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**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA

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August 17, 2022

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 94<sup>+/-</sup> Acres being offered in 7 Tracts on Saturday, September 17, 2022 at 10:00 am. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, FSA & soil maps, aerial map, and the terms and conditions for the auction.

We will host an open house on Thursday, September 8th from 5:30-6 pm. If you have any questions or would prefer a private tour of the property, please do not hesitate to contact the office at 260.982.0238. You can also email [tiff@metzgerauction.com](mailto:tiff@metzgerauction.com) if that is easier for you.

We look forward to seeing you on Saturday, September 17 at 10:00 am at the farm location – 7695 N. 375 E., Rochester, IN 46975. The Auction will Begin at 10:00 am!

Thanks,



Chad Metzger, CAI, CAGA  
Metzger Property Services, LLC

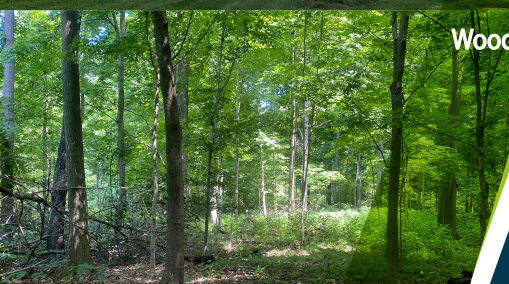
**94<sup>+/-</sup> Acres Being Offered in 7 Tracts!**  
Quality Cropland • Recreational Woods  
• Country Home & Outbuildings • Building Sites •



Country Home  
Peaceful  
Setting



Pole Barn



Woods



Quality  
Cropland

**94**  
**Acres**  
*Offered in 7 Tracts*

Sat.  
**Sept. 17**

Farm Location: **10 AM**  
7695 N. 375 E., Rochester, IN

**AUCTION**



Open House:  
**Sept. 8 5:30-6 pm**  
or by appointment



**Metzger**  
Property Services, LLC AGS1300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes  
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockone  
Gary Spangle • Brian Evans • Dustin Dillon  
Michael Gentry • Tiffany Reimer • Doodle Hart • John Buma

**260-982-0238**



**BidMetzger.com**



# REAL ESTATE AUCTION TERMS

## *94+/- Acres with Country Home, Cropland, & Woods offered in 7 Tracts!*

This property will be offered at Auction on Saturday, September 17, 2022 at 10:00 am at the property. Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000.00 down for Tract 1 & 10% down for the rest of the tracts the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before November 4, 2022. Possession will be at closing for the home & woods & after the 2022 crop harvest for the land. Seller will pay the 2021 due in 2022 taxes with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in 21' due in 22' were approximately \$3,678.86. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Auction: Saturday, September 17, 2022 at 10 am**  
***Bid Live In-Person or Online!***

**7695 N. 375 E., Rochester, IN 46975**  
**Newcastle Township • Fulton County**



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA  
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# TRACT MAP

