

Expanding your Horizon...



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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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260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

92+/- Acres of Productive Cropland offered in 4 Tracts!

This property will be offered at Auction on Thursday, August 17, 2023 at 6:30 pm. Selling regardless of price! 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 October 6, 2023. Possession will be subject to the current tenant's rights to the 2023 harvest. Seller keeps 2023 farm income and pays 2023 due in 2024 taxes based on the most current tax rate available at the time of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$3,478.14. 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: Thursday, August 17, 2023 at 6:30 pm

Selling Regardless of Price! Bid Live In-Person or Online!

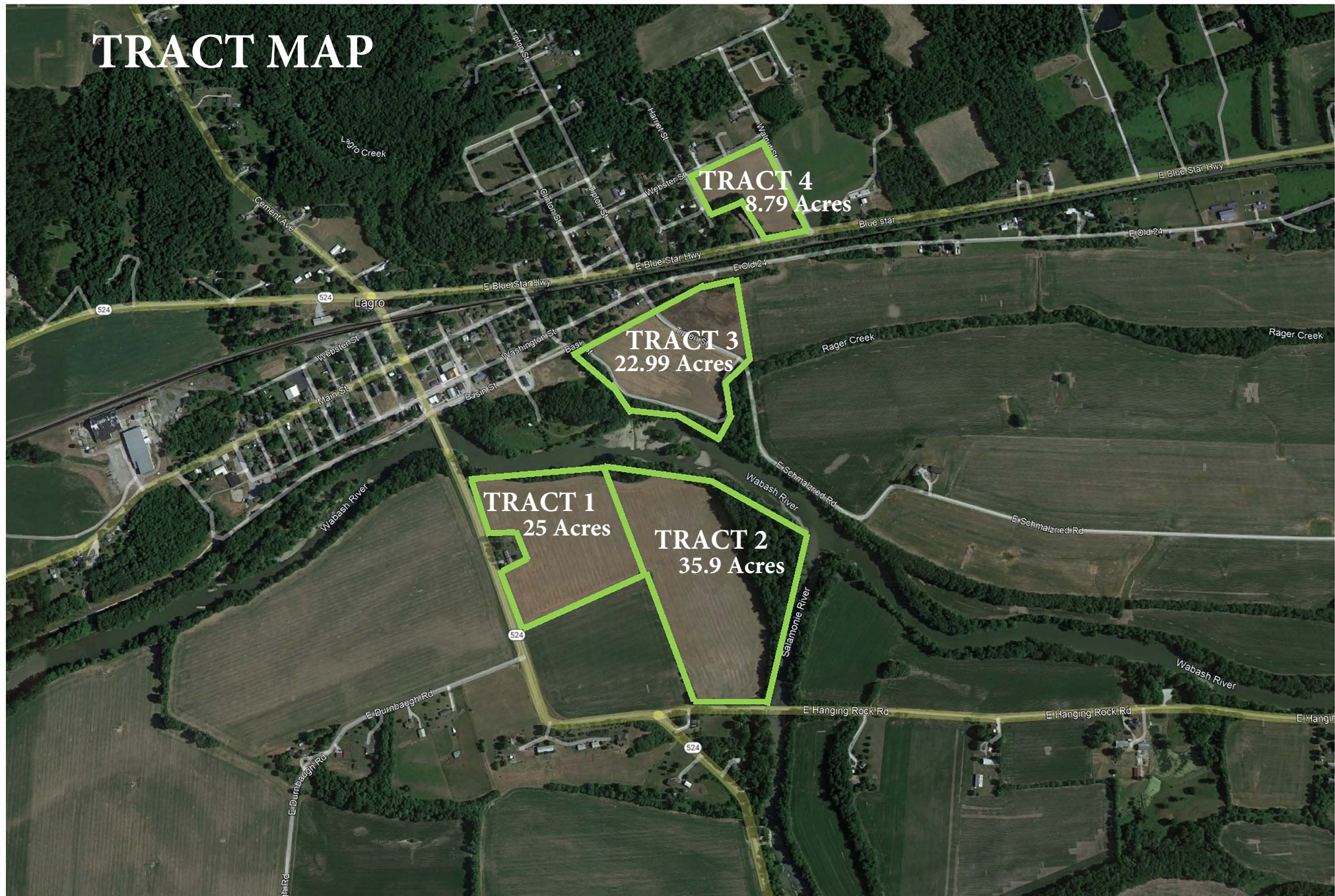
**Auction Location: Lagro Community Building - 230 Buchanan St., Lagro, IN
46941**

