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**PROVIDING PROFESSIONAL AUCTION,
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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

187+/- Acres with Quality Cropland, Recreational Woods offered in 5 Tracts!

This property will be offered at Auction on Tuesday, November 28, 2023 at 6:30 pm at the Metzger Auction Center - 2653 E. US 30, Warsaw, IN. 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 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 January 12, 2024. Possession is subject to the current tenant's rights to the 2023 harvest for the cropland & at closing for the woods. Seller retains the 2023 income and pays the 2023 taxes due in 2024 based on the most recent tax rate available with the buyer to assume all those thereafter. Real estate taxes for the entirety in 22' due in 23' were approximately \$3,720.68. 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, November 28, 2023 at 6:30 pm

Bid Live In-Person or Online!

Auction Location: Metzger Auction Center - 2653 E. US 30, Warsaw, IN
Property Location: Southwest of North Webster on the northeast corner of 500 N & 675 E
Tippecanoe Township • Kosciusko County

Auction Manager: John Burnau 574.376.5340

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

Tippecanoe Twp.,
Kosciusko Co., IN

SCHENKEL LAND

187 ACRES

OFFERED IN 5 TRACTS

Farm Location:
7330 E. 500 N.,
N. Webster, IN

**High Quality
Cropland, Woods,
Potential Building Sites**

Auction Manager:

John Burnau
(574) 268-7172

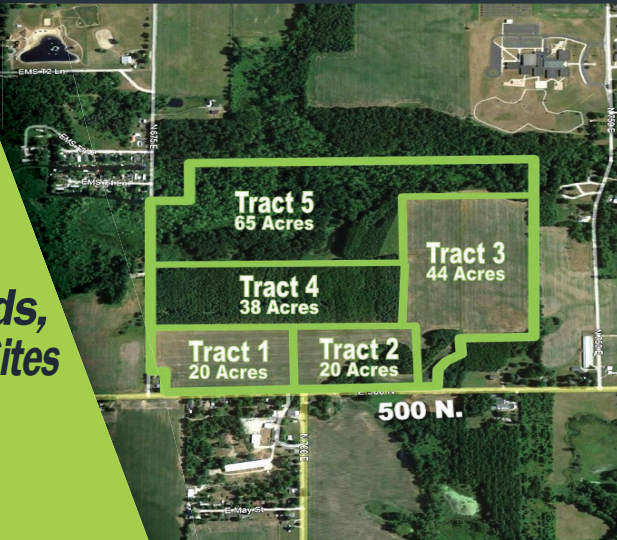


Metzger
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Chad Metzger • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
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260-982-0238



Tues., Nov. 28 6:30 PM

**Auction Location: Metzger Auction Center
2653 E. US 30, WARSAW, IN**

North Webster

13



500 N.

Metzger PROPERTY SERVICES, LLC
260-982-0238
CHAD METZGER, CAL, CAGA
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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Welcome to the 187-acre farm of Emmy Award winning and legendary sportscaster, Chris Schenkel. This is the farm Schenkel bought before moving back to Indiana in 1971. The 5 plots on the farm consist of 84 acres of tillable and 103 acres of woods. This sprawling farm has the majestic Tippecanoe River running through it, and includes a pond made by Schenkel in the shape of the state of Indiana. He was proud of where he was from and wanted to pay tribute to his birthplace.

