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

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163

Acres

Offered
in 2 Tracts

Aug. 31 (EST)
6:30 PM

Property Location: 59088 Crumstown Hwy., N. Liberty, IN
Auction Location: At the Property

- **Country Home**
- **Cropland**
- **Recreational Land**



Metzger

Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockorne
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Reimer Doddie Hart • John Bumau • Austin Metzger
• Neil Snyder • Justin Nicodemus • Toni Dery

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AUCTION

Warren Twp., St. Joseph Co., IN



John Burnau
Auction Manager
574-376-5340



www.BidMetzger.com

REAL ESTATE AUCTION TERMS

163+/- Acres with Country Home, Cropland, & Recreational Land in 2 Tracts!

This property will be offered at Auction on Thursday, August 31, 2023 at 6:30 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 20, 2023. Possession will be at closing for Tract 1 & subject to the current tenant's rights to the 2023 harvest for Tract 2. 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. R. Real estate taxes for the entirety in 22' due in 23' were approximately \$5,792.46. 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 31, 2023 at 6:30 pm
Bid Live In-Person or Online!

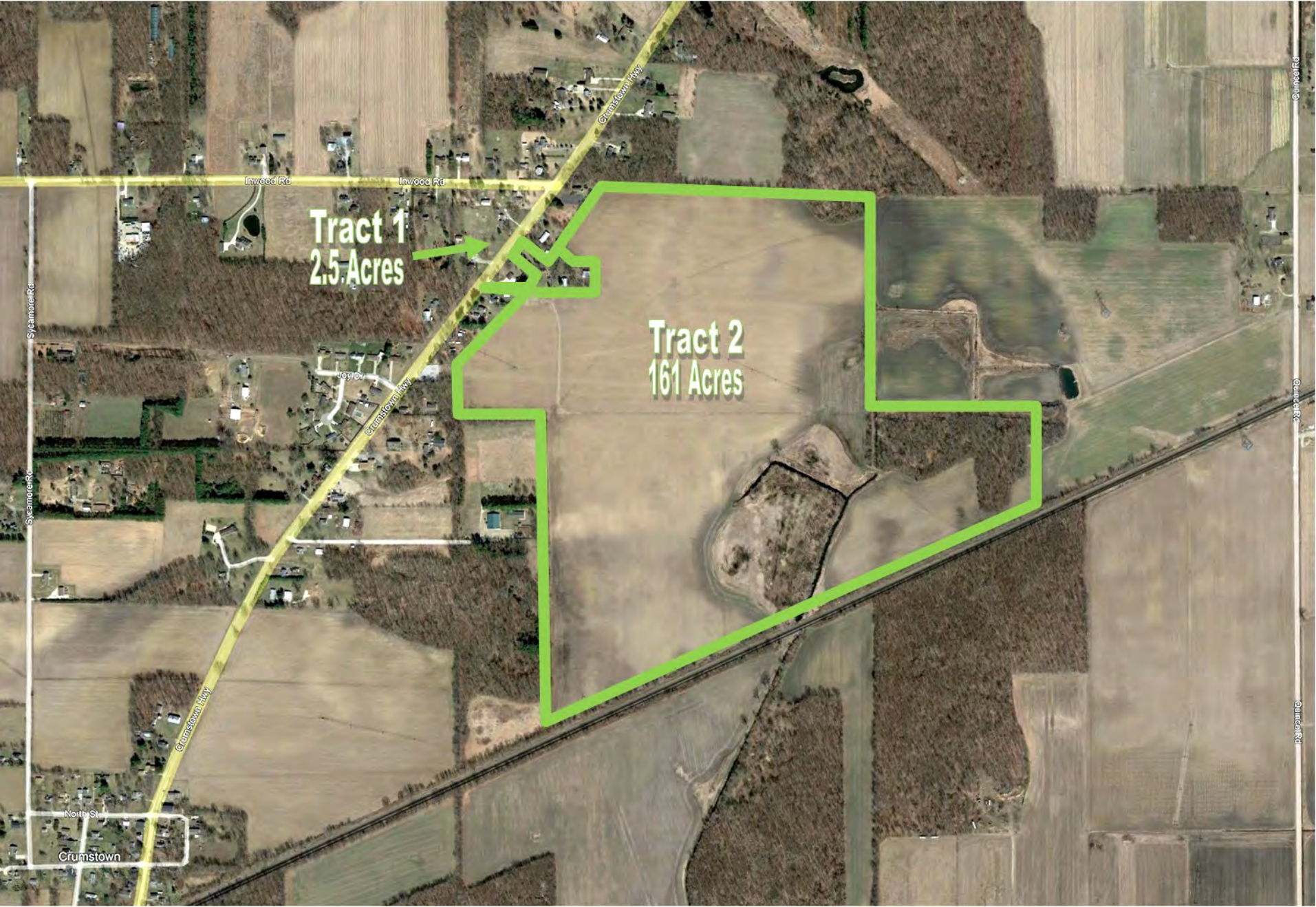
59088 Crumstown Highway, North Liberty, IN 46554