Lagro Township • Wabash County

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



TRACT MAP



TRACT 4
8.79 Acres

TRACT 3
22.99 Acres

TRACT 1
25 Acres

TRACT 2
35.9 Acres

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

MLS 202324379 *** State Road 524** **Lagro** **IN 46941** **Statu** Active **LP \$0**



Area Wabash County **Parcel ID** 85-15-54-300-007.000-00 **Type** Agricultural Land

Sub None **Cross Street**

School District WAC Elem Metro North/Sharp Creek JrH Northfield **SrH** Northfield

REO No **Short Sale** No **Waterfront Y/N** Y

Legal Description Approximately 25+/- acres part of: PT RES 14 28-7 60.9AC

Directions Head south off of Hwy 24 on 300 E. Continue through Lagro onto SR 524. Property is on the east side of the road.

Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 92+/- Acres of Productive Cropland offered in 4 tracts going to ABSOLUTE Auction on Thursday, August 17, 2023 at 6:30 pm! Tract 1: 25+/- acres of cropland with a soil index of 125.4. Riverfront location is great for fishing along the river. Bid on each tract individually, in combination, or for the entirety! Bid Live In -Person or Online! Selling Regardless of Price!

Agent Remarks Absolute Auction: Thurs. 8.17.23 6:30pm 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	25.0000 /	1,089,000 /	1035x920		
Parcel Desc	Tillable, 15+	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	Well Type		Easements	Yes		
SEWER TYPE	None			Water Frontage	1,000.00		
Type Fuel	None			Assn Dues		Not Applicable	
Electricity	Available			Other Fees			

Features

DOCUMENTS AVAILABLE Aerial Photo, Soil Map

Strctr/Bldg Imprv No

Can Property Be Divided? No

Water Access River

Water Name Wabash River **Lake Type**

Water Features

Water Frontage 1,000.00 **Channel Frontage** **Water Access** RVRF

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Auction Location Lagro Community Building 230 **Auction Start Date** 8/17/2023

Financing: Existing Proposed Excluded Party None

Annual Taxes \$936.72 **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 7/13/2023 **Exp Date** 12/31/2023

Contract Type Exclusive Right to Sell **BBC** 2.0% **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 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 07/13/2023

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

MLS 202324381 ** State Road 524 Lagro IN 46941 Statu Active LP \$0



Area Wabash County **Parcel ID** 85-15-54-300-007.000-00 **Type** Agricultural Land

Sub None **Cross Street**

School District WAC Elem **Metro North/Sharp Creek JrH** Northfield **SrH** Northfield

REO No **Short Sale** No **Waterfront Y/N** Y

Legal Description Approximately 35.9+/- acres part of: PT RES 14 28-7 60.9AC

Directions Head south off of Hwy 24 on 300 E. Continue through Lagro onto SR 524. Property is on the east side of the road.

Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 90+/- Acres of Productive Cropland offered in 4 tracts going to ABSOLUTE Auction on Thursday, August 17, 2023 at 6:30 pm! Tract 2: 35.9+/- acres of cropland with a soil index of 125.4. Riverfront location is great for fishing along the river. Bid on each tract individually, in combination, or for the entirety! Bid Live In -Person or Online! Selling Regardless of Price!

Agent Remarks Absolute Auction: Thurs. 8.17.23 6:30pm 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** 35.9000 / 1,563,804 / 1960x1500

Parcel Desc Partially Wooded, Tillable, 15+ **Platted Development** No **Platted Y/N** Yes

Township Lagro **Date Lots Available** **Price per Acre** \$0.00

Type Use Agriculture, Recreational **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County

Water Type None **Well Type** **Easements** Yes

SEWER TYPE None **Water Frontage** 2,800.00

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 River

Water Name Wabash River **Lake Type**

Water Features

Water Frontage 2,800.00 **Channel Frontage** **Water Access** RVRF

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Auction Location Lagro Community Building 230 **Auction Start Date** 8/17/2023

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

Annual Taxes \$936.72 **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 7/13/2023 **Exp Date** 12/31/2023

Contract Type Exclusive Right to Sell **BBC** 2.0% **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 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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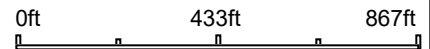
Aerial Map



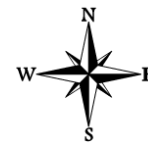
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Metzger Auctioneers & Appraisers
Property Services, LLC

