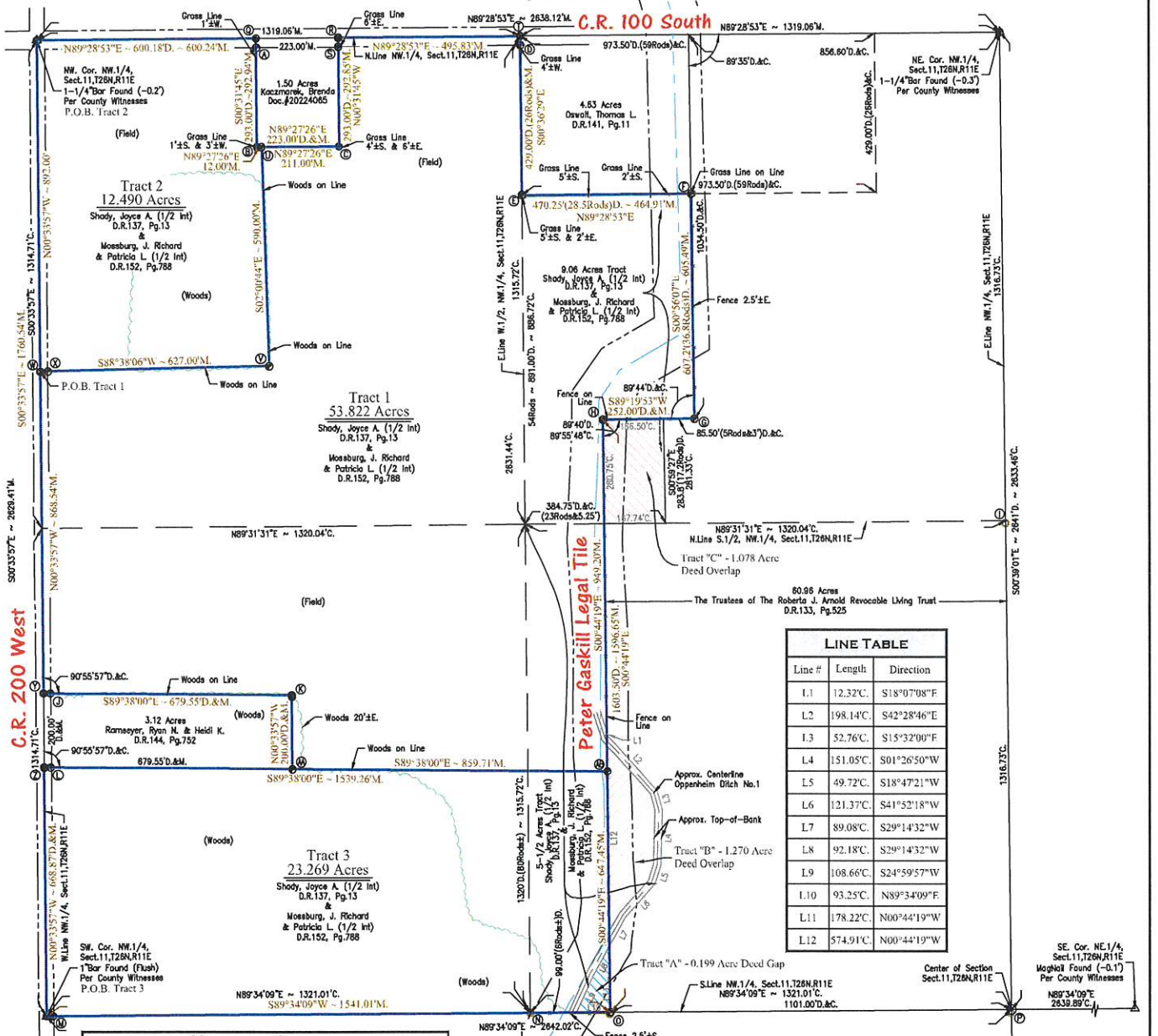
Monroe Office
221 Tower Drive
Monroe, IN 46772
Phone: (260) 692-6166

NEW ORIGINAL LEGAL DESCRIPTIONS

See Attached.

