

# COMMERCIAL REAL ESTATE & LAND AUCTION

Tuesday, April 9th || 6:00 PM EST

Auction To Be Held @ Wells County Chamber Commerce: 211 Water Street Bluffton, IN

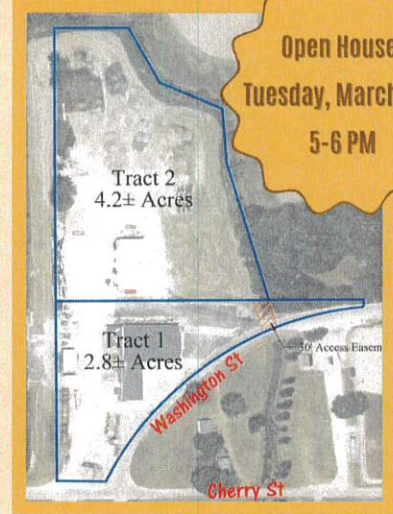


☎ 260.724.7402 ✉ info@kjauction.com 🌐 kjauction.com

## 1600 W Washington Street Bluffton, TN 46714

**Tract 1:** 13,128 SQ. Feet Heated Building, Floor Drains, 3 Phase Power, Office Space, 14' & 12' Overhead Doors, 2.80± Acres, Zoned Commercial, Harrison Township

**Tract 2:** 5,000 SQ. Feet Building, 4 14'x18' Overhead Doors, 4.2 ± Acres, Zoned Commercial, Harrison Township Access Via 30' easement off Tract 1



**Open House:**  
Tuesday, March 26th  
5-6 PM

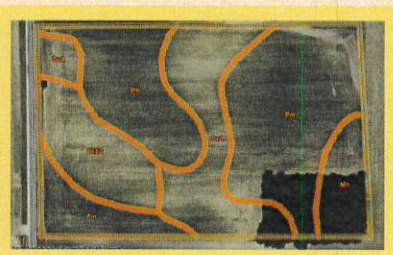
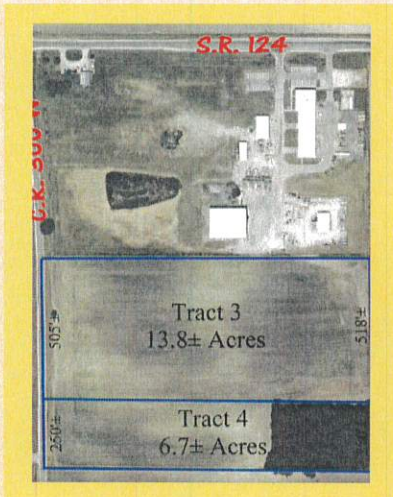


## 300 W ( 1/2 Mile south of State Road 124)

### Potential Building Sites!

**Tract 3:** 13.8± Acres Tillable Zoned: Agricultural, Liberty Township

**Tract 4:** 6.7± Acres Total with 1.5± Acre Woods Zoned: Agricultural, Liberty Township



**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  
**Mh:** Milford silty clay loam, 0 to 2 percent slopes  
**Pm:** Pewamo silty clay loam, 0 to 1 percent slopes

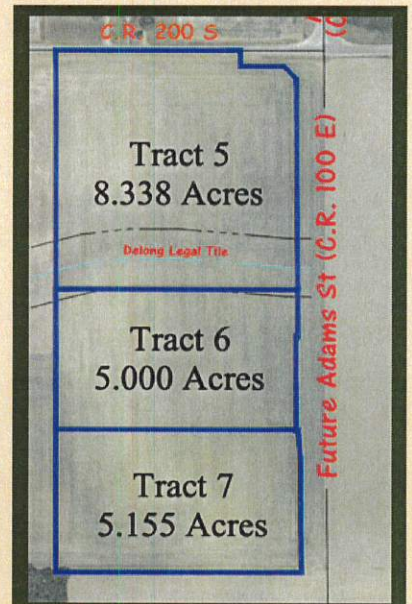
## 200 S (Between Adams CR 100 E & Meridian)

