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Property Services, LLC

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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

21+/- Acres of Productive Cropland Selling Regardless of Price!

This property will be offered at Online ABSOLUTE Auction on Thursday, December 7, 2023 -- Bidding begins closing out at 6 pm! Selling Regardless of Price! 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 26, 2024. Possession is subject to the current tenant's rights to the 2023 harvest for the cropland. 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 \$315.96. 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 ABSOLUTE Auction: Thursday, December 7, 2023


Bidding begins closing out at 6 pm

North of Pierceton on the east side of SR 13

Washington Township • Kosciusko County

Selling Regardless of Price!

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

Property Type	LOTS AND LAND	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS	202340286	* N Sr 13	Pierceton	IN 46562	Status Active	LP \$0			
	Area	Kosciusko County		Parcel ID	43-12-10-100-080.000-029		Type	Agricultural Land	
	Sub	None		Cross Street					Lot #
	School District	WTK	Elem	Pierceton	JrH	Whitko	SrH	Whitko	
	REO	No		Short Sale	No		Waterfront Y/N	N	
	Legal Description	9-37-2.B PT S1/2 NE 10-32-7 21.00A PER SURVEY							
	Directions	North of Pierceton on the east side of SR 13.							
	Inside City Limits	N	City	County Zoning	A1	Zoning Description			

Remarks 21+/- Acres of Quality Cropland selling via Online Only ABSOLUTE Auction on Thursday, December 7, 2023 -- Bidding begins closing out at 6 pm! Selling Regardless of Price! 21+/- Acres of Productive Cropland with a Soil Index of 124.1!

Agent Remarks Online ABSOLUTE Auction: Thurs. 12.7.23 6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Trustee'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

Sec	Lot	Lot Ac/SF/Dim	21.0000 / 914,760 / 1430x730	Platted Development	No	Platted Y/N	Yes
Parcel Desc	Tillable, 15+			Price per Acre	\$0.00		
Township	Washington		Date Lots Available		Road Surface	Paved	
Type Use	Agriculture		Road Access	State	Road Frontage	State	
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, Soil Map

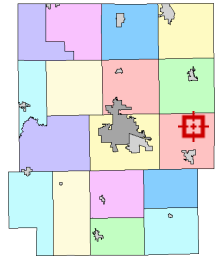
Strctr/Bldg Imprv	No		Can Property Be Divided?	No		
Water Access						
Water Name	Lake Type					
Water Features						
Water Frontage	Channel Frontage		Water Access			
Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015	
Auction Location	Online Only: bidmetzger.com		Auction Start Date	12/7/2023		
Financing:	Existing	Proposed	Excluded Party	None		
Annual Taxes	\$315.96	Exemption	No Exemptions	Year Taxes Payable	2023	
Is Owner/Seller a Real Estate Licensee	No		Possession	after the current tenant's rights		
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	11/2/2023	Exp Date	1/31/2024			
Contract Type	Exclusive Right to Sell		BBC	1.0%	Variable Rate	No
Virtual Tours:	Type of Sale		Special Listing Cond.	None		
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 Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Overview