Boundary Center: 40° 49' 55.6, -85° 43' 23.28



14-99-99
Wabash County
Indiana

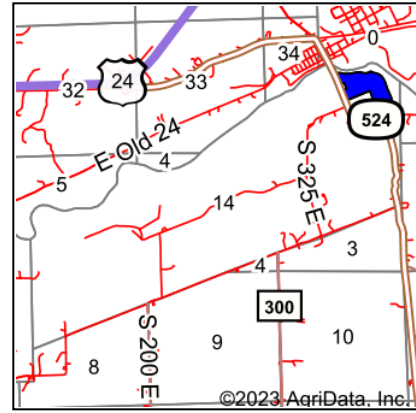
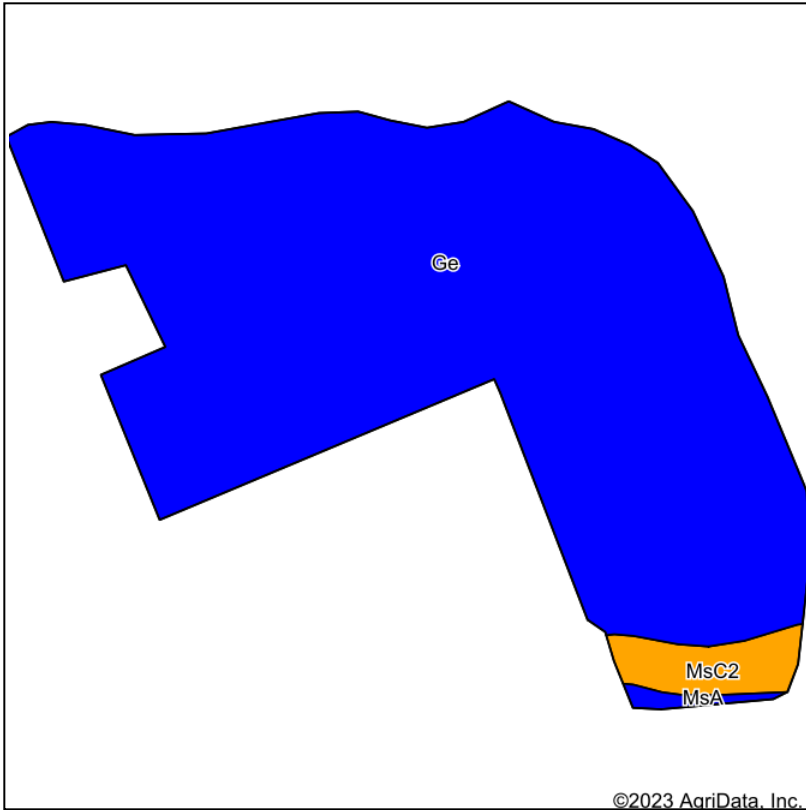


7/13/2023

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

Soils Map



State: **Indiana**
 County: **Wabash**
 Location: **14-99-99**
 Township: **Lagro**
 Acres: **49.31**
 Date: **7/13/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IN169, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Ge	Genesee loam, 0 to 2 percent slopes, occasionally flooded	47.15	95.6%		IIw	127	45	89
MsC2	Milton silt loam, 6 to 12 percent slopes, eroded	1.81	3.7%		IIIe	90	32	50
MsA	Milton silt loam, 0 to 2 percent slopes	0.35	0.7%		IIs	90	32	58
Weighted Average					2.04	125.4	44.4	*n 87.3

*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.

Property Type LOTS AND LAND	Status Active	CDOM 0	DOM 0	Auction Yes
MLS 202324382	*** Old 24	Lagro	IN 46941	Statu Active
LP \$0	Area Wabash County	Parcel ID 85-11-34-200-006.000-00	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 Y	
	Legal Description TIPTONS OL 36 22.99AC			
	Directions Head south off of Hwy 24 on 300 E. Turn east on Old 24 (Washington St.) then south on Tipton St. Property is on			
	Inside City Limits N	City Zoning	County Zoning A1	Zoning Description

Remarks 92+/- Acres of Productive Cropland offered in 4 tracts going to ABSOLUTE Auction on Thursday, August 17, 2023 at 6:30 pm! Tract 3: 22.99+/- acres of cropland with a soil index of 128.9. Riverfront location is great for fishing along the river. Bid on each tract individually, in combination, or for the entirety! Bid Live In -Person or Online! Selling Regardless of Price!