Warren Township • St. Joseph County

Auction Manager: John Burnau 574.376.5340

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





Tract 1
2.5 Acres

Tract 2
161 Acres

Inwood Rd

Inwood Rd

Crumstown Hwy

Crumstown Hwy

Sycamore Rd

Sycamore Rd


North St

Crumstown

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Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202327061	59088 Crumstown Highway	North Liberty	IN 46554	LP \$0
	Area St. Joseph County	Parcel ID 71-07-27-226-001.000-029	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrm 3	F 1
	Township Warren	Style One and Half Story	REO No	Short Sale No
	School SBCSC	Elem Wilson	Jr Navarre	SrH Washington
Legal Description Approximately 2.5+/- acres part of: NE 1/4 SEC 27 37 1E EX PART SOLD & MID PART NW SE N OF RR				
Directions Southwest of South Bend south off of Hwy 223 (Crumstown Hwy).				
Inside City	City	County	Zoning	Zoning Description

Remarks 163+/- Acres with Country Home & Cropland offered in 2 Tracts going to Auction on Thursday, August 31, 2023 at 6:30 pm! Tract 1 a country home nestled on 2.5 acres of picturesque land. With 3 bedrooms and 1 bath, this cozy residence offers the perfect blend of comfort and tranquility. There is a spacious kitchen and an inviting living room featuring a warm fireplace, creating a cozy atmosphere for relaxation and entertainment. The laundry room is conveniently located with plenty of cabinet storage. This property also boasts multiple outbuildings, including a pole barn with an overhead door, providing ample space for storage and workspace. There's an additional barn great for equipment storage. Surrounded by scenic beauty, this home offers the opportunity to embrace the peacefulness of the countryside while still being within easy reach of modern amenities. Open House: Wednesday, August 23rd 5:30-6pm Bid Live In-Person or Online! Bid on this tract individually or for the entirety!

Agent Remarks Auction: Thurs. 8.31.23 6:30pm Open House: Wed. 8.23.23 5:30-6pm 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 auction to receive compensation.

Se	Lo	Lot	2,5000	/	108,900	/	400x150	Lot Desc	0-2.9999					
Above Gd Fin SqFt	1,838	Above Gd Unfin SqFt	0				Below Gd Fin	0	Ttl Below Gd	504	Ttl Fin SqFt	1,838	Year Built	1932
Age	91	New Const	No				Ex	Aluminum	Bsm	Partial Basement, Unfinished			# Rooms	6
Room Dimensions		Baths	Full	Half	Water		Well Type	Private	Basement Material					
RM DIM	LV	B-Main	1	0	Well Type		Dryer Hookup Gas	No	Fireplace				Yes	
L	14 x 14	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup	Yes	Guest Qtrs			No	
D	12 x 14	M	B-Blw G	0	0	Fuel /	Forced Air	Dryer Hookup G/E	No	Split FlrPln			No	
F	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan			No	
K	12 x 14	M	Laundry L/W	x		Cooling	Central Air	Water Soft-Owned	No	Skylight			No	
B	x		AMENITIES	Dryer Hook Up Electric, Porch Covered, Porch Open, Range/Oven Hook Up Elec, Main Floor Laundry, Washer Hook-Up				Water Soft-Rented	No	ADA Features			No	
D	x							Alarm Sys-Sec	No	Fence				
M	10 x 12	M						Alarm Sys-Rent	No	Golf Course			No	
2	10 x 10	U						Garden Tub	No	Nr Wlkg Trails			No	
3	12 x 14	U	Garage	/	/	x	/	Jet Tub	No	Garage Y/N			No	
4	x		Outbuilding	Barn		36 x 52		Pool	No	Off Street Pk				
5	x		Outbuilding			x		Pool Type						
R	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Dishwasher, Range-Electric					
LF	x		Other Fees					FIREPLACE	Living/Great Rm					
E	x		Restrictions											

Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015
Financing:	Existing	Proposed	Excluded Party
Annual	\$5,338.92	Exemptions	Homestead, Supplemental
Possession	at closing	Year Taxes Payable	2023
Assessed Value			

List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395
Co-List Office		List Team	
Showing Instr	Showingtime or Open House	Co-List Agent	
List Date	8/1/2023	Start Showing Date	
Exp Date	12/31/2023	Owner/Seller a Real Estate Licensee	No
Agent/Owner Related	No		
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%
Variable Rate	No	Special List Cond.	None
Virtual		Lockbox Type	Mechanical/Comb
Lockbox Location	front door	Type of Sale	
Pending Date		Closing Date	
Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks	
Conc Paid			
Sell Office		Sell Agent	
Co-Sell Office		Co-Sell	

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

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Listings as 08/01/2023

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

MLS 202327062 ** Crumstown Highway North Liberty IN 46554 Statu Active LP \$0



Area St. Joseph County Parcel ID 71-07-26-100-003.000-02 Type Agricultural Land
 Sub None Cross Street Lot #
 School District SBC Elem Wilson JrH Navarre SrH Washington
 REO No Short Sale No Waterfront Y/N N
 Legal Description SW NW NW OF RR SEC. 26-37-1E 20 AC & Approximately 141+/- acres part of: Ne 1/4 Sec 27 37 1e Ex
 Directions Southwest of South Bend south off of Hwy 223 (Crumstown Hwy).
 Inside City Limits N City Zoning County Zoning StJ Zoning Description

Remarks 163+/- Acres with Country Home & Cropland offered in 2 Tracts going to Auction on Thursday, August 31, 2023 at 6:30 pm! Tract 2 features 161+/- Acres of Productive Cropland & Recreational Land! Soil Index is 76.8. Enjoy outdoor activities such as hunting, hiking, and wildlife observation. Bid Live In-Person or Online! Bid on this tract individually or for the entirety!

Agent Remarks Auction: Thurs. 8.31.23 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	161.0000 /	7,013,160 /	1700x2500		
Parcel Desc	Tillable, 15+	Platted Development	No			Platted Y/N	Yes
Township	Warren	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

Auction Yes Auctioneer Name Chad Metzger & John Burnau Auctioneer License # AC31300015

Auction Location at the property Auction Start Date 8/31/2023

Financing: Existing Proposed Excluded Party None

Annual Taxes \$5,792.4 Exemption Homestead, Supplemental 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 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 8/1/2023 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