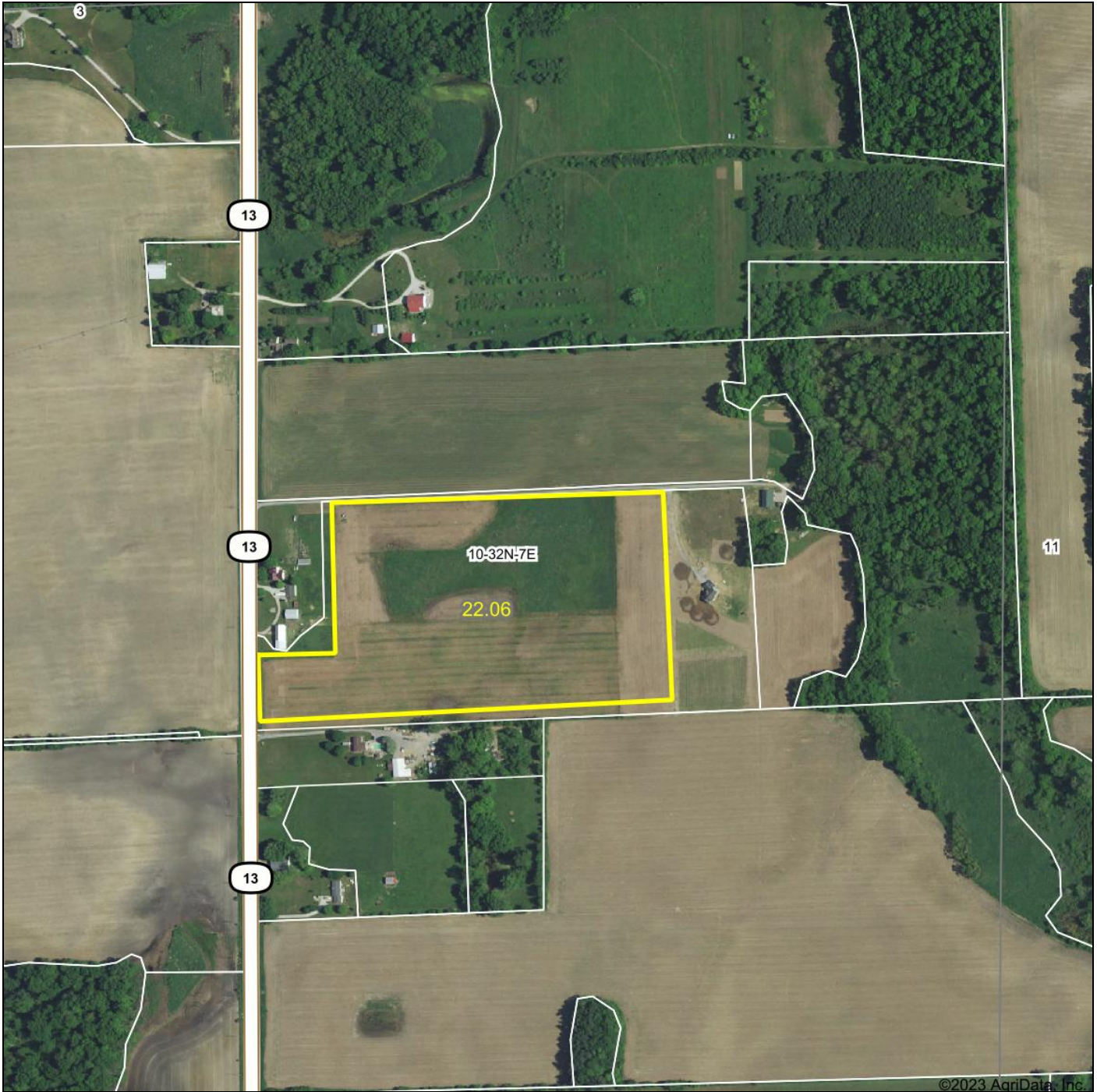
Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	009-037-002.B	Alternate ID	009-726009-04	Owner Address	Boggs Dawn E 1/2 & Tony D Kindig & April D Kindig Revocable Living Trust 1/2 Tony D & April D Kindig Trustees Po Box 222 Pierceton, 46562
Sec/Twp/Rng	0010-0032-7	Class	AGRICULTURAL - VACANT LAND		
Property Address		Acreage	21.0		
District			Washington		
Brief Tax Description			009-037-002.B PT S1/2 NE 10-32-7 21.00A PER SURVEY <i>(Note: Not to be used on legal documents)</i>		

Date created: 9/29/2023
Last Data Uploaded: 9/29/2023 3:13:24 AM

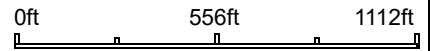
Aerial Map



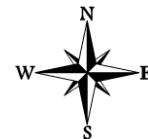
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Boundary Center: 41° 14' 40.22, -85° 41' 48.41