Tract 7  
1.1 Acres



Tract 6  
8 Acres

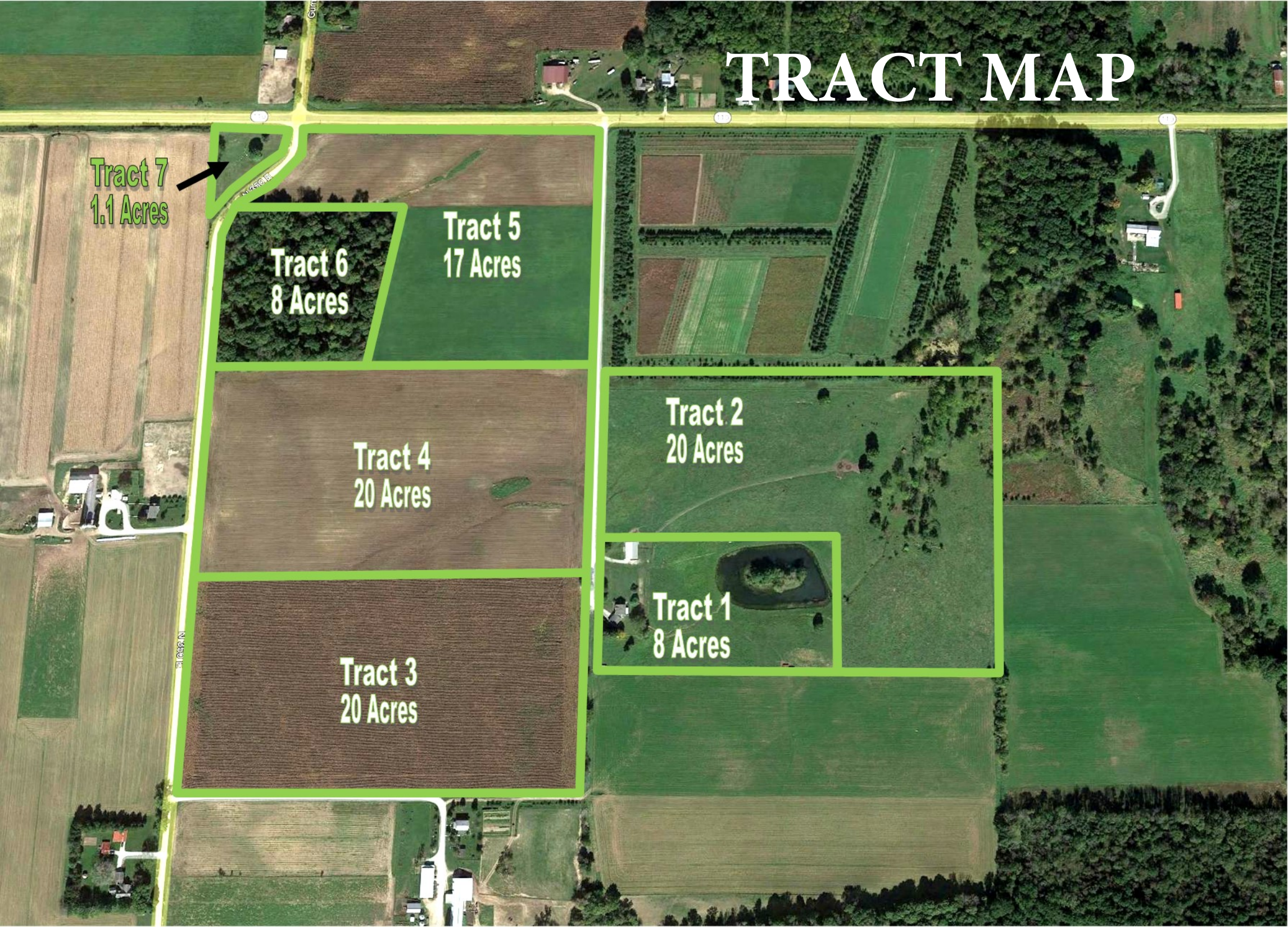
Tract 5  
17 Acres

Tract 4  
20 Acres

Tract 2  
20 Acres

Tract 1  
8 Acres

Tract 3  
20 Acres








# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/17/2022

Page 1 of 1

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM 1</b>	DOM 1	<b>Auction</b>	Yes	
<b>MLS #</b>	202234244	<b>7695 N 375 E</b>	<b>Rochester</b>	<b>IN</b>	46975	<b>LP \$0</b>		
	<b>Area</b>	Fulton County	<b>Parcel ID</b>	25-03-03-200-003.000-006	<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No
	<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrms</b>	2	<b>F Baths</b>	2
	<b>Township</b>	Newcastle	<b>Style</b>	One and Half Story	<b>REO</b>	No	<b>Short Sale</b>	No
	<b>School District TIP</b>		<b>Elem</b>	Mentone	<b>JrH</b>	Tippe Valley	<b>SrH</b>	Tippe Valley
	<b>Legal Description</b>	Approximately 8+/- acres part of: MID DIV E DIV NE 3-31-3 28 A						
	<b>Directions</b>	From SR 110, head south on 375 E. Property is on the east side of the road.						
	<b>Inside City Limits</b>	N	<b>City Zoning</b>		<b>County Zoning</b>	A1	<b>Zoning Description</b>	

