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BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
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Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

- ★ FARMLAND AUCTIONS
- ★ ANTIQUE APPRAISALS
- ★ FARM SALES
- ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS
- ★ REAL ESTATE SALES

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October 24, 2022

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 177^{+/-} Acres being offered in 3 Tracts on Wednesday, November 9, 2022 at 6:30 pm. 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.

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 if that is easier for you.

We look forward to seeing you on Wednesday, November 9, 2022 at 6:30 pm at the Bunker Hill Community Building - 280 W. Broadway St., Bunker Hill, IN 46914. The Auction will Begin at 6:30 pm!

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

177^{+/-} Acres Being Offered in 3 Tracts!
High Quality Cropland

Clay Twp.,
Miami Co., IN



Metzger
Property Services, LLC
AC1300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau
Austin Metzger • Neil Snyder • Justin Nicodemus

260-982-0238



Auctioneer



REALTOR

High Quality Cropland AUCTION

Wed., Nov. 9 6:30 PM

**Well Located
Productive
Cropland**

Property Location:

9802 S. Strawtown Pike,
Bunker Hill, IN 46914

Auction Location:

Bunker Hill Comm. Building
280 W. Broadway St.
Bunker Hill, IN

**177
Acres**
Offered in 3 Tracts

More Information
Available online @

www.MetzgerAuction.com

REAL ESTATE AUCTION TERMS

177+/- Acres of Quality Cropland offered in 3 Tracts!

This property will be offered at Auction on Wednesday, November 9, 2022 at 6:30 pm at the Bunker Hill Community Building. 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 10% down 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 30, 2022. Possession will be at closing. Seller will pay the 2022 due in 2023 taxes with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in 21' due in 22' were approximately \$3,860.60 in total. 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: Wednesday, November 9, 2022 at 6:30 pm

Bid Live In-Person or Online!

**Auction Location: Bunker Hill Community Building - 280 W. Broadway St.,
Bunker Hill, IN 46914**

**Property Location: 9802 S. Strawtown Pike, Bunker Hill, IN 46914
Clay Township • Miami County**

<https://bidmetzger.com/auctions/>



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TRACT MAP

W950S

Klise Ditch

Tract 1
97 Acres

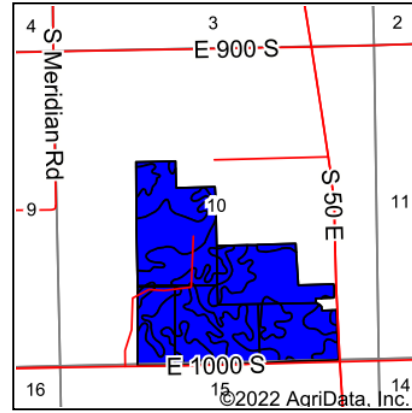
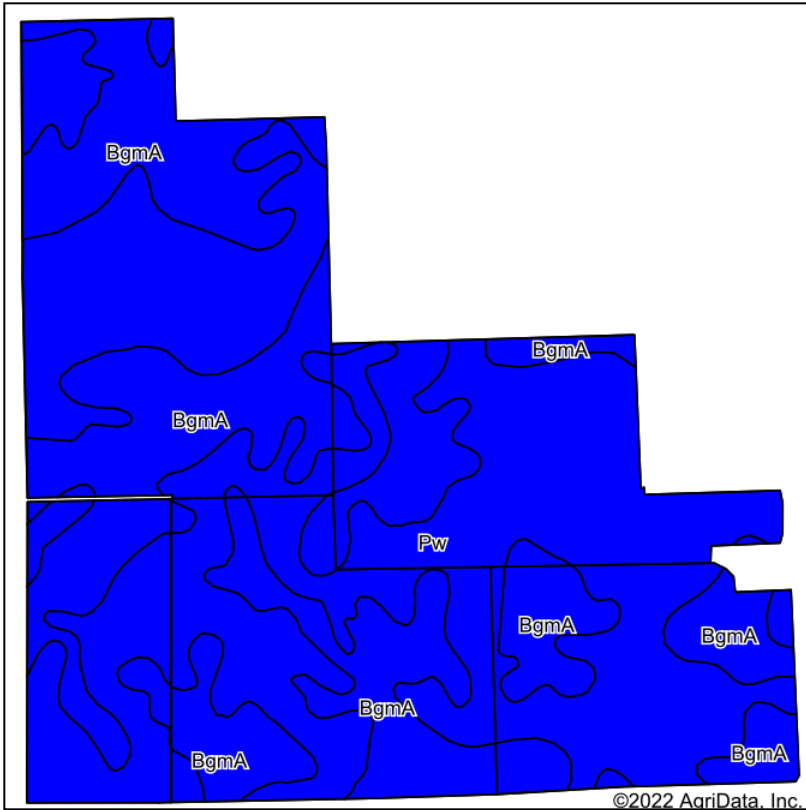
Tract 2
61 Acres

Tract 3
19 Acres

Strawtown Pike

1000 S.

Soils Map



State: **Indiana**
 County: **Miami**
 Location: **10-25N-4E**
 Township: **Clay**
 Acres: **176.23**
 Date: **10/17/2022**



Soils data provided by USDA and NRCS.