**Tract 5:** 8.34± Acres Tillable Development potential with city utilities access, Frontage On CR 200 S & Future Adams Street Zoned Agricultural, Harrison Township

**Tract 6:** 5.00± Acres Tillable Frontage on Future Adams Street Zoned Agricultural, Harrison Township

**Tract 7:** 5.15± Acres Tillable Frontage on Future Adams Street Zoned Agricultural, Harrison Township

**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  
**Mh:** Milford silty clay loam, 0 to 2 percent slopes  
**Pm:** Pewamo silty clay loam, 0 to 1 percent slopes



*Offered as Individual Tracts or Any Combination*

Michael & Shelley Mossburg - Owners

**Auction Terms & Conditions Real Estate:** \$50,000 nonrefundable down payment due at close of auction. Possession of 200S & 300W land Upon harvest of 2024 crops, Possession of Washington street to be at closing, Closing to be within 45 Days of auction. Buyer to receive 2nd half of 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)





## KRUECKEBERG AUCTION & REALTY

### Mossburg Land Auction

4-9-2024

### 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. The seller will be using Metropolitan Title and they will issue the Title Insurance Policy. All recording fees, TIEF, and the cost for the Cloing Protection Letter to be split 50/50 between the buyer & seler.
- 3. Down Payment:** A Non-Refundable Down Payment is due at the close of the Auction today, Tract 1: \$10,000 Tract 2: \$10,000 Tract 3: \$7,500 Tract 4: \$5,000 Tract 5: \$7,500 Tract 6: \$5,000 Tract 7: \$5,000 with Balance Due within 45 days.
- 4. Survey:** A Boundary Survey has been complete on this property by Miller Land Survey And Clost will be split 50/50 between the buyer & Seller.
- 5. Closing:** Closing shall be within 45 days from day of auction.
- 6. Possession:** Possession on tracts 1 & 2 will be given day of closing, Possession on tracts 3-7 will be given upon fall 2024 crop harvest. Buyer to assume the second half of 2024 cash rent for tillable ground.
- 7. Taxes:** The Annual estimated Real Estate Taxes on the property 2023 payable 2024 are Tract 1: \$3,277.44, Tract 2: \$836.56, & Tract 3: \$526.03, Tract 4: \$124.24, Tract 5: \$256.40, Tract 6: \$161.77, Tract 7: \$166.17 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. 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.



4/9 Mossburg

Tract 1 2.8 +/- Acres Buildings	Tract 2 4.2 +/- Acres Building	Tract 3 14.49 +/- Acres Tillable	Tract 4 6.06 +/- Acres Tillable/Woods	Tract 5 8.33 +/- Acres Tillable	Tract 6 5.00 +/- Acres Tillable	Tract 7 5.15 +/- Acres Tillable	Combo