**Remarks** 94+/- Acres with Country Home, Cropland, & Woods offered in 7 Tracts going to Auction on Saturday, September 17, 2022 at 10 AM! This is Tract 1 which features 8+/- Acres with Country Home & Outbuildings! There are 2 Bedrooms, 2 Baths, & 2+Car Attached Garage. Large Front Porch for enjoying the country views! 57x40 Pole Barn has Overhead Door & 2nd Sliding Barn Door for easy equipment access - great for your workshop! There is also a Large Pond with Island. Bid Live In-Person or Online! Bid on this tract individually, in combination, or the entirety for 94+/- Acres! Open House: Thursday, September 8th 5:30-6pm

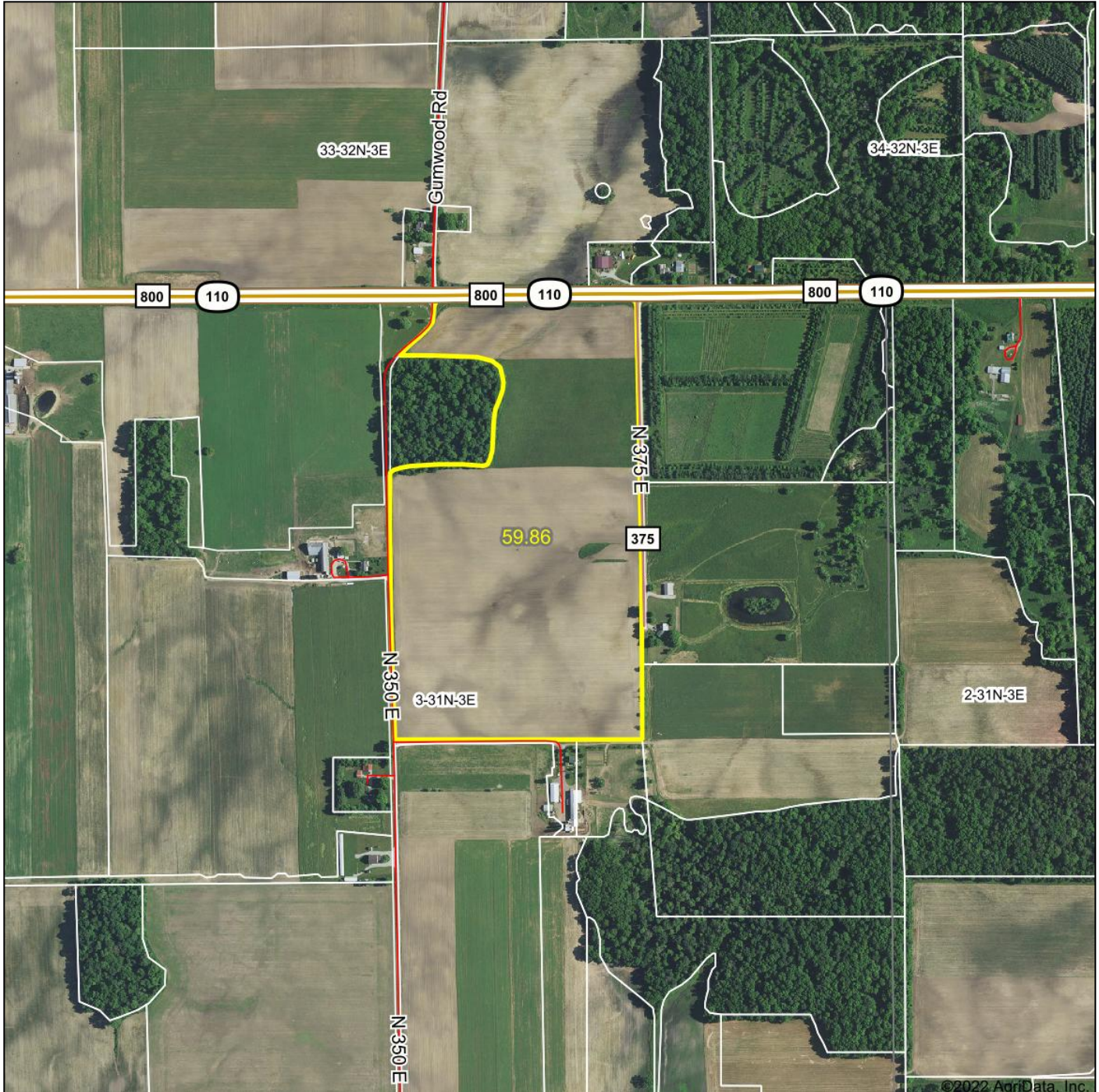
**Agent Remarks** Simulcast Auction: Sat. 9.17.22 10am Open House: Thurs. 9.8.22 5:3-6pm TERMS: \$5,000 down on the home & 10% down on all other tracts the day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they