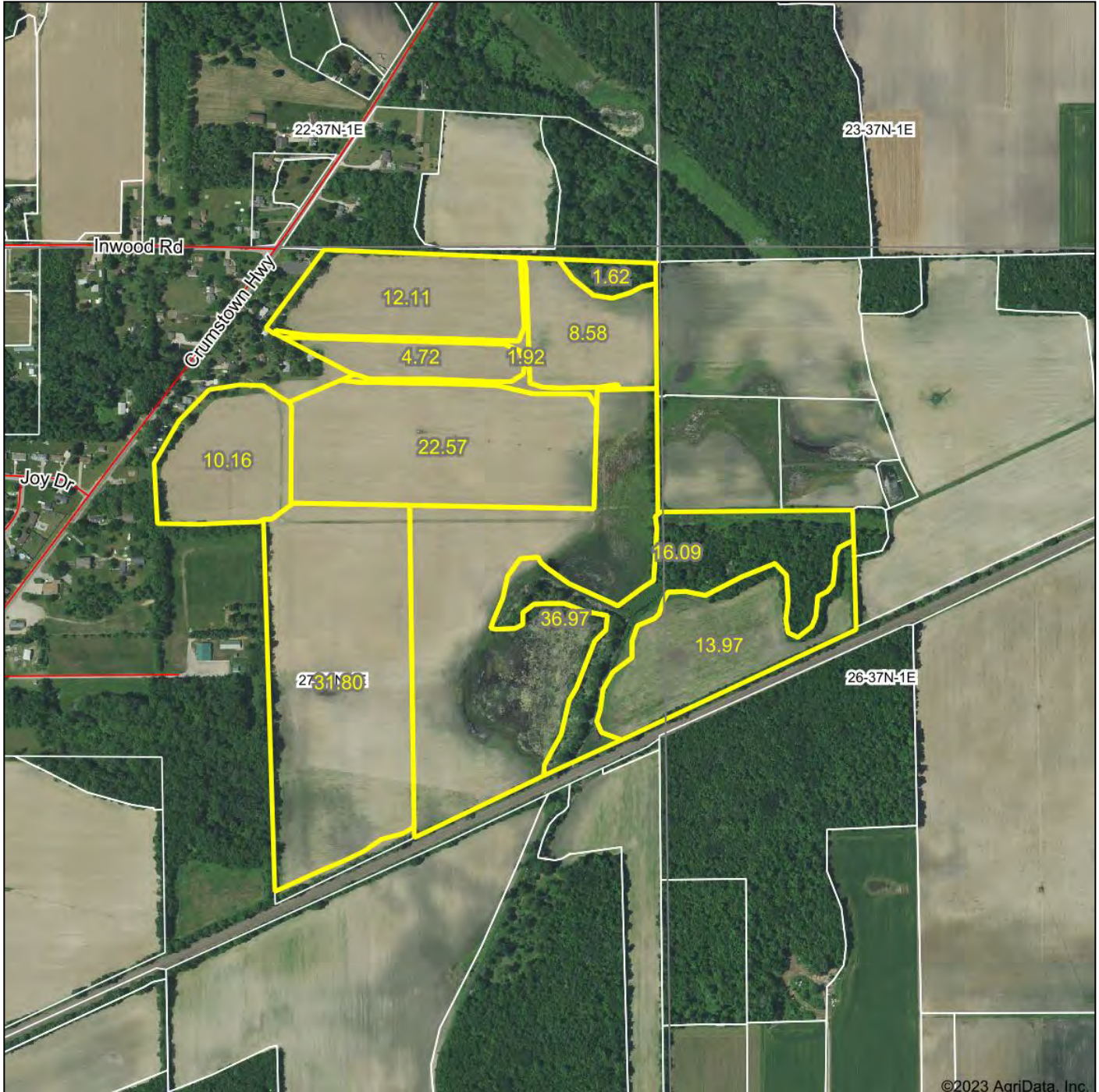
Sell Office Sell Agent Sell Team

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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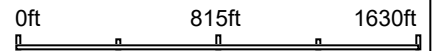
Aerial Map



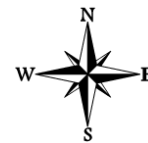
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Boundary Center: 41° 37' 51.71, -86° 23' 34.85