Agent Remarks Absolute Auction: Thurs. 8.17.23 6:30pm 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 22.9900 / 1,001,444 / 1300x1300			
Parcel Desc Partially Wooded, Tillable, 15+	Platted Development No		Platted Y/N Yes	
Township Lagro	Date Lots Available	Price per Acre \$0.00		
Type Use Agriculture, Recreational	Road Access County	Road Surface Tar and Stone	Road Frontage	County
Water Type None	Well Type	Easements Yes		
SEWER TYPE None		Water Frontage 870.00		
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 River				
Water Name Wabash River	Lake Type			
Water Features				
Water Frontage 870.00	Channel Frontage	Water Access RVRF		
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015		
Auction Location Lagro Community Building 230	Auction Start Date 8/17/2023			
Financing: Existing	Proposed	Excluded Party None		
Annual Taxes \$634.00	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 7/13/2023	Exp Date 12/31/2023			
Contract Type Exclusive Right to Sell	BBC 2.0%	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 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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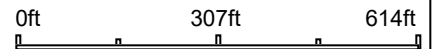
Aerial Map



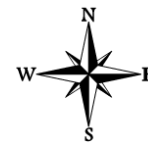
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 **Metzger** Auctioneers & Appraisers
Property Services, LLC

Boundary Center: 40° 50' 13.41, -85° 43' 18.75



0-99-99
Wabash County
Indiana

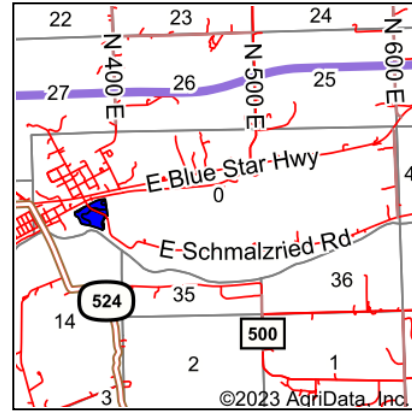
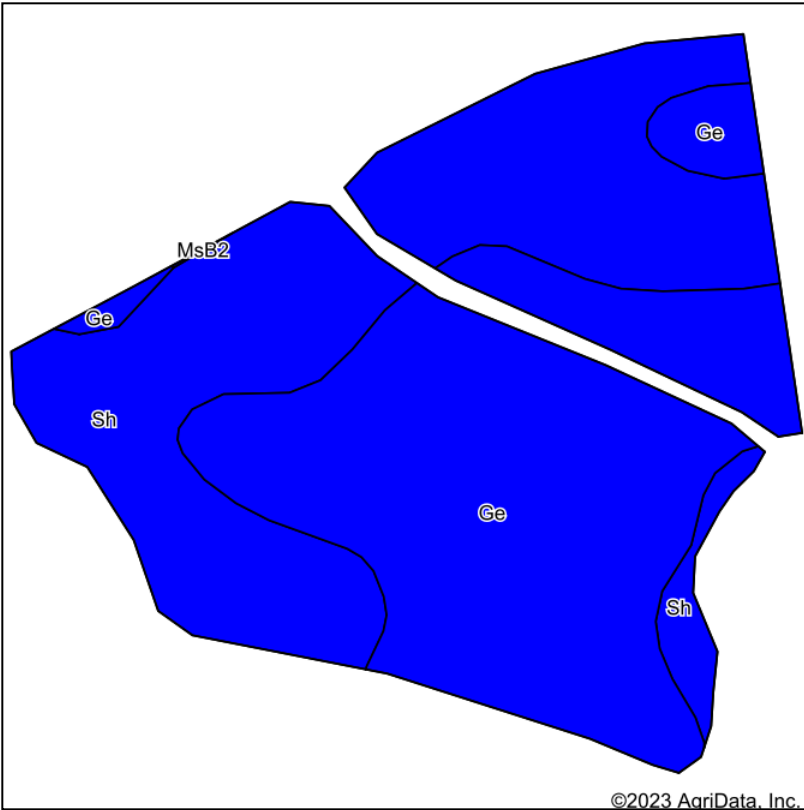


7/13/2023

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

Soils Map



State: **Indiana**
 County: **Wabash**
 Location: **0-99-99**
 Township: **Lagro**
 Acres: **19.85**
 Date: **7/13/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IN169, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Ge	Genesee loam, 0 to 2 percent slopes, occasionally flooded	10.47	52.7%		Ilw	127	45	89
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	9.38	47.3%		Ilw	131	38	75
Weighted Average					2.00	128.9	41.7	*n 82.4

*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 07/13/2023

Property Type LOTS AND LAND Status Active CDOM 0 DOM 0 Auction Yes
MLS 202324383 **** Blue Star Highway Lagro IN 46941 Statu Active LP \$0



Area Wabash County Parcel ID 85-11-34-200-007.000-00 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 PT SW TIPTONS E PT 33, 34, 35 & 36 34-28-7 8.79AC
Directions Head south off of Hwy 24 on 300 E. Turn east on Blue Star Highway. Property is on the north side of the road.
Inside City Limits N City Zoning County Zoning A1 Zoning Description

Remarks 92+/- Acres of Productive Cropland offered in 4 tracts going to ABSOLUTE Auction on Thursday, August 17, 2023 at 6:30 pm! Tract 4: 8.79+/- acres of cropland with a soil index of 93.4. Bid on each tract individually, in combination, or for the entirety! Bid Live In-Person or Online! Selling Regardless of Price!