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

# Miller Land Surveying, Inc.

## CERTIFICATE OF SURVEY - ORIGINAL SURVEY

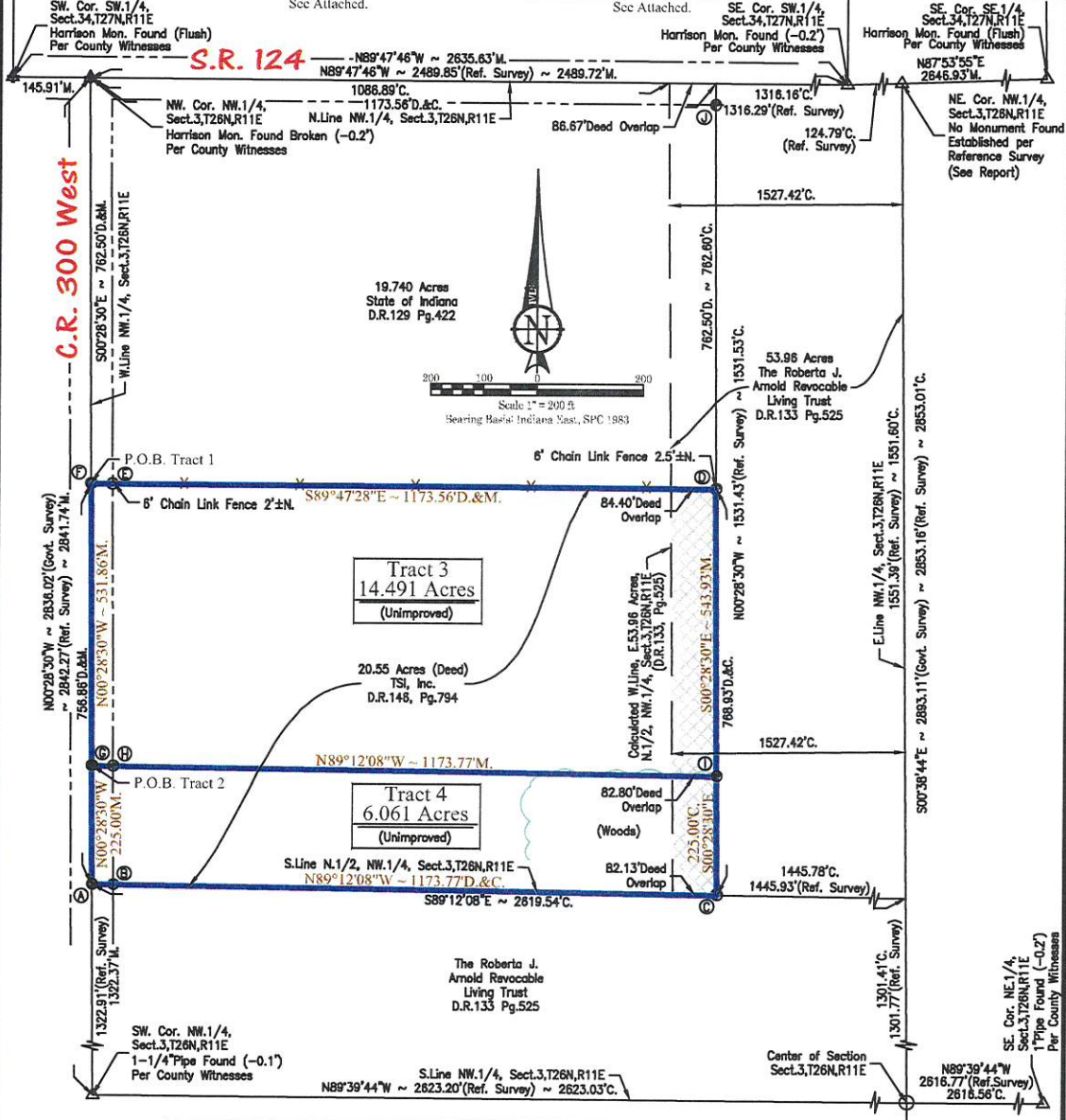
Fort Wayne Office  
10060 Bent Creek Blvd.  
Fort Wayne, IN 46825  
Phone: (260) 489-8571

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

www.mlsweb site.us      Precision and Professionalism is where we draw the line.



**NEW ORIGINAL LEGAL DESCRIPTIONS**      **SURVEYOR'S REPORT**      Page 1 of 5



MONUMENT LEGEND	
A - Dura Nail w/ Miller Surveying Firm #0095" id. Ring Set (Flush)	SE. Cor. NE.1/4, Sect.3,T26N,R11E 1" Pipe Found (-0.2) Per County Witnesses
B - 5/8" Steel Rebar Found 0.36"N. & 39.94"E. of Actual (-0.1"/No History)	
C - 5/8" Steel Rebar Found Bent 0.77"N. & 0.24"W. of Actual (Flush/No History)	
D - 5/8" Steel Rebar w/ "IN DOT" id. Cap Found (Flush/No History)	
E - 5/8" Steel Rebar Found 40.04"E. of Actual (-0.2"/No History)	
F - Mag Nail Found (Flush/No History)	
G - Dura Nail w/ Miller Surveying Firm #0095" id. Ring Set (Flush)	
H - 5/8"x24" Steel Rebar w/ Miller Land Surveying Firm #0095" id. Cap Set 40.00"E. of Actual (Flush)	
I - 5/8"x24" Steel Rebar w/ Miller Land Surveying Firm #0095" id. Cap Set (Flush)	
J - 5/8" Steel Rebar Found Bent 40.00"S. of Actual (Flush/No History)	

