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**PROVIDING PROFESSIONAL AUCTION,
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BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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
YOUR BUSINESS!**



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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

75+/- Acres of Cropland, Woods, & Building Sites offered in 5 Tracts!

This property will be offered at Auction on Tuesday, July 25, 2023 at 6 pm at the Black Squirrel Golf 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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 September 1, 2023. Tract 1: Possession will be after the crop harvest. Tracts 2-5: Possession will be at closing. Seller will retain the 2023 farm income. The Seller to pay the 2023 due in 2024 taxes with the buyer(s) to assume all taxes due thereafter. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,283.28. 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, July 25, 2023 at 6 pm

**Auction Location: Black Squirrel Golf Club - 1017 Larimer Dr. Goshen, IN
46526**

Tract 1: Berkey Ave., Goshen, IN

Tract 2&3: SR 119, Goshen, IN

Tract 4&5: County Rd. 27, Goshen, IN

Jefferson & Elkhart Townships • Elkhart County

Auction Manager: Tim Pitts 317.714.0432

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

County Road 32

Berkey Ave

Waneta

Wentworth Dr

TRACT 1

Westoria Dr

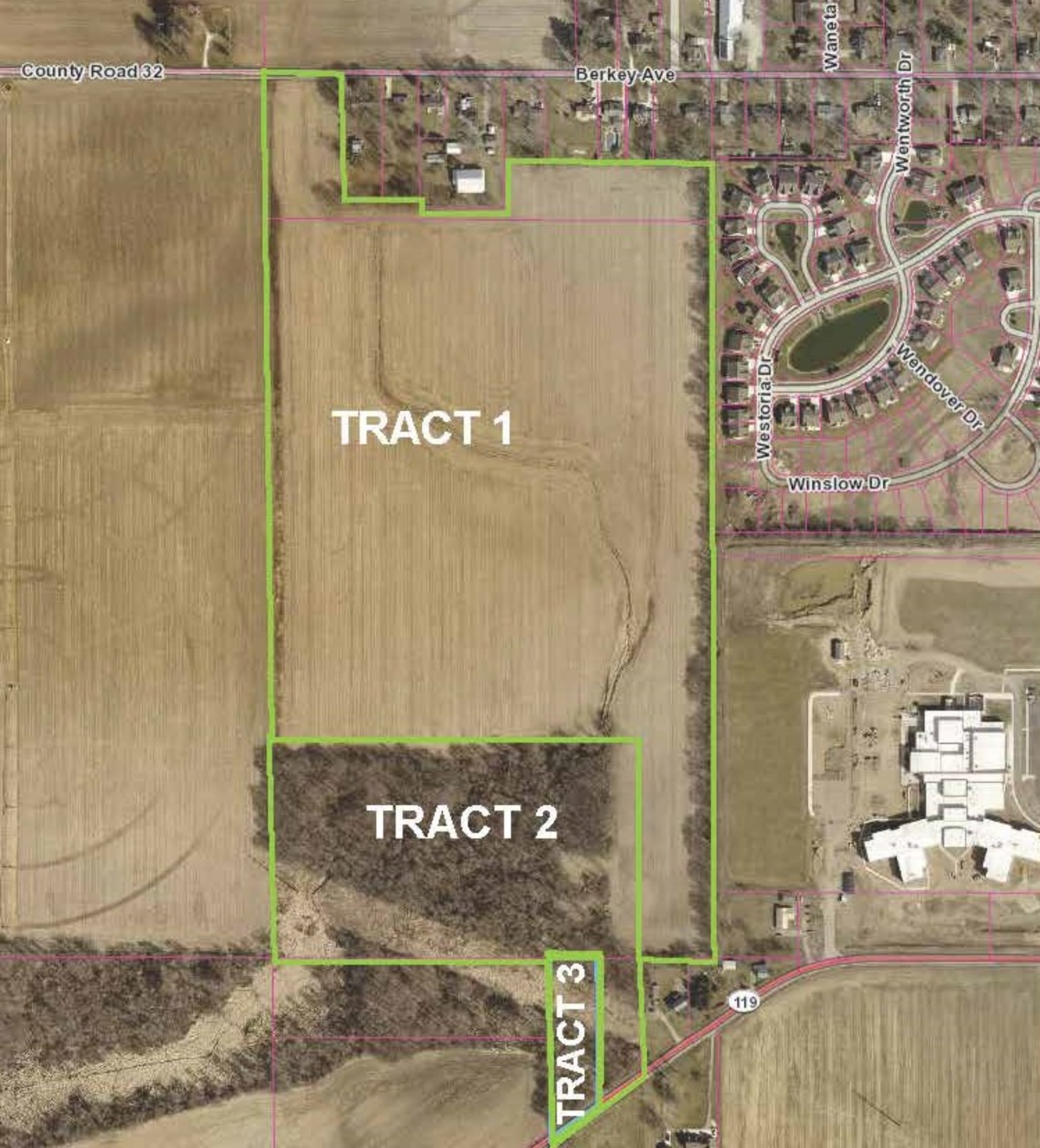
Wendover Dr

Winslow Dr

TRACT 2

TRACT 3

119



Listings as 06/27/2023

Property Type LOTS AND LAND Status Active CDOM 1 DOM 1 Auction Yes

MLS 202322173 * Berkey Avenue Goshen IN 46526 Statu Active LP \$0

	Area Elkhart County	Parcel ID 20-11-18-201-006.000-01	Type Agricultural Land	
	Sub None	Cross Street	Lot #	
	School District GOS Elem	Waterford	JrH Goshen	SrH Goshen