<b>Sec</b>	Lot	<b>Lot Ac/SF/Dim</b>	8.0000	/	348,480	/	800x425	<b>Lot Desc</b>	6-9.999				
<b>Above Gd Fin SqFt</b>	1,800	<b>Above Gd Unfin SqFt</b>	0		<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	900	<b>Ttl Fin SqFt</b>	1,800	<b>Year Built</b>	1932	
<b>Age</b>	90	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext Vinyl</b>		<b>Bsmt</b>	Full Basement		<b># Rooms</b>	7	
<b>Room Dimensions</b>		<b>Baths</b>	Full	Half	<b>Water</b>	WELL	<b>Basement Material</b>						
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No			
<b>LR</b>	x	<b>B-Upper</b>	1	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No			
<b>DR</b>	x	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No			
<b>FR</b>	x				<b>Cooling</b>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No			
<b>KT</b>	x	<b>Laundry Rm</b>	Main			x	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No			
<b>BK</b>	x	<b>AMENITIES</b>	Porch Covered, Porch Open, Washer Hook-Up						<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No	
<b>DN</b>	x						<b>Alarm Sys-Sec</b>	No	<b>Fence</b>				
<b>MB</b>	14 x 14	U					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No			
<b>2B</b>	14 x 12	U					<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No			
<b>3B</b>	x	<b>Garage</b>	2.0	/	Attached	/	33 x 24	/	792.00	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
<b>4B</b>	x	<b>Outbuilding 1</b>	Pole/Post Building		57 x 40		<b>Pool</b>	No	<b>Off Street Pk</b>				
<b>5B</b>	x	<b>Outbuilding 2</b>				x	<b>Pool Type</b>						
<b>RR</b>	x	<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>SALE INCLUDES</b>	No Appliances Included					
<b>LF</b>	x	<b>Other Fees</b>											
<b>EX</b>	x	<b>Restrictions</b>											

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	9/17/2022	<b>Time</b>	10:00
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	at the property		
<b>Annual Taxes</b>	\$1,206.12	<b>Exemptions</b>	Homestead, Mortgage, Supplemental	<b>Excluded Party</b>	None		
<b>Year Taxes Payable</b>	2022	<b>Assessed Value</b>					
<b>Possession</b>	At closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395		
<b>Co-List Office</b>		<b>Co-List Agent</b>		<b>List Team</b>			
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	8/16/2022	<b>Start Showing Date</b>		<b>Exp Date</b>	12/31/2022	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Agent/Owner Related</b>	No						
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	1.5%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	None	<b>Lockbox Location</b>	n/a	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>	
						<b>Sell Team</b>	

**Presented by:** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238  
 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).  
 © 2022 IRMLS. All Rights Reserved. Page 1 of 1 08/17/2022 09:23 AM

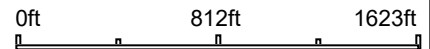
# Aerial Map



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 **Metzger** Auctioneers & Appraisers  
Property Services, LLC

