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**PROVIDING PROFESSIONAL AUCTION,  
APPRAISAL AND REAL ESTATE SOLUTIONS FOR  
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**WITH SPECIALISTS IN REAL ESTATE,  
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101 S. RIVER RD.  
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**25.34**  
**ACRES**

Transitional Cropland  
Bordering Residential Development  
**AUCTION**

**APRIL 27 6:30 PM**

Auction Location: Claypool Lions Club  
Just East of State Road 15  
to Rebecca St. and then  
North to the Property!

- **Prime Location**  
(Bordering Existing Development)
- **Multiple access Points!**
- **Utilities stubbed in place!**

Ideal investment opportunity to own quality  
Cropland ready to transition to residential development  
or Subdivide and Develop the land yourself!



**Metzger**  
Property Services, LLC AC31300015

**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 Bumay  
Austin Metzger • Neil Snyder • Justin Nicodemus

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REALTOR

# REAL ESTATE AUCTION TERMS

This property will be offered at Auction on Thursday, April 27, 2023, at 6:30 pm at the Claypool Lion's Club. 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 seller reserves the right to accept or reject all bids. 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). Purchasers agree to sign a purchase agreement within 48 hours of the auction ending and submit 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 June 2, 2023.**

**Possession will be subject to the current tenant's rights to the 2023 harvest.**

**Farm Income: The seller will retain the 2023 Spring installment of the cash rent with the buyer to receive the Fall installment of the 2023 cash rent and all income thereafter.**

**Taxes: Seller agrees to pay the Spring installment of the 2023 due in 2024 taxes at closing based on the most current rate available with the buyer to pay the Fall installment of 2023 due in 2024 taxes and all taxes thereafter. Any change in the 2023 due in 2024 rate will be the buyer's responsibility. Real estate taxes for the entirety in 22' due in 23' were approximately \$713.34.**

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.



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

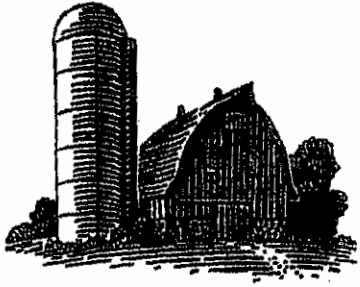
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EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

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

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The land is rented for the 2023 crop year, the Spring installment of the farm rent will go to the Trust with The Fall installment of the farm will go to the buyer.



RENTAL AGREEMENT

YEAR 2023

This agreement is between Carl Sands & Sons, Inc. and Phyllis Carter Irrevocable Trust

