

# REAL ESTATE AUCTION

OCTOBER 15TH | 6PM

3630 W US HWY 224 Decatur, IN

Property is located in Kirkland Township, Section 32



2,137 SQ FT HOME FEATURING 3 BEDROOMS,  
1 BATH, AND SEVERAL OUTBUILDINGS

**SITUATED ON 2.637 ACRES**

Open House: Monday, September 30th | 5-6pm

Donald A. Germann, Richard & Carol Hoffman Trust, Owners

**Krueckeberg**  [kjauction.com](http://kjauction.com)  
**AUCTION & REALTY**  260.724.7402  
 1030 S 13th St Decatur, IN

TERMS AND CONDITIONS: 10% NONREFUNDABLE DOWN PAYMENT DUE AT CLOSE OF AUCTION WITH BALANCE DUE UPON DELIVERY OF DEED AND TITLE POLICY. SELLER WILL PROVIDE SURVEY. TITLE SEARCH, TITLE POLICY COST SPLIT 50/50 BETWEEN BUYER AND SELLER. POSSESSION AT CLOSING. CLOSING TO TAKE PLACE WITHIN 45 DAYS OF THE AUCTION. SELLER TO PAY TAXES DUE AND PAYABLE IN NOVEMBER 2019 WITH BUYER TO ASSUME TAXES IN MAY 2020 AND THEREAFTER. SOLD SUBJECT TO CONFIRMATION OF SELLER. NOT RESPONSIBLE FOR ACCIDENTS. AUCTIONEERS NOTE: ANY STATEMENTS MADE DAY OF SALE TAKES PRECEDENCE OVER ALL PRINTED MATTER. Josh Krueckeberg (AU19800008)