10-32N-7E
Kosciusko County
Indiana

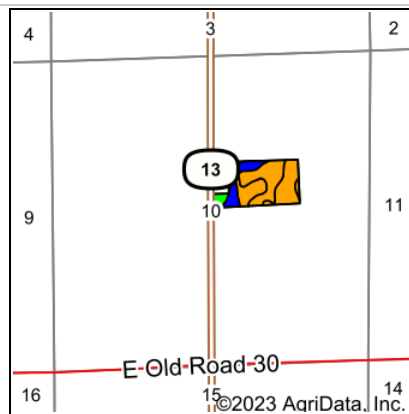
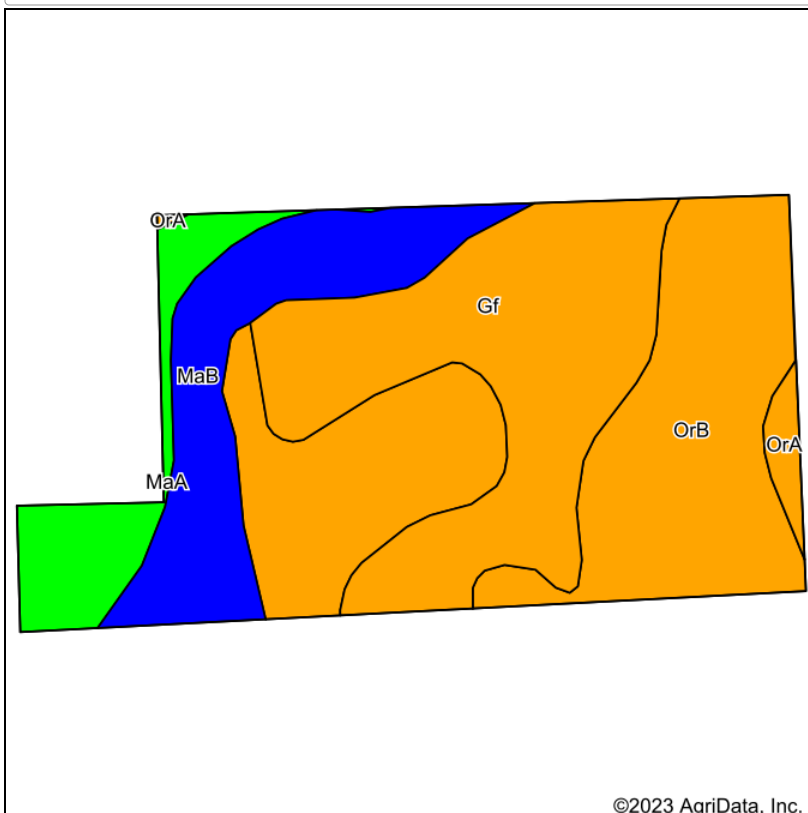


10/3/2023



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

Soils Map



State: **Indiana**
 County: **Kosciusko**
 Location: **10-32N-7E**
 Township: **Washington**
 Acres: **22.06**
 Date: **10/3/2023**



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	
OrB	Ormas loamy sand, 2 to 6 percent slopes	9.10	41.3%		IIIe	100	35	38	
Gf	Gilford sandy loam, gravelly substratum, 0 to 2 percent slopes	6.97	31.6%		IIIw	148	51	54	
MaB	Martinsville sandy loam, 2 to 6 percent slopes	3.79	17.2%		Ile	135	47	67	
MaA	Martinsville sandy loam, 0 to 2 percent slopes	1.83	8.3%		I	135	47	68	
OrA	Ormas loamy sand, 0 to 2 percent slopes	0.37	1.7%		IIIs	100	35	39	
Weighted Average						2.66	124.1	43.1	*n 50.5

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

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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