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Sec Lot Lot Ac/SF/Dim 8.7900 / 382,892 / 620x820
Parcel Desc Partially Wooded, Tillable, 6-9.999 Platted Development No Platted Y/N Yes
Township Lagro Date Lots Available Price per Acre \$ \$0.00
Type Use Agriculture, 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 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 Lagro Community Building 230 Auction Start Date 8/17/2023

Financing: Existing Proposed Excluded Party None
Annual Taxes \$158.00 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 7/13/2023 Exp Date 12/31/2023

Contract Type Exclusive Right to Sell BBC 2.0% 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 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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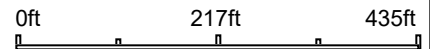
Aerial Map



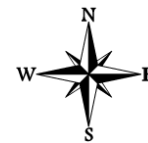
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 **Metzger** Auctioneers & Appraisers
Property Services, LLC

Boundary Center: 40° 50' 26.31, -85° 43' 11.05



0-99-99
Wabash County
Indiana

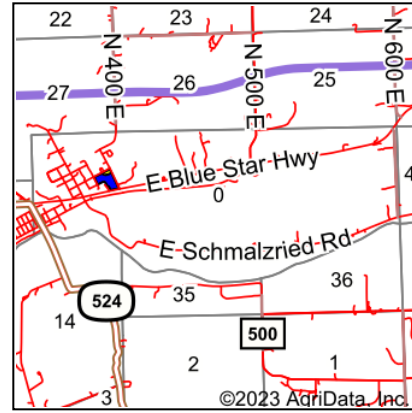
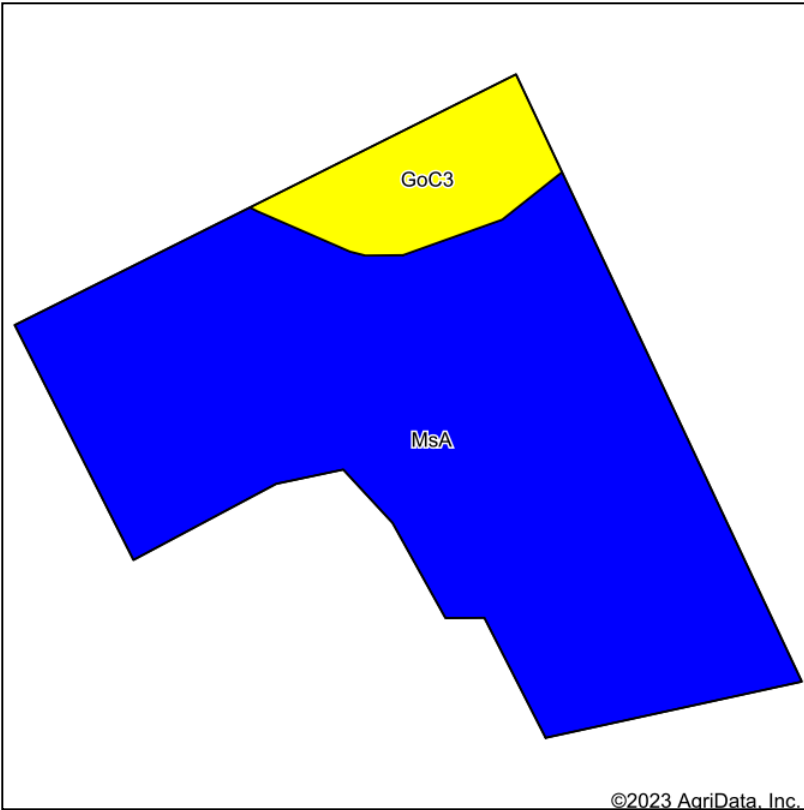


7/13/2023

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

Soils Map



State: **Indiana**
 County: **Wabash**
 Location: **0-99-99**
 Township: **Lagro**
 Acres: **8.09**
 Date: **7/13/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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www.AgriDataInc.com

Area Symbol: IN169, Soil Area Version: 27								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
MsA	Milton silt loam, 0 to 2 percent slopes	7.17	88.6%		Ils	90	32	58
GoC3	Glynwood clay loam, 5 to 12 percent slopes, severely eroded	0.92	11.4%		IVe	120	42	25
Weighted Average					2.23	93.4	33.1	*n 54.2

*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.

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**

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