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Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
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

30+/- Acres of Productive Cropland offered in 2 Tracts!

This property will be offered at Online Only Auction on Tuesday, August 22, 2023 – Bidding begins closing out at 6 pm. 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before October 13, 2023. Possession will be subject to the current tenant's rights to the 2023 harvest. Buyer(s) will receive the 2023 fall farm income and will pay the 2023 fall taxes. Real estate taxes for the entirety in 22' due in 23' were approximately \$816.48. 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.

Online Auction: Tuesday, August 22, 2023

Bidding begins closing out at 6 pm!

3408 E. Wooster Rd., Pierceton, IN 46562

Wayne Township • Kosciusko County

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

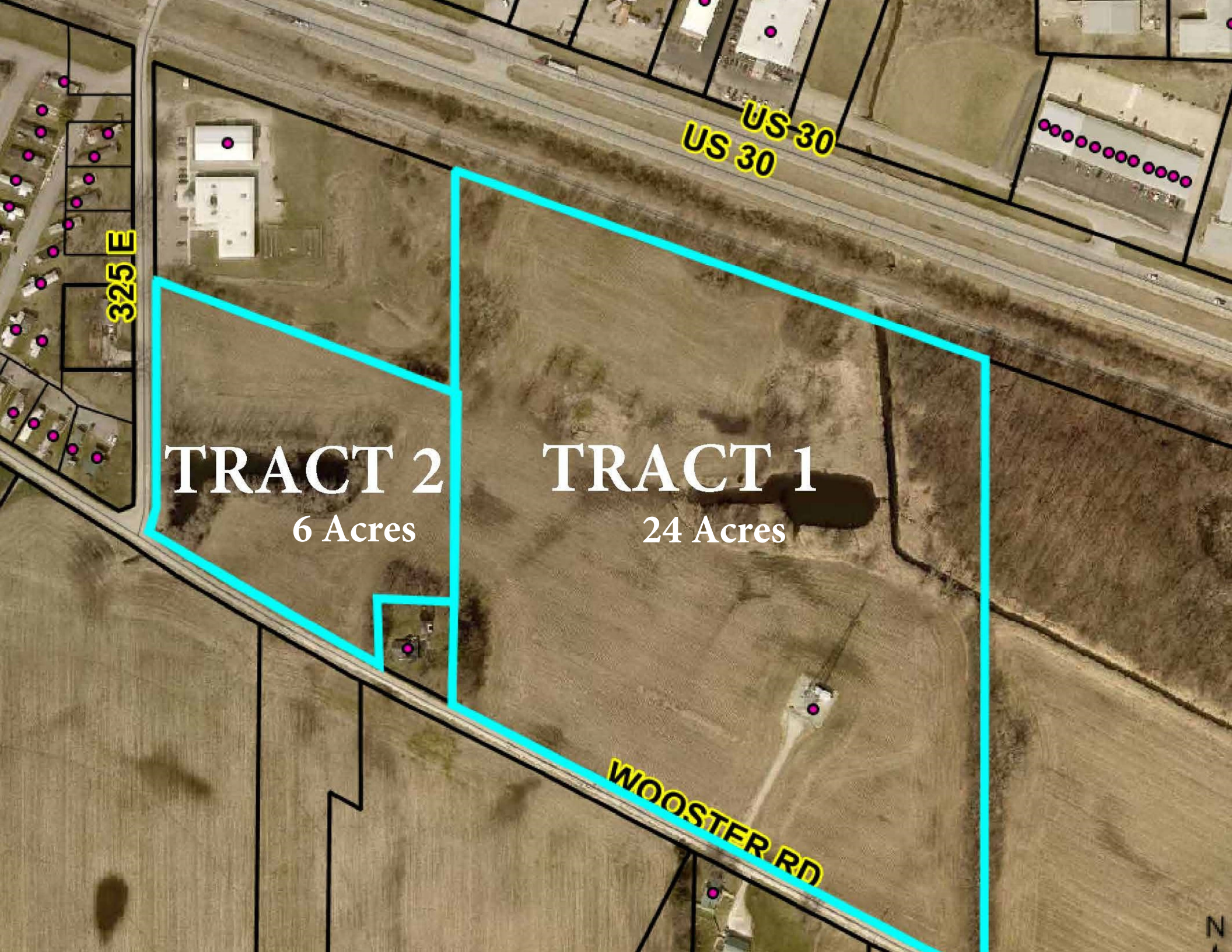


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

260-982-0238

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

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US-30
US 30

325 E

TRACT 2
6 Acres

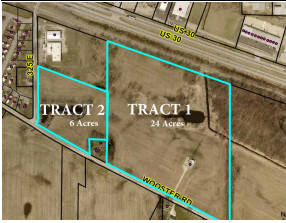
TRACT 1
24 Acres

WOOSTER RD

Listings as 07/12/2023

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

MLS 202324137	3408 E Wooster Road	Pierceton	IN 46562	Statu Active	LP \$0
Area Kosciusko County		Parcel ID 43-11-24-400-056.000-03		Type Agricultural Land	
Sub None		Cross Street		Lot #	
School District WRS Elem		Jefferson		JrH Lakeview	
REO No		Short Sale No		Waterfront Y/N N	
Legal Description Approximately 24+/- Acres part of: 3-118-12 PT E 1/2 NW 24-32-6 30.19A PER DEED					
Directions Heading from Warsaw to Pierceton on Wooster Rd. Property is on the north side of the road.					
Inside City Limits N		City Zoning		County Zoning I2 Zoning Description	



Remarks 30.19+/- Acres of Quality Cropland offered in 2 Tracts selling via Online Only Auction on Tuesday, August 22, 2023 -- Bidding begins closing out at 6 pm! Tract 1: 24+/- acres of productive cropland with a soil index of 156.8! Bid on each tract individually or for the entirety!