27-37N-1E
St. Joseph County
Indiana

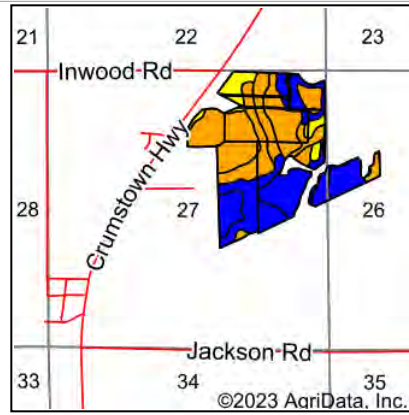
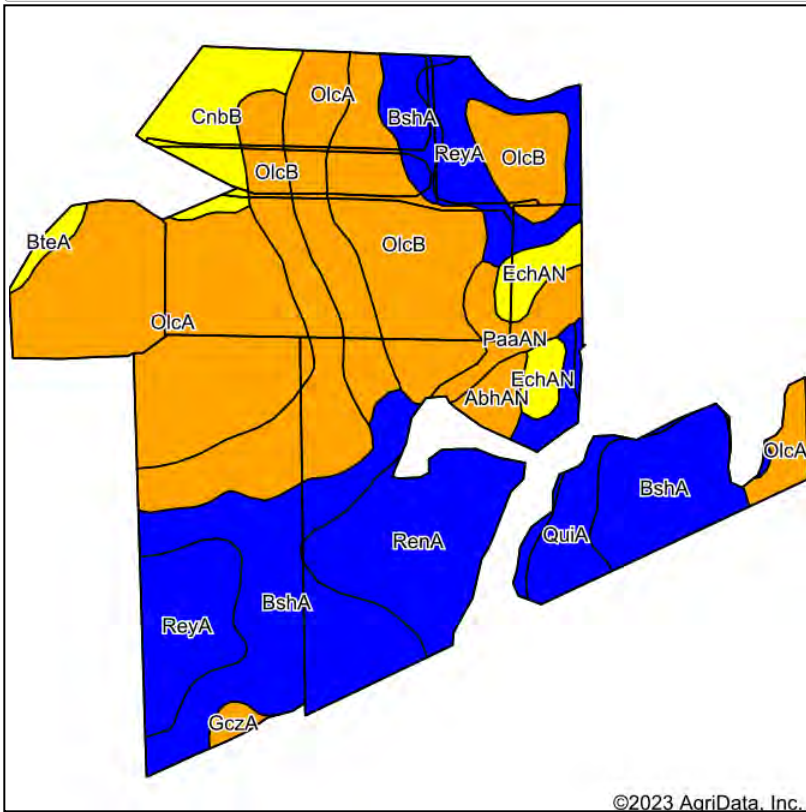


7/19/2023

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: **St. Joseph**
 Location: **27-37N-1E**
 Township: **Warren**
 Acres: **142.8**
 Date: **7/19/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IN141, Soil Area Version: 26										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans	
OlcA	Oshtemo sandy loam, 0 to 2 percent slopes	34.39	24.1%			III _s			43	
OlcB	Oshtemo sandy loam, 2 to 6 percent slopes	30.76	21.5%			III _s	III _{le}		42	
BshA	Brady sandy loam, 0 to 1 percent slopes	29.42	20.6%			II _w	124	35	49	
RenA	Rensselaer mucky loam, 0 to 1 percent slopes	14.03	9.8%			II _w	173	50	78	
ReyA	Rensselaer loam, 0 to 1 percent slopes	13.65	9.6%			II _w	172	48	77	
CnbB	Coloma sand, 2 to 5 percent slopes	6.23	4.4%			IV _s	III _{le}	85	27	
QuiA	Quinn loam, 0 to 1 percent slopes	4.02	2.8%			II _w	137	35	57	
PaaAN	Palms muck, drained, 0 to 1 percent slopes	3.67	2.6%			III _w	158	43	91	
EchAN	Edwards muck, drained, 0 to 1 percent slopes	3.38	2.4%			IV _w	137	36	81	
AbhAN	Adrian muck, drained, 0 to 1 percent slopes	1.69	1.2%			III _w	144	40	82	
BteA	Brems loamy sand, 0 to 1 percent slopes	0.83	0.6%			IV _s	93	32	29	
GcZA	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	0.73	0.5%			III _w	147	41	50	
Weighted Average						2.65	*-	76.8	21.8	*n 53

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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**

...Generation after Generation



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