Survey No. 24027288  
County: Wells      Township: Liberty      Sect./Twp/Rng: Sect.3,T26N,R11E  
For: TSI, Inc.      Drawn by: JRM/JJB      Field Crew: JJK  
Fieldwork Completed: 03/04/2024  
IN WITNESS WHEREOF, I hereunto place my hand and seal this 12th day of March, 2024.

*B. R. Miller*  
Brett R. Miller, P.S. NO. 20300059

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.



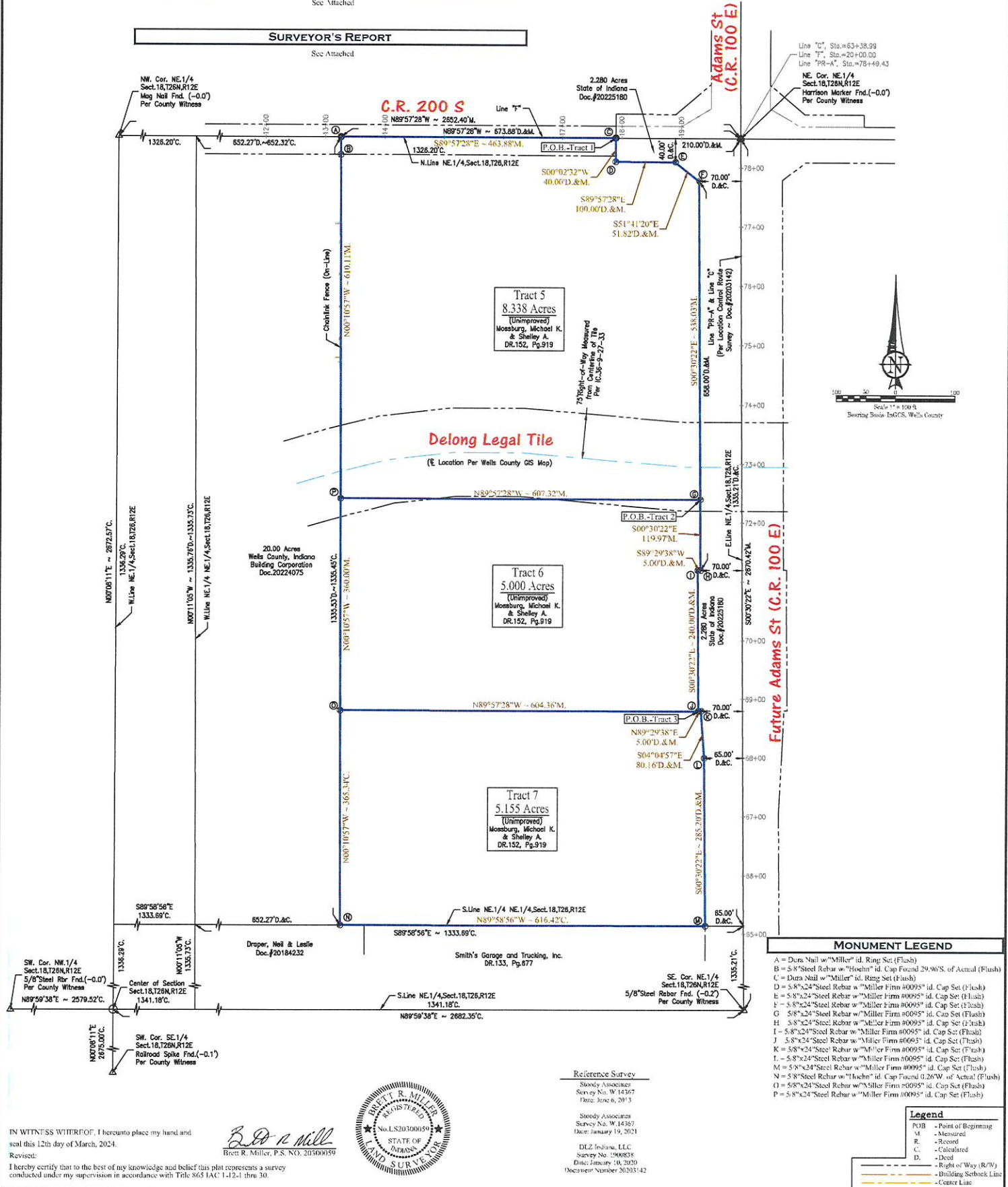
Legend	
POB	- Point of Beginning
M.	- Measured
R.	- Record
C.	- Calculated
D.	- Deed
---	- Right of Way (R.W.)
---	- Building Setback Line
---	- Center Line