	REO No	Short Sale No	Waterfront Y/N N	
	Legal Description IN W1/2 NE EX 2.356A SEC 18 5.224A & part of: W1/2 NE EX 3A NE COR EX; 124.2X263FT EX 7.58A;			
	Directions West of Goshen, on the south side of Berkey Ave.			
	Inside City Limits N	City Zoning	County Zoning Elk	Zoning Description

Remarks 75+/- Acres of Cropland, Recreational Woods, & Building Sites offered in 5 Tracts going to Auction on Tuesday, July 25, 2023 at 6 pm! Tract 1: 56+/- Acres of Cropland with a soil index of 143.4! Potential location for a housing addition. Bid on each tract individually, in combination, or for the entirety! Bid Live In-Person or Online!

Agent Remarks Auction: Tues. 7.25.23 6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty 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 compensation. Client

Sec Lot	Lot Ac/SF/Dim 56.0000 / 2,439,360 / 1350x2000
Parcel Desc Tillable, 10-14.999	Platted Development No
Township Elkhart	Date Lots Available
Type Use Agriculture	Road Access County
Water Type None	Well Type
SEWER TYPE None	Easements Yes
Type Fuel None	Water Frontage
Electricity Available	Assn Dues Not Applicable
	Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo, 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 & Tim Pitts **Auctioneer License #** AC31300015
Auction Location Black Squirrel Golf Club: 1017 **Auction Start Date** 7/25/2023

Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$1,670.4 **Exemption** No Exemptions **Year Taxes Payable** 2023 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** After the crop harvest
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Timothy Pitts - Cell: 317-714-0432

Agent ID RB21001581 **Agent E-mail** tpitts5467@hotmail.com
Co-List Office Metzger Property Services, LLC **Co-List Agent** Chad Metzger - Cell: 260-982-9050