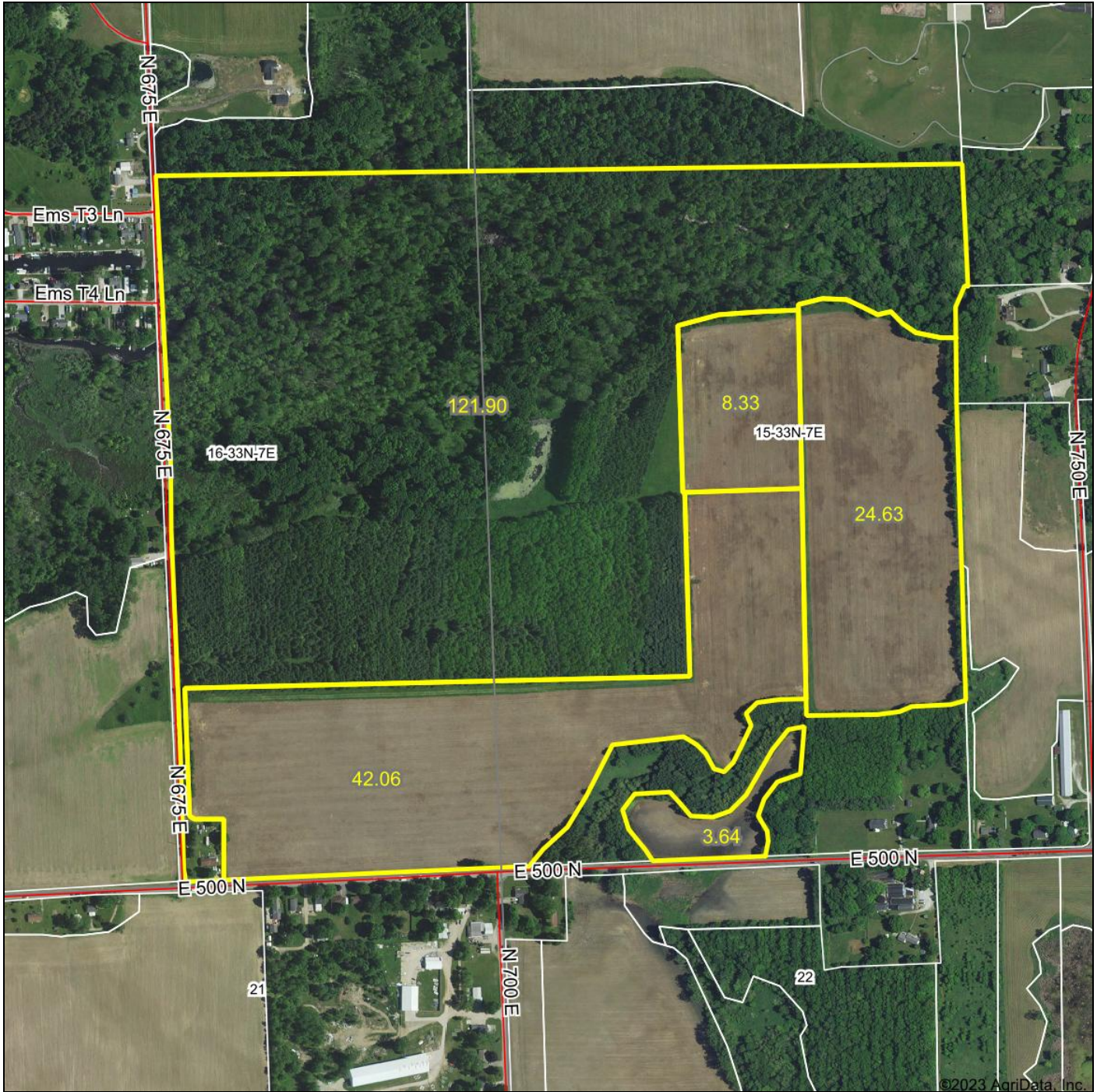
Born and raised in Bippus, Indiana, Chris Schenkel's early career led him to New York City, where he met and married model and dancer Francesca Paige Delfino. After having three children in the city, Schenkel decided New York wasn't the ideal place to raise their children, so he moved the family back home again to Indiana. Kosciusko County became the calm and peaceful Hoosier lifestyle needed. The tranquility of the farm also helped cement the legend's Hoosier "gentle-man personality". He loved spending time on the farm mowing the fields with his dad's 1953 Ferguson TO-30 tractor and trekking through the farm lanes in his 1971 Ford Bronco with his trusted Labrador co-pilot, Jack.

Schenkel's career in sports broadcasting spanned over 50 years with such accolades as a member of 18 Hall of Fames, including the Pro Football Hall of Fame, College Football Hall of fame and the Professional Bowler's Hall of Fame. Schenkel's broadcasts around the world included events such as the Indianapolis 500, Kentucky Derby, The Masters, numerous Summer and Winter Olympics, the NFL's "Greatest Game Ever Played", the College Football "Game of the Century" and many more. Schenkel was a pioneer in many of the sports television technologies still used today. His notoriety also led him to playing himself in many movies such as "Kingpin", "Greedy" and "International Velvet". You could be fortunate to own this wonderful farm and carry on the respect and love that Schenkel paid to this natural wonder. It's your turn to carry on this wonderful legacy.

187+/- Acres Being Offered in 5 Tracts!