NEW ORIGINAL LEGAL DESCRIPTION

See Attached

SURVEYOR'S REPORT

See Attached



**MONUMENT LEGEND**

- A = Dura Nail w/ "Miller" id. Ring Set (Flush)
- B = 5/8" Steel Rebar w/ "Miller" id. Cap Found 29.96'S. of Actual (Flush)
- C = Dura Nail w/ "Miller" id. Ring Set (Flush)
- D = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)
- E = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)
- F = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)
- G = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)
- H = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)
- I = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)
- J = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)
- K = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)
- L = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)
- M = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)
- N = 5/8" Steel Rebar w/ "Hoehn" id. Cap Found 0.26'W. of Actual (Flush)
- O = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)
- P = 5/8"x24" Steel Rebar w/ "Miller Firm #0095" id. Cap Set (Flush)

**Legend**

- PUB - Point of Beginning
- M - Measured
- R - Record
- C - Calculated
- D - Deed
- - - - - Right of Way (R/W)
- - - - - Building Setback Line
- - - - - Center Line

IN WITNESS WHEREOF, I hereto place my hand and seal this 12th day of March, 2024.

*Brett R. Miller*  
Brett R. Miller, P.S. NO. 20300059



Reference Survey  
Steady Associates  
Survey No. W 14367  
Date: June 6, 2013

Steady Associates  
Survey No. W 14367  
Date: January 19, 2021

DLZ Indiana, LLC  
Survey No. 1900838  
Date: January 18, 2020  
Occurrence Number: 30203142

Project: Harrison Twp. Sect. 18, T26N, R12E Wells County, Indiana 3 Tracts - 8.338 Acres/5.000 Acres/5.155 Acres		Description: IAC Title 865 'Original' Boundary Survey	REVISIONS:
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Drawn By: BPJ Date: March 12, 2024 Survey Number: 21015866 Approved By: BRM	Fieldwork Completed: 3/7/2024 Drawing Name: 21015866.dwg Firm: Mossburg	Corporate Office 221 Tower Drive Monticello, IN 46772 Phone: (260) 692-6166	Miller Land Surveying, Inc. Brett R. Miller, PS No. LS20300059 Robert J. Maracek, PS No. LS20400028 www.mlswebsite.us Precision and Professionalism is where we draw the line.	Fort Wayne Office 10060 Bent Creek Blvd. Fort Wayne, IN 46825 Phone: (260) 489-8571	Page 1 of 6
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
































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.