Showing Instr
List Date 6/26/2023 **Exp Date** 9/30/2023

Contract Type Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None

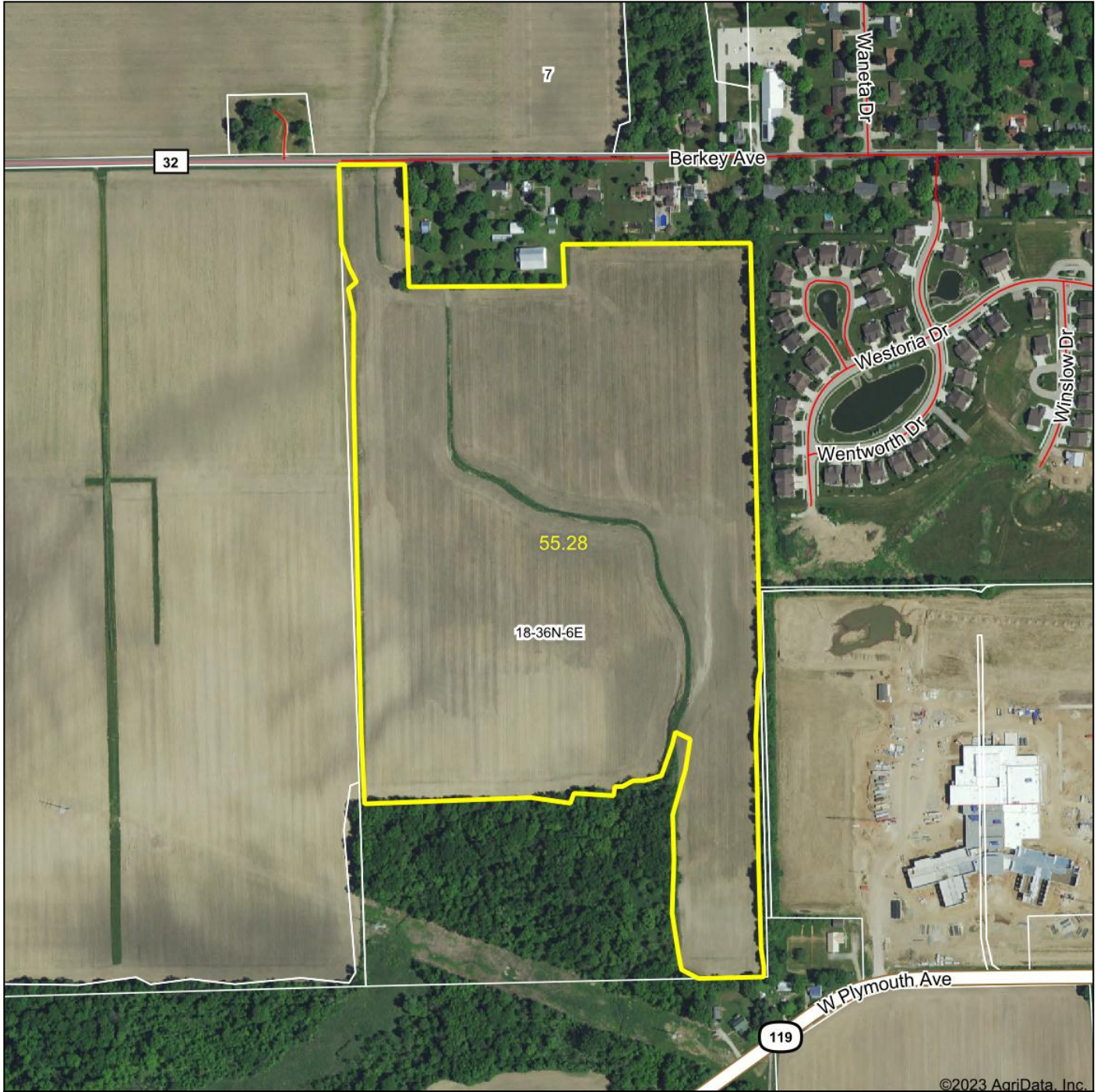
Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1

Total Concessions Paid **Sold/Concession Remarks**
Sell Office **Sell Agent** **Sell Team**

Co-Sell **Co-Sell Agent**
Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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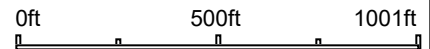
Aerial Map