Agent Remarks Online Auction: Tues. 8.22.23 6pm TERMS: 10% down 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 attend including the

Sec Lot	Lot Ac/SF/Dim 24.0000 / 1,045,440 / 1015x1125	Platted Development No	Platted Y/N Yes
Parcel Desc Tillable, 15+	Date Lots Available	Price per Acre \$0.00	
Township Wayne	Road Access County	Road Surface Tar and Stone	Road Frontage County
Type Use Agriculture	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** 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 Online Only: bidmetzger.com	Auction Start Date 8/22/2023		
Financing: Existing	Proposed	Excluded Party None	
Annual Taxes \$816.48	Exemption No Exemptions	Year Taxes Payable 2023	Assessed Value
Is Owner/Seller a Real Estate Licensee No	Possession after 2023 harvest		
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 7/11/2023	Exp Date 10/31/2023		
Contract Type Exclusive Right to Sell	BBC 3.0%	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		

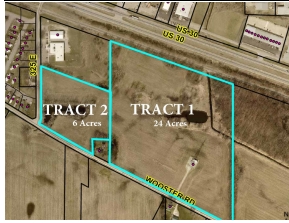
Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Listings as 07/12/2023

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

MLS 202324138 ** E Wooster Road Pierceton IN 46562 Statu Active LP \$0



Area Kosciusko County Parcel ID 43-11-24-400-056.500-03 Type Agricultural Land
 Sub None Cross Street Lot #
 School District WRS Elem Jefferson JrH Lakeview SrH Warsaw
 REO No Short Sale No Waterfront Y/N N
 Legal Description Approximately 6+/- acres part of: 3-118-12.LL LEASED LAND FROM STANLEY CUSTER TRUST
 Directions Heading from Warsaw to Pierceton on Wooster Rd. Property is on the north side of the road.
 Inside City Limits N City Zoning County Zoning I2 Zoning Description

Remarks 30.19+/- Acres of Quality Cropland offered in 2 Tracts selling via Online Only Auction on Tuesday, August 22, 2023 -- Bidding begins closing out at 6 pm! Tract 2: 6+/- acres of productive cropland with a soil index of 156.8! Bid on each tract individually or for the entirety!