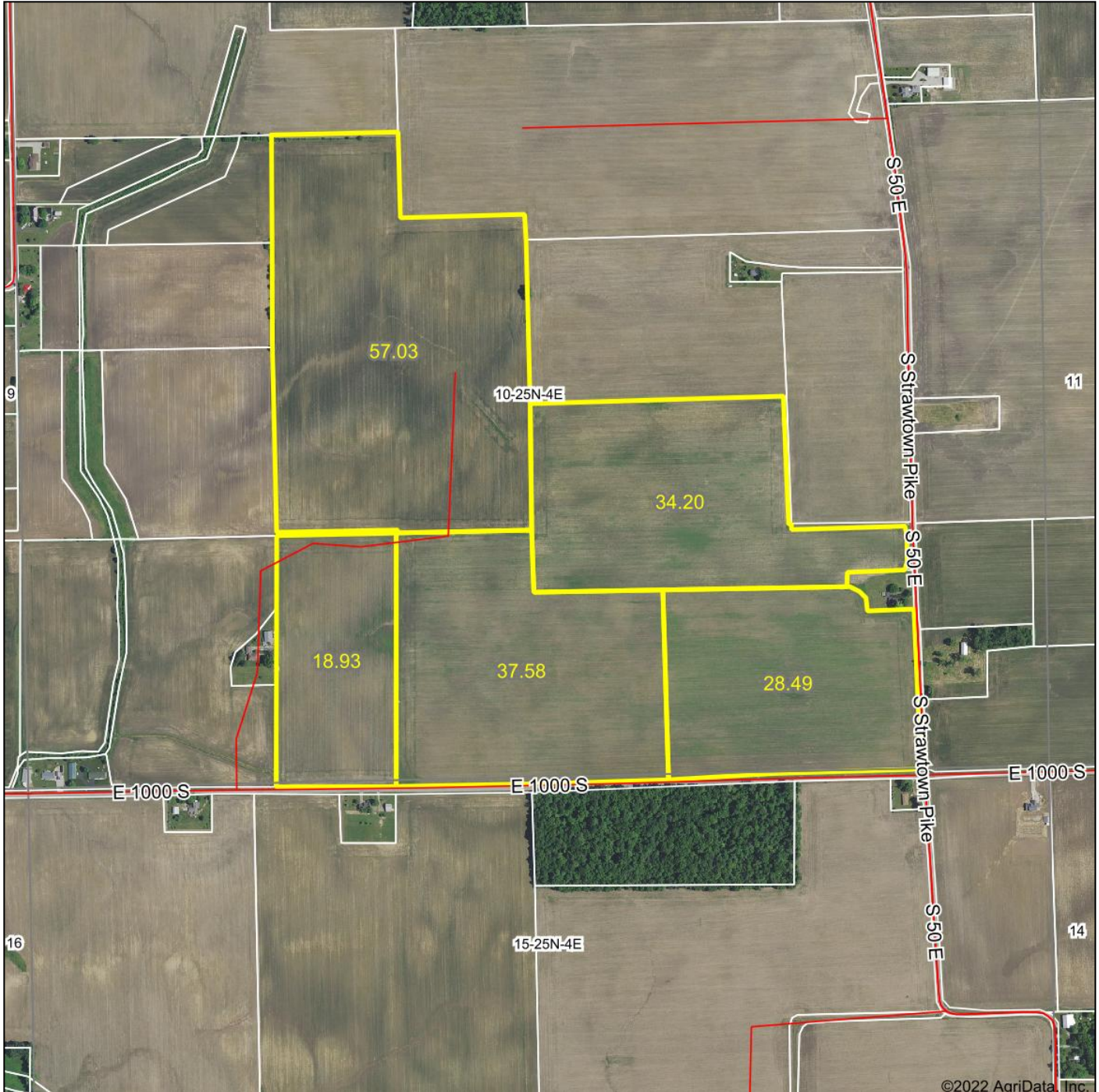
Area Symbol: IN103, Soil Area Version: 25									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	99.42	56.4%		Ilw	157	47	66	
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	76.81	43.6%		Ilw	141	45	58	
Weighted Average						2.00	150	46.1	*n 62.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

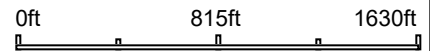
Soils data provided by USDA and NRCS.

Aerial Map



©2022 AgriData, Inc.

Map Center: 40° 37' 29.94, -86° 3' 40.52



Metzger Auctioneers & Appraisers
Property Services, LLC

10-25N-4E
Miami County
Indiana

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

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**

...Generation after Generation



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