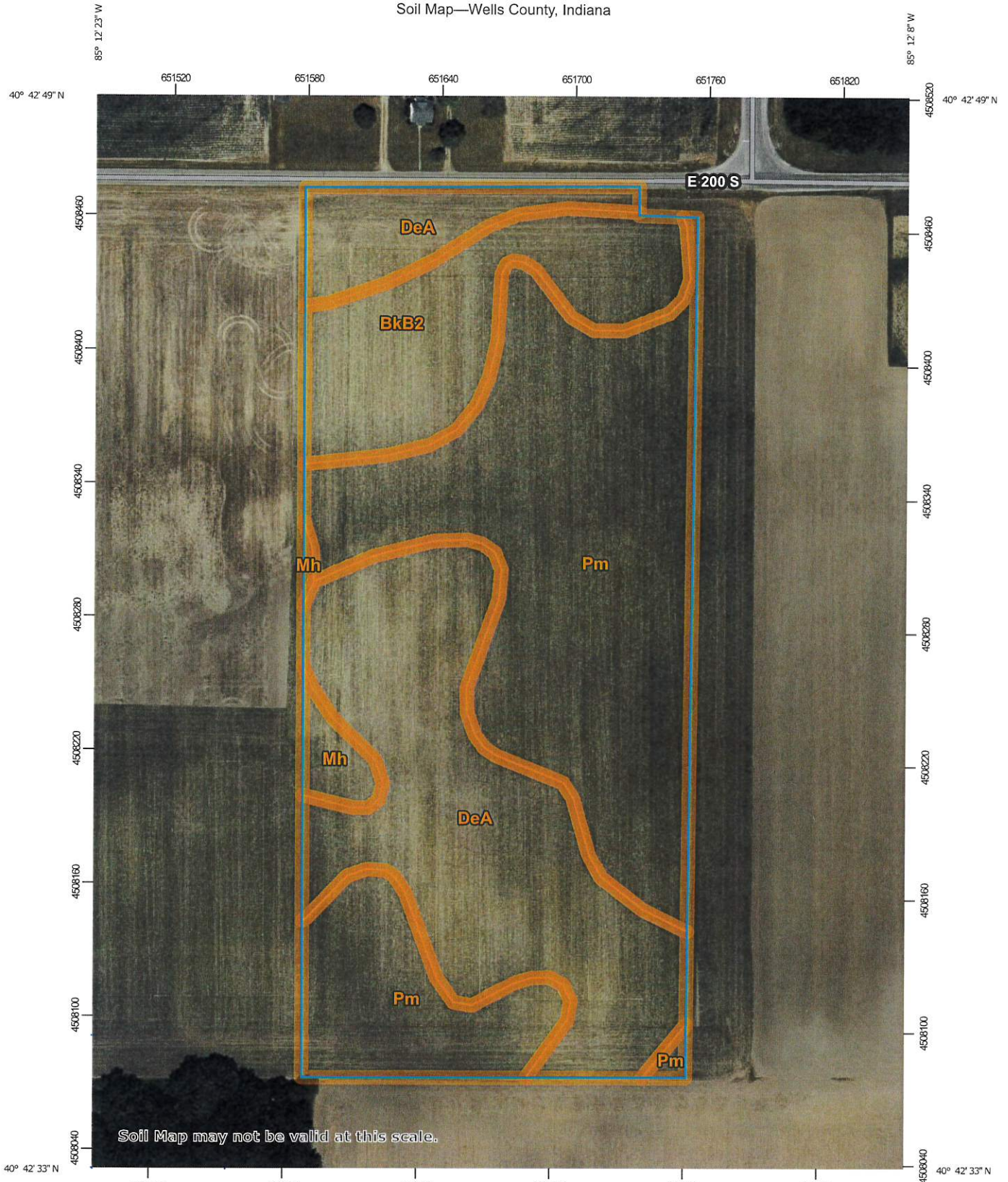


## Map Unit Legend

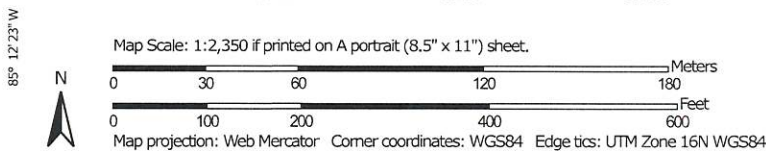
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	2.7	13.5%
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	4.6	22.7%
Mh	Milford silty clay loam, 0 to 2 percent slopes	1.5	7.6%
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	11.4	56.2%
<b>Totals for Area of Interest</b>		<b>20.2</b>	<b>100.0%</b>



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	2.5	14.5%
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	6.1	35.2%
Mh	Milford silty clay loam, 0 to 2 percent slopes	0.3	2.0%
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	8.3	48.3%
<b>Totals for Area of Interest</b>		<b>17.2</b>	<b>100.0%</b>