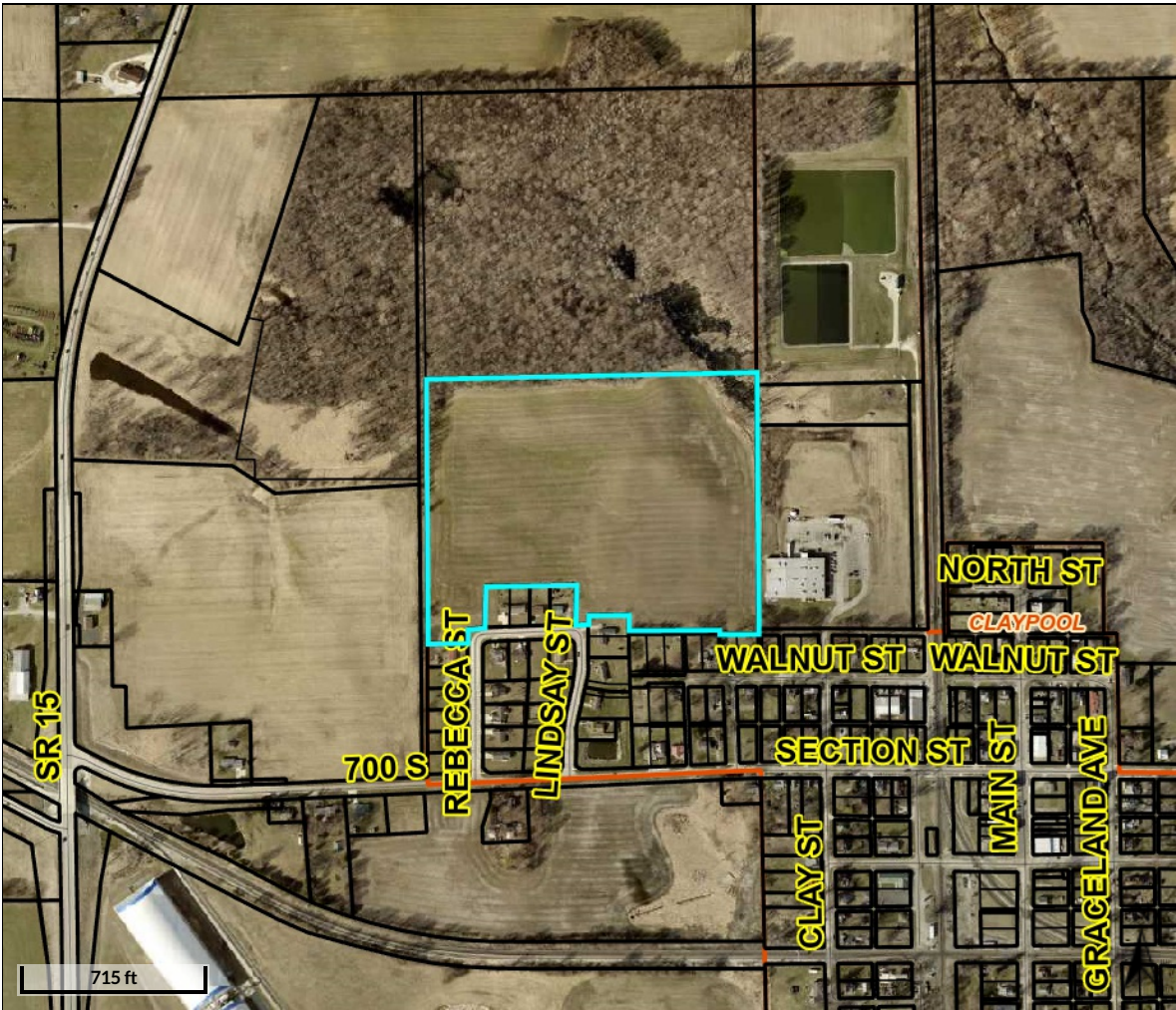
Cash rent for approximately 23 acres at \$ 200 per acre for a total sum of \$ 4600.

Due by May, Nov. or when crops are harvested.  
2300 - 2300

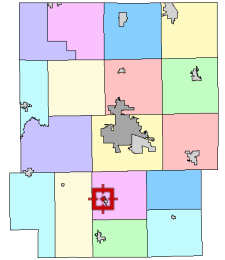
Carl Sands & Sons, Inc.  
Landowner

Phyllis Carter Irrevocable Trust  
Tennant

Return, Thanks



**Overview**



**Legend**

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- Road Centerlines

<b>Parcel ID</b>	002-067-015.A	<b>Alternate ID</b>	002-723001-17	<b>Owner Address</b>	Custer Phyllis M Living Trust
<b>Sec/Twp/Rng</b>	0017-0031-6	<b>Class</b>	AGRICULTURAL - VACANT LAND		Phyllis M Custer Trustee
<b>Property Address</b>		<b>Acreage</b>	25.34		3114 EUS 30
					Warsaw, IN 46580
<b>District</b>	Claypool				
<b>Brief Tax Description</b>	002-067-015.A				
	PT MDL PTE 1/2 SW 17-31-6 25.34A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/11/2023  
 Last Data Uploaded: 1/11/2023 4:51:02 AM

Developed by 

Access point

Access point

Sewer and water locations. Buyer should verify

104

102

100

NOAH ST

CLAYPOOL

109

110

105

103

108



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

MLS # 202309509 \* W Noah Street Claypool IN 46510 Status Active LP \$0



Area Kosciusko County Parcel ID 43-15-17-300-024.000-002 Type Agricultural Land  
 Sub None Cross Street Lot #  
 School District WRS Elem Claypool JrH Edgewood SrH Warsaw  
 REO No Short Sale No Waterfront Y/N N  
 Legal Description 2-67-15.A PT MDL PT E 1/2 SW 17-31-6 25.34A  
 Directions Just east of SR 15 in Claypool to Rebecca St., then North to the property  
 Inside City Limits City Zoning County Zoning Zoning Description residential

Remarks 25+/- Acres of Transitional Cropland bordering residential development going to Auction on Thursday, April 27, 2023 at 6:30pm! 25.34 Acres of Cropland in a Prime Location with Multiple Access Points! Utilities are already stubbed in place. Would make an Ideal Investment Opportunity to own quality cropland that is ready to transition to a residential development or could subdivide and develop yourself!

Agent Remarks Auction: Thurs. 4.27.23 6:30pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Trustee'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 attend including the auction to receive

Sec Lot Lot Ac/SF/Dim 25.3400 / 1,103,810 / 1230x985  
 Parcel Desc Tillable, 15+ Platted Development No Platted Y/N Yes  
 Township Clay Date Lots Available Price per Acre \$0.00  
 Type Use Agriculture Road Access County Road Surface Tar and Stone Road Frontage County  
 Water Type City Easements Yes  
 SEWER TYPE City Water Frontage  
 Type Fuel None Assn Dues Not Applicable  
 Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Soil Map

Strctr/Bldg Imprv No  
 Can Property Be Divided? No  
 Water Access  
 Water Name Lake Type  
 Water Features  
 Water Frontage Channel Frontage Water Access  
 Auction Yes Auctioneer Name Chad Metzger Auctioneer License # AC31300015  
 Auction Location Claypool Lion's Club 201 W Auction Start Date 4/27/2023  
 Financing: Existing Proposed Excluded Party None  
 Annual Taxes \$713.34 Exemption No Exemptions Year Taxes Payable 2023 Assessed Value  
 Is Owner/Seller a Real Estate Licensee No Possession At closing  
 List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050  
 Agent ID RB14045939 Agent E-mail chad@metzgerauction.com  
 Co-List Office Co-List Agent  
 Showing Instr  
 List Date 3/31/2023 Exp Date 8/31/2023  
 Contract Type Exclusive Right to Sell BBC 0.5% Variable Rate No Special Listing Cond. None  
 Virtual Tours: 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

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).  
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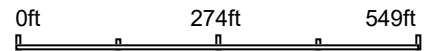


# Aerial Map



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Map Center: 41° 7' 56.89, -85° 53' 10