Map Center: 41° 10' 7.1, -86° 10' 30.81



**3-31N-3E**  
**Fulton County**  
**Indiana**

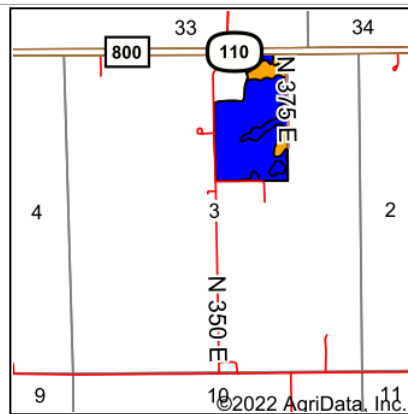
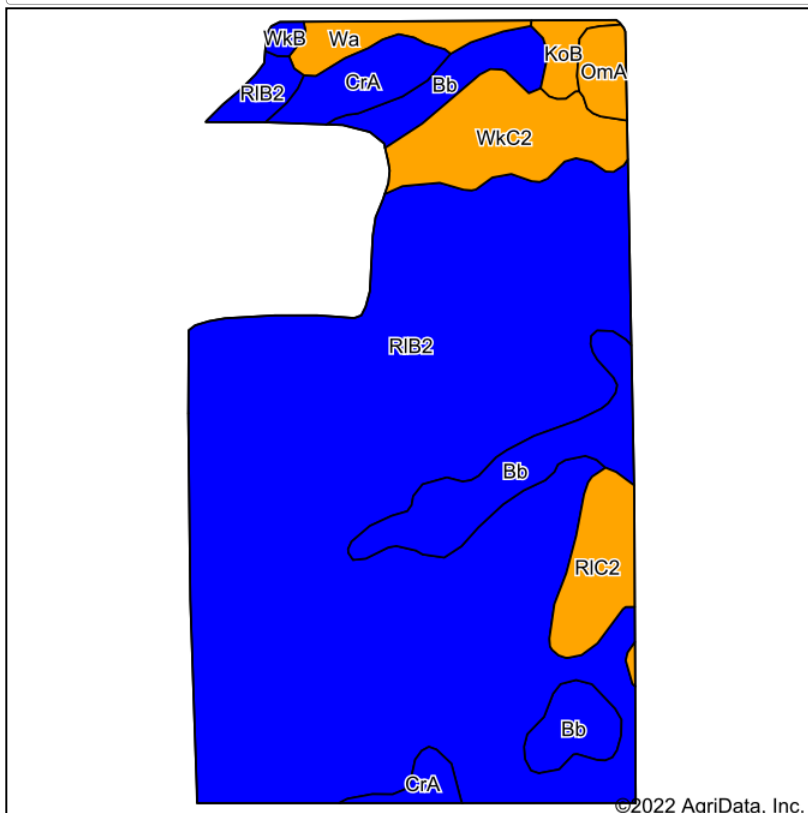
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com



Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



State: **Indiana**  
 County: **Fulton**  
 Location: **3-31N-3E**  
 Township: **Newcastle**  
 Acres: **59.86**  
 Date: **8/5/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IN049, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes	43.16	72.1%		Ile	141	49	59
Bb	Barry loam	5.98	10.0%		IIw	175	49	71
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	3.59	6.0%		IIIe	130	46	56
CrA	Crosier loam, 0 to 2 percent slopes	2.16	3.6%		IIw	154	50	54
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	2.16	3.6%		IIIe	113	40	60
Wa	Walkill silt loam	1.19	2.0%		IIIw	175	49	81
OmA	Ormas loamy sand, 0 to 2 percent slopes	0.81	1.4%		IIIs	90	32	38
KoB	Kosciusko-Ormas complex, 2 to 6 percent slopes	0.60	1.0%		IIIe	91	32	47
WkB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.21	0.4%		Ile	145	51	65
<b>Weighted Average</b>					<b>2.14</b>	<b>142.7</b>	<b>48.1</b>	<b>*n 59.9</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

General Information

Parcel Number 25-03-03-200-003.000-006
Local Parcel Number 00711800600

Tax ID:

Routing Number 03-03-000-002

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2022

Location Information

County Fulton
Township NEWCASTLE TOWNSHIP
District 006 (Local 007) NEWCASTLE TOWNSHIP
School Corp 4445 TIPPECANOE VALLEY
Neighborhood 07000-006 Newcastle Res Acreage Default
Section/Plat
Location Address (1) 7695 N 375 E ROCHESTER, IN 46975

Ownership

Smith Ellen Mae 2011 Revocable Trust
1210 S Aberdeen Dr.
Franklin, IN 46131

Legal

MID DIV E DIV NE 3-31-3 28 A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include dates 08/22/2011, 12/30/2008, 06/21/2005.