Soil Map—Wells County, Indiana





## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeA	Del Rey-Blount silt loams, 0 to 1 percent slopes	12.7	29.8%
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	29.9	70.2%
<b>Totals for Area of Interest</b>		<b>42.6</b>	<b>100.0%</b>

INDIANA  
WELLS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 9721  
Prepared : 2/27/24 12:01 PM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements

**Abbreviated 156 Farm Record**

Operator Name : [REDACTED]  
CRP Contract Number(s) : [REDACTED]  
Recon ID : 18-179-2023-26  
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
19.60	19.60	19.60	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	19.60	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

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

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	9.80	0.00	175	
Soybeans	9.80	0.00	36	
<b>TOTAL</b>	<b>19.60</b>	<b>0.00</b>		

**NOTES**

[Empty box for notes]

**Tract Number** : 10532  
**Description** :  
**FSA Physical Location** : INDIANA/WELLS  
**ANSI Physical Location** : INDIANA/WELLS  
**BIA Unit Range Number** :  
**HEL Status** : HEL determinations not completed for all fields on the tract  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : SHELLEY A MOSSBURG, MICHAEL K MOSSBURG  
**Other Producers** : None  
**Recon ID** : 18-179-2023-25

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
19.60	19.60	19.60	0.00	0.00	0.00	0.00	0.0



**USDA Farm 9721 Tract 10532**

2024 Certification map prepared on: 1/8/2024

CRP

TRS: 26N12E18



CLU

Wells

Well located by Wells County, Indiana

OP: [REDACTED]  
OW: MOSSBURG, MICHAEL K

19.6 Tract acres  
19.6 Cropland acres  
0 CRP acres

**Wetland Determination Identifiers:**

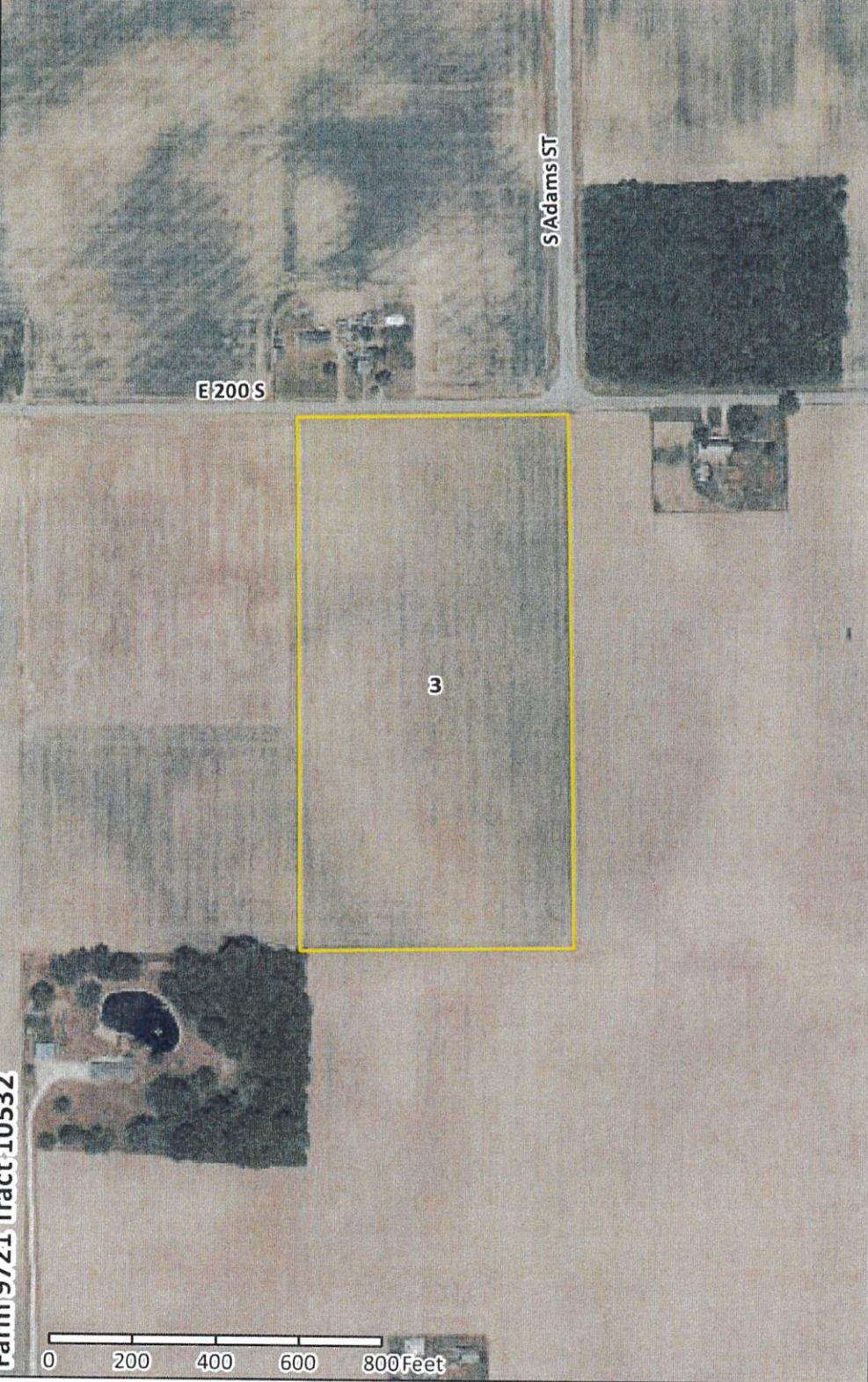
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2022 Imagery; IDHS or Dynamap roads; FSA data 2024-01-05 07:55:37