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

Boundary Center: 41° 34' 37.18, -85° 52' 28.72



18-36N-6E
Elkhart County
Indiana

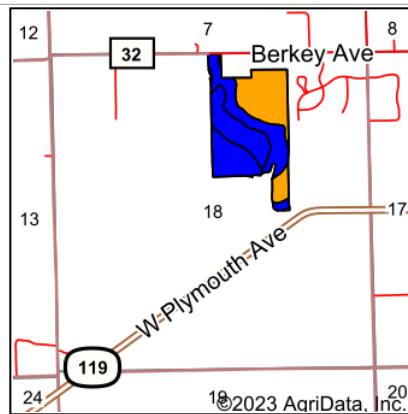
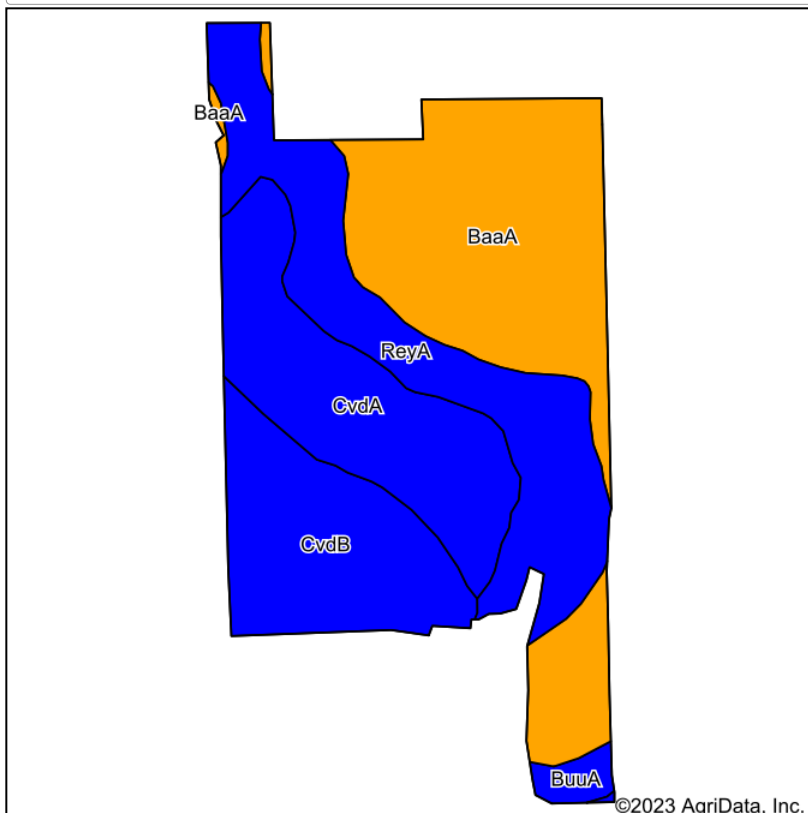


6/26/2023

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

Soils Map



State: **Indiana**
 County: **Elkhart**
 Location: **18-36N-6E**
 Township: **Elkhart**
 Acres: **55.28**
 Date: **6/26/2023**



Area Symbol: IN039, 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
BaaA	Bainters sandy loam, 0 to 1 percent slopes	19.59	35.4%		III s	114	38	52
ReyA	Rensselaer loam, 0 to 1 percent slopes	13.29	24.0%		II w	167	49	81
CvdA	Crosier loam, 0 to 1 percent slopes	11.59	21.0%		II w	154	50	56
CvdB	Crosier loam, 1 to 4 percent slopes	9.93	18.0%		II e	155	50	57
BuuA	Brookston loam, 0 to 1 percent slopes	0.88	1.6%		II w	172	49	74
Weighted Average					2.35	143.4	45.5	*n 61.1

*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.

Listings as 06/27/2023

Property Type LOTS AND LAND Status Active CDOM 1 DOM 1 Auction Yes

MLS 202322174 ** State Road 119 Goshen IN 46526 Statu Active LP \$0

	Area Elkhart County	Parcel ID 20-11-18-401-003.000-01	Type Agricultural Land	
	Sub None	Cross Street	Lot #	
	School District GOS Elem	Waterford	JrH Goshen	SrH Goshen
	REO No	Short Sale No	Waterfront Y/N N	
	Legal Description IN NW SE 149' ON PLY RD S CENT SEC 18 1.00A & part of: W1/2 NE EX 3A NE COR EX; 124.2X263FT			
	Directions West of Goshen, on the north side of SR 119.			
Inside City Limits N	City Zoning	County Zoning Elk	Zoning Description	

Remarks 75+/- Acres of Cropland, Recreational Woods, & Building Sites offered in 5 Tracts going to Auction on Tuesday, July 25, 2023 at 6 pm! Tract 2: 17.5+/- Acres of Recreational Woods! Perfect for all your outdoor sports! Potential location for a housing addition. Bid on each tract individually, in combination, or for the entirety! Bid Live In-Person or Online!