Notes

9/9/2021 22RS: PER APPEAL APPLIED A -50% TO 4.57 AC OF LAND DUE TO BEING WET. TAXPAYER AND ASSESSOR AGREE TO CHANGES. APPEAL SETTLED. 9-9-21 JD
1/10/2019 : PER CYCLICAL REVIEW BY JB LAND CHANGED TO TYPE 4. THIS IS ALL PASTURE. PBAW NBHD FROM .65 TO 1.00. NO OTHER CHANGES SEEN. 1-10-19 JD
5/7/2013 : NO CHGS PER REVIEW 11/12 RAD. 5-7-13 JD
3/1/2009 : RTO.TTO, 8-26-2008, CYC/REV., CHANGED GR TO D+ ADDED C/A.

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include various land parcels with their respective attributes.

Zoning

Subdivision

Lot

Market Model 07000-006

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 26, 2022

Review Group 1

Data Source External Only

Collector

Appraiser 12/10/2014 TYLER

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (28.00), Actual Frontage (0), Developer Discount, Parcel Acreage (28.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.25), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (26.75), Farmland Value (\$31,500), Measured Acreage (26.75), Avg Farmland Value/Acre (1178), Value of Farmland (\$31,510), Classified Total (\$0), Farm / Classified Value (\$31,500), Homesite(s) Value (\$17,300), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,300), CAP 2 Value (\$31,500), CAP 3 Value (\$0), Total Value (\$48,800).



**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	N/A
Finished Area	1800 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Canopy, Shed Type	144	\$1,000
Patio, Concrete	144	\$900
Patio, Concrete	96	\$600
Porch, Enclosed Frame	48	\$4,900

**Plumbing**

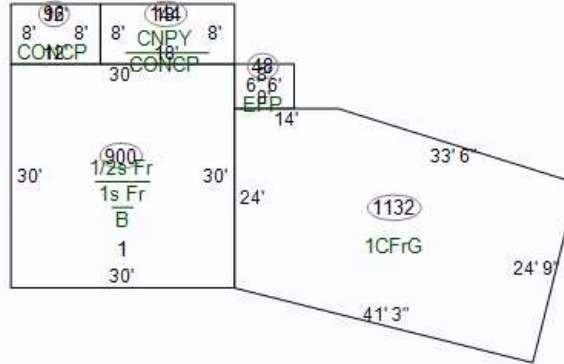
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	2
Living Rooms	
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	900	900	\$74,300	
2				
3				
4				
1/4				
1/2 1Fr	900	900	\$29,700	
3/4				
Attic				
Bsmt	900	0	\$25,000	
Crawl				
Slab				

**Total Base** \$129,000

**Adjustments** 1 Row Type Adj. x 1.00 \$129,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:900 1/2:450	\$3,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$135,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$7,400	\$142,700
Garages (+) 1132 sqft	\$30,900	\$173,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.88	

**Replacement Cost** \$129,853

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family	100%	1 1/2	Wood Frame	D+1	1900	1932	90 A		0.88		2,700 sqft	\$129,853	50%	\$64,930	0%	100%	1.000 1.6000	\$103,900
2: PB-All Walls	0%	1	T3AW	C	1995	1995	27 A	\$16.34	0.88	\$0.00	57' x 40' x 12'	\$32,011	50%	\$16,010	0%	100%	1.000 1.0000	\$16,000

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
  - Click the green "Register" button
  - Choose username
  - Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - Click the empty box to Agree to the Auction Terms and Conditions
  - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

## To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
  - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
  - **We WILL NOT charge your card if you are the winning bidder**
  - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**

*...Generation after Generation*



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