SURVEYOR'S REPORT

See Attached.



Line #	Length	Direction
L.1	12.32'C.	S18°07'08" E
L.2	198.14'C.	S42°28'46" E
L.3	52.76'C.	S15°32'00" E
L.4	151.05'C.	S01°26'50" W
L.5	49.72'C.	S18°47'21" W
L.6	121.37'C.	S41°52'18" W
L.7	89.08'C.	S29°14'32" W
L.8	92.18'C.	S29°14'32" W
L.9	108.66'C.	S24°59'57" W
L.10	93.25'C.	N89°34'09" E
L.11	178.22'C.	N00°44'19" W
L.12	574.91'C.	N00°44'19" W

MONUMENT LEGEND

- A = 5/8" Steel Rebar w/ "Owen" id. Cap Found 25.08'S. of Actual (-0.1')
- B = 5/8" Steel Rebar w/ "Owen" id. Cap Found (Flush)
- C = 5/8" Steel Rebar w/ "Owen" id. Cap Found (+0.4')
- D = 5/8" Steel Rebar w/ Aluminum id. Cap Found 24.85'S. of Actual (+Flush)
- E = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set (Flush) and 8" Round Wood Fence Post Found 0.5'S. & 2.0'E. of Actual
- F = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set (Flush) and 8" Round Wood Fence Post Found 0.5'S. & 2.0'E. of Actual
- G = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set (Flush) and Railroad Rail Fence Post Found 1.5'E. of Actual
- H = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set (Flush) and 8" Round Wood Fence Post Found 0.5'N. & 2.0'E. of Actual
- I = 10" Round Steel Fence Post Found 6.0'N. & 1.5'W. of Actual
- J = 5/8" Steel Rebar Found Bent 18.2'E. of Actual (-0.1' No History)

MONUMENT LEGEND

- K = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set (Flush) and 5/8" Steel Rebar Found Bent 0.49'E. & 4.71'S. of Actual (-0.1' No History)
- L = 5/8" Steel Rebar Found Bent 18.2'E. of Actual (+0.5' No History)
- M = 5/8" Steel Rebar w/ "Hecha" id. Cap Found 0.40'N. & 18.39'E. of Actual (-0.1')
- N = U-Bar Fence Post Found 0.5'E. of Actual
- O = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set (Flush) and 8" Round Wood Fence Post Found 5.0'S. & 2.0'W. of Actual
- P = 6" x 6" Wood Post Found 9.0'S. & 2.0'E. of Actual
- Q = Duranail w/ "Miller Surveying Firm #0095" id. Ring Set (Flush)
- R = Duranail w/ "Miller Surveying Firm #0095" id. Ring Set (Flush)
- S = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set 25.00'S. of Actual (Flush)
- T = Duranail w/ "Miller Surveying Firm #0095" id. Ring Set (Flush)
- U = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set (Flush)
- V = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set (Flush)
- W = Duranail w/ "Miller Surveying Firm #0095" id. Ring Set (Flush)
- X = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set 20.00'E. of Actual (Flush)
- Y = Duranail w/ "Miller Surveying Firm #0095" id. Ring Set (Flush)
- Z = Duranail w/ "Miller Surveying Firm #0095" id. Ring Set (Flush)
- AA = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set (Flush)
- AB = 5/8" x 24" Steel Rebar w/ "Miller Land Surveying Firm #0095" id. Cap Set (Flush)

Legend

- POB - Point of Beginning
- M - Measured
- R - Record
- C - Calculated
- D - Deed
- Right of Way (R/W)
- - - - - Banding Subclass Line
- - - - - Center Line



IN WITNESS WHEREOF, I hereunto place my hand and seal this 10th day of May, 2024.

Revised:

I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12.1 thru 30.