Quality Cropland
Recreational Woods
Pond

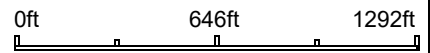
Aerial Map



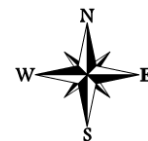
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 **Metzger** Auctioneers & Appraisers
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Boundary Center: 41° 18' 45.1, -85° 42' 32.87



15-33N-7E
Kosciusko County
Indiana

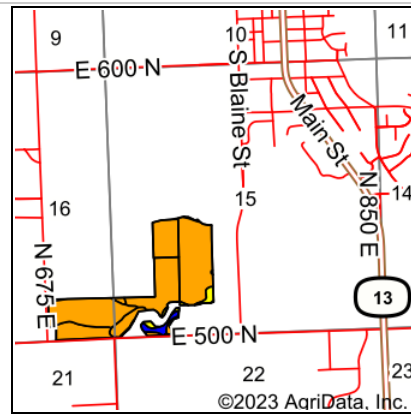
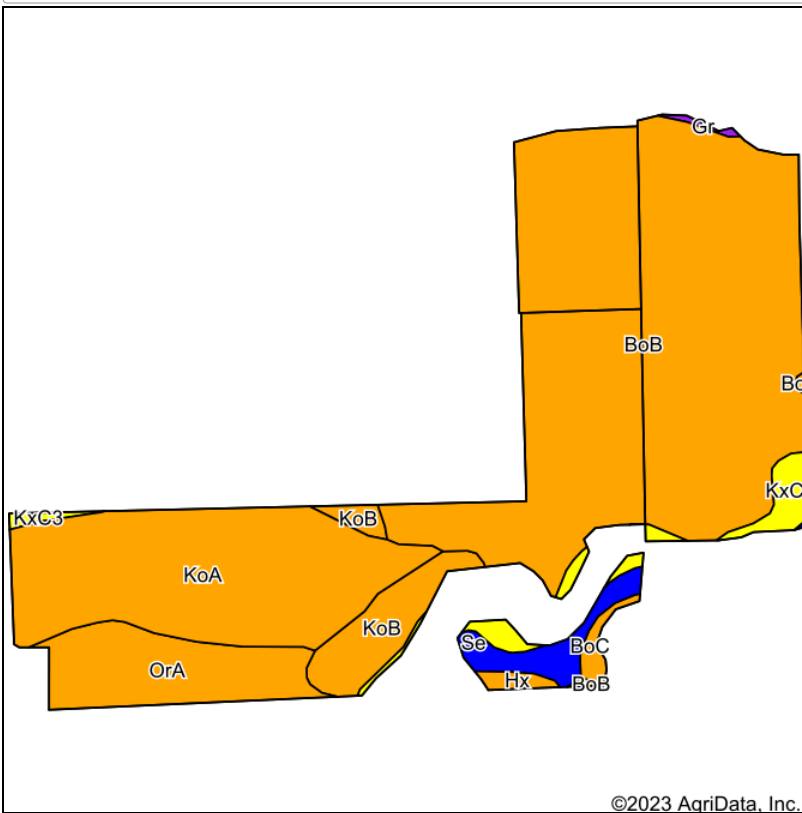


10/4/2023

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: **Kosciusko**
 Location: **15-33N-7E**
 Township: **Tippecanoe**
 Acres: **78.66**
 Date: **10/4/2023**



Soils data provided by USDA and NRCS.

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Maps Provided By:

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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	Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
BoB	Boyer loamy sand, 1 to 6 percent slopes	44.95	57.1%		III s	I l e	93	31	31
KoA	Kosciusko sandy loam, 0 to 2 percent slopes	17.46	22.2%		III s		95	33	55
OrA	Ormas loamy sand, 0 to 2 percent slopes	6.67	8.5%		III s		100	35	39
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	3.88	4.9%		III e		95	33	55
KxC3	Kosciusko sandy clay loam, 8 to 15 percent slopes, severely eroded	2.54	3.2%		IV e		80	28	38
Se	Sebewa loam, drained, 0 to 1 percent slopes	1.99	2.5%		II w		133	37	71
BoC	Boyer loamy sand, 6 to 12 percent slopes	0.60	0.8%		III e	III e	82	29	30
Hx	Houghton muck, drained	0.43	0.5%		III w		159	42	91
Gr	Gravelton-Palms, gravelly substratum complex, frequently flooded	0.14	0.2%		V w		72	19	23
Weighted Average					3.01	*-	95	32	*n 39.7

*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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