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
3	19.6	U	2					Y

Crop:  
Type:  
Date:  
Shares:





Farm 9721 Tract 10532

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 :   
 CRP Contract Number(s) :   
 Recon ID : None  
 Transferred From : None  
 ARCPLC G/I/F Eligibility : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
20.08	18.25	18.25	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	18.25	0.00		0.00	0.00	0.00	0.00	

**Crop Election Choice**

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

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	8.60	0.00	138	
Soybeans	8.60	0.00	51	
<b>TOTAL</b>	<b>17.20</b>	<b>0.00</b>		

**NOTES**

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**Tract Number** : 927  
**Description** : E7/2B NW1/4 SEC3 T26N-R11E Liberty Twp  
**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** : TSI INC  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
20.08	18.25	18.25	0.00	0.00	0.00	0.00	0.0



**USDA Farm 436 Tract 927**

Wells County, Indiana



Source: Primarily USDA NAIP 2022 Imagery; IDHS or Dynamap roads; FSA data 2024-01-05 07:55:37

2024 Certification map prepared on: 1/5/2024

20.08 Tract acres

18.25 Cropland acres

0 CRP acres

CRP  
 CLU

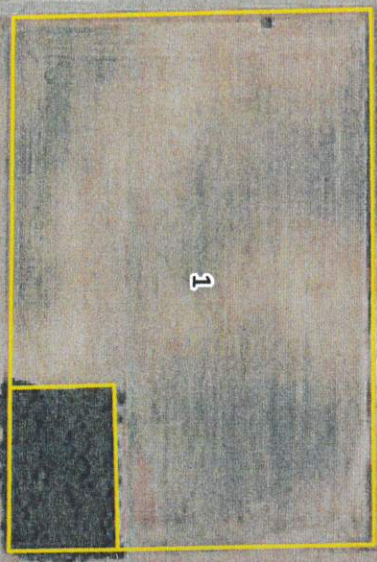
**Wetland Determination Identifiers:**  
 Restricted Use **TRS: 26N11E3**  
 Limited Restrictions **Wells**  
 Exempt from Conservation Compliance Provisions



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

WSR124

S300 W



0 170 340 510 680 Feet

CLU	Acres	HEL	LC	Contract	Prac	Yr	CI
1	18.25	N	2				Y

**Crop:**  
**Type:**  
**Date:**  
**Shares:**

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.