Agent Remarks Online Auction: Tues. 8.22.23 6pm TERMS: 10% down 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 attend including the

Sec Lot Lot Ac/SF/Dim 6.0000 / 261,360 / 580x460
 Parcel Desc Tillable, 6-9.999 Platted Development No Platted Y/N Yes
 Township Wayne 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 Well Type Easements Yes
 SEWER TYPE None 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 Online Only: bidmetzger.com Auction Start Date 8/22/2023

Financing: Existing Proposed Excluded Party None
 Annual Taxes \$816.48 Exemption No Exemptions Year Taxes Payable 2023 Assessed Value
 Is Owner/Seller a Real Estate Licensee No Possession after 2023 crop harvest

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 7/11/2023 Exp Date 10/31/2023
 Contract Type Exclusive Right to Sell BBC 3.0% 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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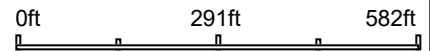
Aerial Map



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

Map Center: 41° 13' 6.51, -85° 46' 40.86



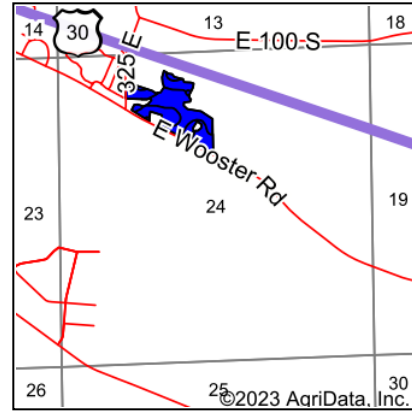
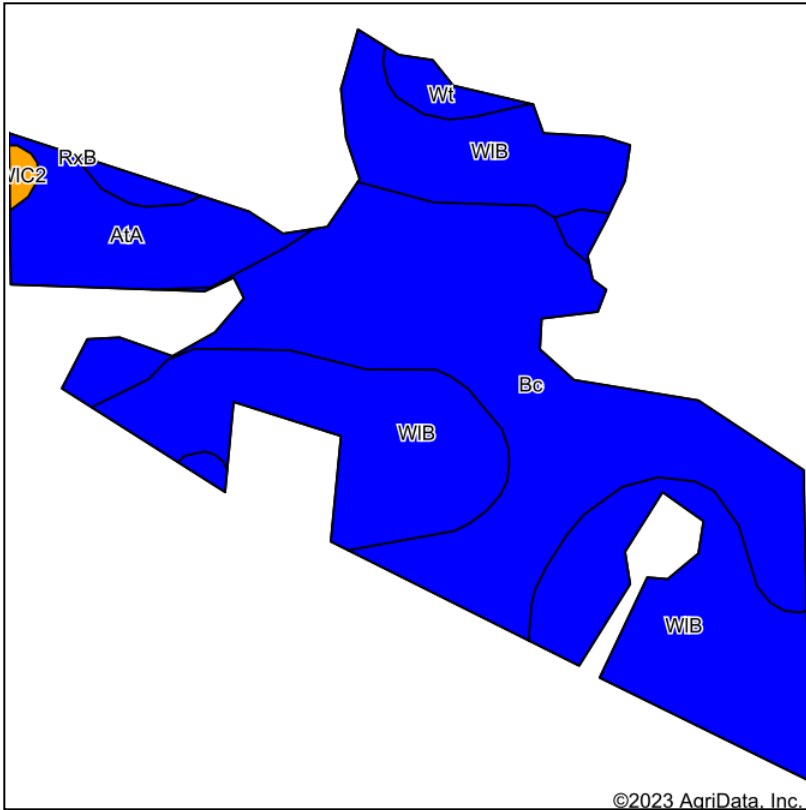
24-32N-6E
Kosciusko County
Indiana



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

Soils Map



State: **Indiana**
 County: **Kosciusko**
 Location: **24-32N-6E**
 Township: **Wayne**
 Acres: **20.14**
 Date: **6/1/2023**



Maps Provided By:



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
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	9.15	45.4%		Ile	145	51	65
Bc	Barry loam	8.46	42.0%		Ilw	175	49	71
AtA	Aubbeenaubbee fine sandy loam, moderately permeable substratum, 0 to 2 percent slopes	1.93	9.6%		Ilw	135	44	66
Wt	Whitaker loam	0.49	2.4%		Ilw	154	50	70
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	0.11	0.5%		Ille	130	46	55
Weighted Average					2.01	156.8	49.4	*n 67.7

*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.

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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