Agent Remarks Auction: Tues. 7.25.23 6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty 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 compensation. Client

Sec Lot	Lot Ac/SF/Dim 17.5000 / 762,300 / 1130x970
Parcel Desc Heavily Wooded, 15+	Platted Development No
Township Elkhart	Date Lots Available
Type Use Recreational	Road Access County
Water Type None	Well Type
SEWER TYPE None	Easements Yes
Type Fuel None	Water Frontage
Electricity Available	Assn Dues Not Applicable
	Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

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 & Tim Pitts **Auctioneer License #** AC31300015
Auction Location Black Squirrel Golf Club: 1017 **Auction Start Date** 7/25/2023

Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$171.70 **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 Metzger Property Services, LLC **Co-List Agent** Timothy Pitts - Cell: 317-714-0432

Showing Instr
List Date 6/26/2023 **Exp Date** 9/30/2023

Contract Type Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1

Total Concessions Paid **Sold/Concession Remarks**
Sell Office **Sell Agent** **Sell Team**


Co-Sell **Co-Sell Agent**
Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Listings as 06/27/2023

Property Type LOTS AND LAND Status Active CDOM 1 DOM 1 Auction Yes

MLS 202322172 *** State Road 119 Goshen IN 46526 Statu Active LP \$0

	Area Elkhart County	Parcel ID 20-11-18-401-002.000-01	Type Agricultural Land	
	Sub None	Cross Street	Lot #	
	School District GOS Elem	Waterford	JrH Goshen	SrH Goshen
	REO No	Short Sale No	Waterfront Y/N N	
	Legal Description NE COR W1/2 SE1/4 SEC 18; 1.69A			
	Directions West of Goshen on the north side of SR 119.			
Inside City Limits N	City Zoning	County Zoning Elk	Zoning Description	

Remarks 75+/- Acres of Cropland, Recreational Woods, & Building Sites offered in 5 Tracts going to Auction on Tuesday, July 25, 2023 at 6 pm! Tract 3: 1.69+/- Acres of Recreational Land. Great for all outdoor sports. Potential location for a housing addition. Bid on each tract individually, in combination, or for the entirety! Bid Live In-Person or Online!

Agent Remarks Auction: Tues. 7.25.23 6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty 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 compensation. Client

Sec Lot	Lot Ac/SF/Dim 1.6900 / 73,616 / 140x535
Parcel Desc Partially Wooded, 0-2.9999	Platted Development No
Township Elkhart	Date Lots Available
Type Use Residential, Recreational	Road Access County
Water Type None	Well Type
SEWER TYPE None	Easements Yes
Type Fuel None	Water Frontage
Electricity Available	Assn Dues Not Applicable
	Other Fees

Features

DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? No

Water Access

Water Name **Lake Type**

Water Features

Water Frontage

Auction Yes **Auctioneer Name** Chad Metzger & Tim Pitts **Auctioneer License #** AC31300015

Auction Location Black Squirrel Golf Club 1017 **Auction Start Date** 7/25/2023

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$289.70 **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 Metzger Property Services, LLC **Co-List Agent** Timothy Pitts - Cell: 317-714-0432

Showing Instr

List Date 6/26/2023 **Exp Date** 9/30/2023

Contract Type Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1

Total Concessions Paid **Sold/Concession Remarks**

Sell Office **Sell Agent** **Sell Team**

Co-Sell **Co-Sell Agent**

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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County Road 27

TRACT 4

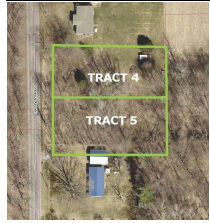
TRACT 5



Listings as 06/27/2023

Property Type LOTS AND LAND Status Active CDOM 1 DOM 1 Auction Yes

MLS 202322175 **** County Road 27 Goshen IN 46528 Statu Active LP \$0



Area Elkhart County Parcel ID 20-07-14-326-004.000-01 Type Residential Land
 Sub None Cross Street Lot #
 School District MID Elem Orchardview JrH Northridge SrH Northridge
 REO No Short Sale No Waterfront Y/N N
 Legal Description IRISH HILLS LOT 2 EX NO PT
 Directions From Hwy 20, head south on County Road 27. Property is on the east side of the road.
 Inside City Limits N City Zoning County Zoning Elk Zoning Description

Remarks 75+/- Acres of Cropland, Recreational Woods, & Building Sites offered in 5 Tracts going to Auction on Tuesday, July 25, 2023 at 6 pm! Tract 4: Potential building site for your dream home. Bid on the tract next door for even more yard/building space! Bid on each tract individually, in combination, or for the entirety! Bid Live In-Person or Online!