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

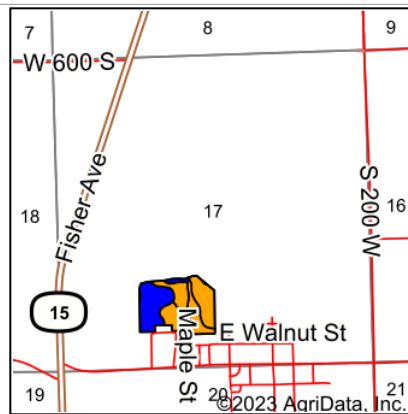
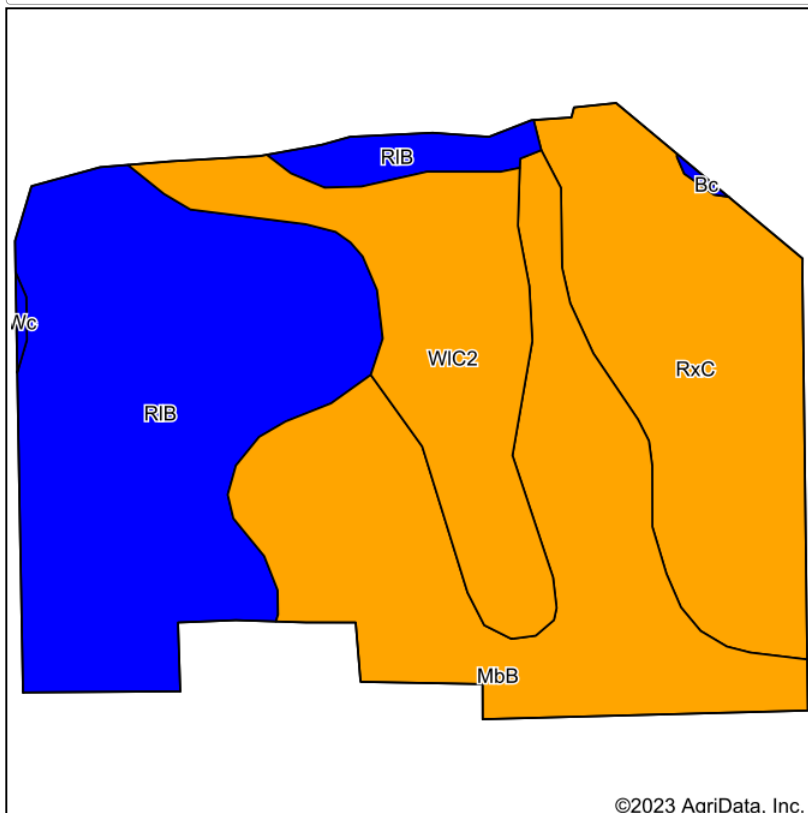
Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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**17-31N-6E**  
**Kosciusko County**  
**Indiana**



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

# Soils Map



State: **Indiana**  
 County: **Kosciusko**  
 Location: **17-31N-6E**  
 Township: **Clay**  
 Acres: **24.68**  
 Date: **3/30/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IN085, 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
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	8.58	34.8%		Ile	141	49	58
MbB	Metea loamy sand, 2 to 6 percent slopes	6.78	27.5%		IIle	110	39	42
RxC	Riddles-Ormas-Kosciusko complex, 6 to 12 percent slopes	5.36	21.7%		IIIle	103	36	50
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	3.96	16.0%		IIle	130	46	55
<b>Weighted Average</b>					<b>2.65</b>	<b>122.5</b>	<b>42.9</b>	<b>*n 51.4</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 43-15-17-300-024.000-002
Local Parcel Number 0272300117

Tax ID:

Routing Number 002-067-015.A

Property Class 100 Vacant Land

Year: 2022

Location Information

County Kosciusko
Township CLAY
District 002 (Local 002) CLAYPOOL TOWN
School Corp 4415 WARSAW COMMUNITY
Neighborhood 9201000-002 CLAYPOOL ACREAGE
Section/Plat 17-31-6
Location Address (1) W NOAH ST CLAYPOOL, IN 46510

Zoning RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022
Review Group 2020

Ownership

CUSTER PHYLLIS M LIV TRUST
PHYLLIS M CUSTER TRUSTEE
3114 E US 30
WARSAW, IN 46580

Legal

2-67-15.A
PT MDL PT E 1/2 SW 17-31-6 25.34A



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (01/01/2022, 01/01/2021, 01/01/2020, 01/01/2019, 01/01/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), Non Res (2), and Non Res (3).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Agricultural

Notes

8/14/2015 REA: 2016 ADDED LAND TYPE 82 PER PICTOMETRY
2/13/2009 SUR: #2001121267 ANGLIN MAX M & JANICE B 12/18/01

Land Computations

Table with columns for Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

***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)**

*...Generation after Generation*



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