Project	Shady & Mossburg - 3 Tracts - 89.581 Acres C.R. 100 S., Bluffton, IN 46714 Liberty Twp., Sect.11,T26N,R11E, Wells Co., IN	Description	IAC Title 865 Boundary Survey Original Survey	REVISIONS	
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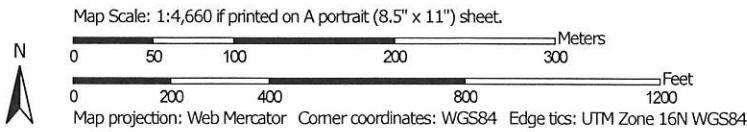
Drawn By: JRM	Field Ckw: KLB	Fieldwork Completed: 05/08/2024	Corporate Office	Miller Land Surveying, Inc.	Fort Wayne Office
Date: 05/10/2024		Drawing Name: 2404731.dwg	221 Tower Drive Monroe, IN 46772 Phone: (260) 692-6166	Brett R. Miller, P.S. No. LS20300059 Robert J. Manucci, P.S. No. I.S20400028	10060 Bent Creek Blvd. Fort Wayne, IN 46825 Phone: (260) 489-8571
Survey Number: 24047371	Loc: Mossburg			www.mlswebsite.us	
Approved By: BRM				MLS	Page 1 of 6

Precision and Professionalism is where we draw the line.

Soil Map—Wells County, Indiana



Soil Map may not be valid at this scale.




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	3.1	3.4%
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	34.1	37.9%
Mh	Milford silty clay loam, 0 to 2 percent slopes	1.9	2.1%
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	50.8	56.5%
Totals for Area of Interest		89.9	100.0%

MAP LEGEND

MAP INFOR

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

The soil surveys that comprise your 1:15,800.

Warning: Soil Map may not be valid
 Enlargement of maps beyond the scale may lead to a misunderstanding of the detail of map line placement. The maps do not show contrasting soils that could have been seen at a smaller scale.

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

Source of Map: Natural Resources
 Web Soil Survey URL:
 Coordinate System: Web Mercator

Maps from the Web Soil Survey are projected, which preserves directional distance and area. A projection that uses Albers equal-area conic projection, for accurate calculations of distance or area.

This product is generated from the latest version of the version date(s) listed below.

Soil Survey Area: Wells County, Indiana
 Survey Area Data: Version 27, September 2022

Soil map units are labeled (as space permits) at a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: 2021, 2022

The orthophoto or other base map on which this map is compiled and digitized probably differs from the imagery displayed on these maps. As a result, shifting of map unit boundaries may occur.

USDA Farm 8946 Tract 9713

2024 Certification map prepared on: 4/3/2024

CRP **TRS: 26N11E11**
 CLU **Wells**



Administered by: Wells County, Indiana

OP: MISSOURI ENTERPRISES INC

OW: MISSOURI ENTERPRISES INC

88.28 Tract acres
 66.09 Cropland acres
 0 CRP acres

Wetland Determination Identifiers:
 ● Restricted Use
 ▼ Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-04-02 10:39:48

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

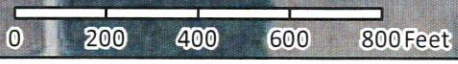
CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	66.09	N	2					Y
Crop:								
Date:								
Shares:								

W100 S

1

S200 W

Farm 8946 Tract 9713



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP 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 of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MOSSBURG ENTERPRISE INC
CRP Contract Number(s) : None
Recon ID : 18-179-2022-235
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
88.28	66.09	66.09	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	66.09	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.90	0.00	50	
Corn	34.90	0.00	155	
Soybeans	26.10	0.00	54	
TOTAL	64.90	0.00		

NOTES

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Tract Number : 9713

Description :
FSA Physical Location : INDIANA/WELLS
ANSI Physical Location : INDIANA/WELLS
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : PATRICIA L MOSSBURG, JOYCE A SHADY
Other Producers : None
Recon ID : 18-179-2022-234

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
88.28	66.09	66.09	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 9713 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	66.09	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	3.90	0.00	50
Corn	34.90	0.00	155
Soybeans	26.10	0.00	54
TOTAL	64.90	0.00	

NOTES

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