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CHAD METZGER, CAI, CAGA

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March 28, 2023

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 106<sup>+/-</sup> Acres being offered in 3 Tracts on Monday, April 25, 2023. 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](mailto:tiff@metzgerauction.com) if that is easier for you.

We look forward to seeing you on Monday, April 25 at 6:30pm at Urbana Lions Club - 44 Half St., Urbana, IN. The Auction will Begin at 6:30 pm!

Thanks,



Chad Metzger, CAI, CAGA  
Metzger Property Services, LLC

**106<sup>+/-</sup> Acres Being Offered in 3 Tracts!**  
*High Quality Cropland • Potential Building Sites*  
*This is a Joint Venture with Mossy Oak Properties.*



# REAL ESTATE AUCTION

Lagro Twp. - Wabash Co.

Tract #1: 10 Acres

Tract #2: 83 Acres

Dallas Twp. - Hunt. Co.

Tract 3: 13 Acres

# 106 Acres

Offered in 3 Tracts



Brecken  
Kennedy  
Auction Manager

260-578-7661

## Tues., Apr. 25 6 PM

Auction Location: Urbana Lions Club, 44 Half St., Urbana, IN



**MOSSY OAK**

**PROPERTIES**

Indiana Land & Lifestyle

America's Land Specialist

[MetzgerAuction.com](http://MetzgerAuction.com) & [MossyOakProperties.com](http://MossyOakProperties.com)

## High Quality Cropland Potential Building Sites



**Metzger**  
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Tracts 1&2 located in Wabash Co. 2 Miles NE of Wabash at the intersection of 200 N & 100 E.  
Tract 3 located in Hunt. Co. 2 Miles NW of Andrews at the intersection of SR 105 & Maple Grove Rd.

# REAL ESTATE AUCTION TERMS

## ***106+/- Acres of Cropland & Building Sites offered in 3 Tracts!***

This property will be offered at Auction on Tuesday, April 25, 2023 at 6:30 pm at the Urbana Lions Club. 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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before June 9, 2023. Possession will be at closing. If buyer is a farmer, then he will have the rights for the 2023 planting year to farm it. If buyer is an investor or other, then current tenant farmer will have the rights until the end of harvest season of 2023 (\$250/acre cash rent). Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,083.48. On Tracts 1&2, there will be a covenant that states there will be no hunting for the next 50 years. 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: Tuesday, April 25, 2023 at 6:30 pm**

***Bid Live In-Person or Online!***

**Auction Location: Urbana Lions Club - 44 Half St., Urbana, IN**

**Tracts 1&2: Wabash Co. 2 miles NE of Wabash at intersection of 200 N & 100 E**

**Tract 3: Huntington Co. 2 miles NW of Andrews at intersection of SR 105 & Maple Grove Rd.**

***This is a Joint Venture with Mossy Oak Properties***

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



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

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EAST 200 N

EAST 200 N

NORTH 100 E

TRACT 1

TRACT 2

NORTH 100 E

NOKLITISUW

10

TRACT 3

W MAPLE GROVE RD

105

RD



Property Type LOTS AND LAND Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202308957 100 E 200 N Wabash IN 46992 Status Active LP \$0



Area Wabash County Parcel ID 85-11-29-100-002.000-003 Type Agricultural Land  
 Sub None Cross Street Lot #  
 School District WAC Elem Metro North/Sharp Creek JrH Northfield SrH Northfield  
 REO No Short Sale No Waterfront Y/N N  
 Legal Description 5-04-10-300-035.900-002 (13 acre split) W Sw Sec 10 66.963a ( 13 acres) PT NW1/4 29-28-7 93.60AC DIT...  
 Directions Head north on 100 E from 24 for approx. 1 mile. Property is at intersection of 100 E and 200 N  
 Inside City Limits City Zoning County Zoning Zoning Description agriculture

**Remarks** AUCTION! Headed to auction is 106 +/- tillable acres on April 25, 2023 at the Urbana Lions Club in Urbana, IN. This property will be sold with online bidding or live bidding. This property is being offered in 3 tracts, 13 acre tillable/building site (Huntington County), 10-acre potential tillable/building site and an 83.6 +/- acre tillable tract (Wabash County). Farmers will have the right to farm the tillable land for the 2023 season. Property is generating a \$250/acre income for the 86.9 +/- tillable acres (\$21,725) (Wabash County). The 4.1 acres of waterways/CRP areas generate an income a \$974 a year and the program will be up for renewal September 30, 2024 (Wabash County). The 13 acre property in Huntington County generates an income of \$250/acre as a well (\$3,250). Total overall income for all properties combined is \$25,949 approximately. Majority soil types show Blount loam, Pewamo silty clay loam, Blount loam. The 10-acre potential building site offers an area to build your forever home. The 13-acre potential building site offers an area to build your forever home.

**Agent Remarks** Headed to auction Property is subject to survey and county approval Potential building site on the 10- and 13-acre tracts 202304719 MLS number is the 13 acre parcel

Sec Lot Lot Ac/SF/Dim 106.0000 / 4,617,360 / 106  
 Parcel Desc Tillable Platted Development No Platted Y/N Yes  
 Township Lagro Date Lots Available Price per Acre \$0.00  
 Type Use Agriculture Road Access County Road Surface Tar and Stone Road Frontage County  
 Water Type None Easements No  
 SEWER TYPE None Water Frontage  
 Type Fuel None Assn Dues Not Applicable  
 Electricity Other Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No  
 Can Property Be Divided? Yes  
 Water Access  
 Water Name Lake Type  
 Water Features  
 Water Frontage Channel Frontage Water Access  
 Auction Yes Auctioneer Name Chad Metzger Metzger Auctioneer's Auctioneer License # AC31300015  
 Auction Location 44 Half St Urbana, IN at 6 pm Auction Start Date 3/28/2023  
 Financing: Existing Proposed Excluded Party None  
 Annual Taxes \$2,083.00 Exemption Year Taxes Payable 2022 Assessed Value  
 Is Owner/Seller a Real Estate Licensee No Possession At closing  
 List Office Mossy Oak Properties/Indiana Land and Lifestyle - Cell: 812-2... List Agent Brecken Kennedy - Cell: 260-578-7661  
 Agent ID Agent E-mail mossyoakbrecken@gmail.com  
 Co-List Office Metzger Property Services, LLC Co-List Agent Chad Metzger - Cell: 260-982-9050  
 Showing Instr  
 List Date 3/28/2023 Exp Date 7/20/2023  
 Contract Type Exclusive Right to Sell BBC \$100 Variable Rate No Special Listing Cond. None  
 Virtual Tours: Unbranded Virtual Tour Type of Sale  
 Pending Date Closing Date Selling Price How Sold CDOM 0  
 Total Concessions Paid Sold/Concession Remarks  
 Sell Off Sell Agent Co-Sell Off Co-Sell Agent





**Abbreviated 156 Farm Record**

Operator Name :  
 CRP Contract Number(s) : 11046A  
 Recon ID : None  
 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
91.08	91.08	91.08	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	86.98	0.00		4.10	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	45.60	0.00	133	
Soybeans	41.30	0.00	39	
<b>TOTAL</b>	<b>86.90</b>	<b>0.00</b>		

**NOTES**

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**Tract Number : 1458**

Description : F7NW 100E+200N  
 FSA Physical Location : INDIANA/WABASH  
 ANSI Physical Location : INDIANA/WABASH  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Wetland determinations not complete  
 WL Violations : None  
 Owners : MICHAEL H WEAVER  
 Other Producers : None  
 Recon ID : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
91.08	91.08	91.08	0.00	0.00	0.00	0.00	0.0

**Abbreviated 156 Farm Record**

**Tract 1458 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	86.98	0.00	4.10	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	45.60	0.00	133
Soybeans	41.30	0.00	39
<b>TOTAL</b>	<b>86.90</b>	<b>0.00</b>	

**NOTES**

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CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP <a href="#">?</a>
<b>BcB2</b>	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	6.04	48.05%	-	52	2e <a href="#">?</a>
<b>GIB2</b>	Glynwood silt loam, 2 to 6 percent slopes, eroded	3.68	29.28%	-	49	2e <a href="#">?</a>
<b>MzC3</b>	Morley clay loam, 6 to 12 percent slopes, severely eroded	2.07	16.47%	-	44	4e <a href="#">?</a>
<b>MxC2</b>	Morley silt loam, 6 to 12 percent slopes, eroded	0.7	5.57%	-	51	3e <a href="#">?</a>
<b>MzD3</b>	Morley clay loam, 12 to 18 percent slopes, severely eroded	0.09	0.72%	-	45	6e <a href="#">?</a>
Totals		12.58 ac <a href="#">?</a>	0 CPI Average	49.74 NCCPI Average	2.41 Cap. Average	



**Boundary 93.55 ac**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	42.46	45.39	0	52	2e
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	30.88	33.01	0	77	2w
BaA	Blount loam, interlobate moraines, 0 to 2 percent slopes	10.25	10.96	0	60	2w
So	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	5.64	6.03	0	82	3w
GnB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	2.49	2.66	0	49	2e
HaA	Haskins loam, 0 to 3 percent slopes	1.83	1.96	0	73	2w
TOTALS		93.55(*)	100%	-	63.27	2.06

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

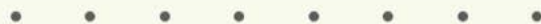
Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

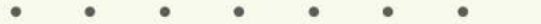
Land, Capability



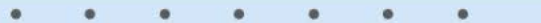
'Wild Life'



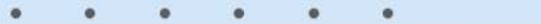
Forestry



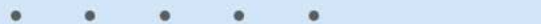
Limited



Moderate



Intense



Limited



Moderate



Intense



Very Intense



### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

***This is a Live, In-Person Auction!***  
***However, if you prefer, you are welcome to bid online.***  
***Below are the instructions for online bidding***

## **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)**

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