Agent Remarks Auction: Tues. 7.25.23 6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty 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 compensation. Client

Sec Lot 2 Lot Ac/SF/Dim 0.4000 / 17,424 / 200x90
 Parcel Desc 0-2.9999 Platted Development No Platted Y/N Yes
 Township Jefferson Date Lots Available Price per Acre \$ \$0.00
 Type Use Residential, Recreational Road Access County Road Surface Tar and Stone Road Frontage County
 Water Type None Well Type Easements Yes
 SEWER TYPE None Water Frontage
 Type Fuel None Assn Dues Not Applicable
 Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

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 & Tim Pitts Auctioneer License # AC31300015
 Auction Location Black Squirrel Golf Club: 1017 Auction Start Date 7/25/2023
 Financing: Existing Proposed Excluded Party None
 Annual Taxes \$70.42 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 Timothy Pitts - Cell: 317-714-0432
 Agent ID RB21001581 Agent E-mail tpitts5467@hotmail.com
 Co-List Office Metzger Property Services, LLC Co-List Agent Chad Metzger - Cell: 260-982-9050
 Showing Instr
 List Date 6/26/2023 Exp Date 9/30/2023
 Contract Type Exclusive Right to Sell BBC 1.0% Variable Rate No Special Listing Cond. None
 Virtual Tours:
 Pending Date Closing Date Selling Price How Sold CDOM 1
 Total Concessions Paid Sold/Concession Remarks
 Sell Office Sell Agent Sell Team
 Co-Sell Co-Sell Agent

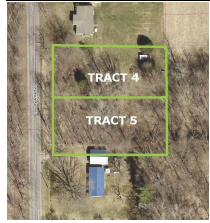
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Listings as 06/27/2023

Property Type LOTS AND LAND Status Active CDOM 1 DOM 1 Auction Yes

MLS 202322176 ***** County Road 27 Goshen IN 46528 Statu Active LP \$0



Area Elkhart County Parcel ID 20-07-14-326-002.000-01 Type Residential Land
 Sub None Cross Street Lot #
 School District MID Elem Orchardview JrH Northridge SrH Northridge
 REO No Short Sale No Waterfront Y/N N
 Legal Description IRISH HILLS LOT 1
 Directions From Hwy 20, head south on County Road 27. Property is on the east side of the road.
 Inside City Limits N City Zoning County Zoning Elk Zoning Description

Remarks 75+/- Acres of Cropland, Recreational Woods, & Building Sites offered in 5 Tracts going to Auction on Tuesday, July 25, 2023 at 6 pm! Tract 5: Potential building site for your dream home. Bid on the tract next door for even more yard/building space! Bid on each tract individually, in combination, or for the entirety! Bid Live In-Person or Online!

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Sec Lot 1 Lot Ac/SF/Dim 0.4600 / 19,994 / 200x100
 Parcel Desc 0-2.9999 Platted Development No Platted Y/N Yes
 Township Jefferson Date Lots Available Price per Acre \$ \$0.00
 Type Use Residential, Recreational Road Access County Road Surface Tar and Stone Road Frontage County
 Water Type None Well Type Easements Yes
 SEWER TYPE None Water Frontage
 Type Fuel None Assn Dues Not Applicable
 Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

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 & Tim Pitts Auctioneer License # AC31300015
 Auction Location Black Squirrel Golf Club: 1017 Auction Start Date 7/25/2023
 Financing: Existing Proposed Excluded Party None
 Annual Taxes \$80.98 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 Timothy Pitts - Cell: 317-714-0432
 Agent ID RB21001581 Agent E-mail tpitts5467@hotmail.com
 Co-List Office Metzger Property Services, LLC Co-List Agent Chad Metzger - Cell: 260-982-9050
 Showing Instr
 List Date 6/26/2023 Exp Date 9/30/2023
 Contract Type Exclusive Right to Sell BBC 1.0% Variable Rate No Special Listing Cond. None
 Virtual Tours:
 Pending Date Closing Date Selling Price How Sold CDOM 1
 Total Concessions Paid Sold/Concession Remarks
 Sell Office Sell Agent Sell Team
 Co-Sell Co-Sell Agent

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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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**

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM