

# Real Estate Auction

**Krueckeberg**  
AUCTION & REALTY

260.724.7402

kjauction.com

1030 S 13th St  
Decatur, IN

Monday, October 14th | 6pm

1598 W 650 N Decatur, IN

Property is located in Root Township Section 32  
Conveniently Located on the West Edge of Decatur in a Prime Area

## Tract 1



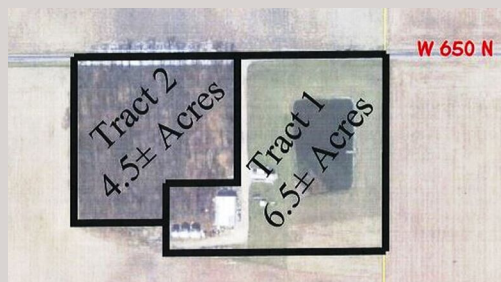
3 Bedroom, 1 Bath Mobile Home, 55' x 81' Pole Barn, 3 Grain Bins, and Pond  
Situated on 6.5 +/- Acres

## Tract 2



4.5 +/- Wooded Acres

## Tract 3



Combination of Tract 1 & 2  
for a total of 11 +/- Acres

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

Paul Germann Jr Trust, Owners

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)