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

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11.746

ACRES

Pleasant
Township,
Grant Co., IN

Crop/Development Land

AUCTION

11.746 Acres

**Residential
Development
on All Sides!**

*High Quality
Productive Cropland
with Development Potential*

Wed., Dec. 6 5:30 PM

**Farm Location: On Delphi Pk. just west of
Oakhill High School on the North Side!**



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**More info Online @
MetzgerAuction.com**



REAL ESTATE AUCTION TERMS

11.75+/- Acres of Quality Cropland!

This property will be offered at Online Only Auction on Wednesday, December 6, 2023 -- Bidding begins closing out 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 Warranty 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 \$385.42. 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: Wednesday, December 6, 2023

Bidding begins closing out at 5:30 pm!

W. Delphi Pike, Marion, IN 46952 - west of Oak Hill High School on north side

Pleasant Township • Grant County

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



Delphi Pike, Marion, IN



Listings as of 11/10/2023

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

MLS 202341272 *** W Delphi Pike** **Marion** **IN 46952** **Status Active** **LP \$0**



Area Grant County **Parcel ID** 27-03-32-301-001.000-024 **Type** Agricultural Land

Sub None **Cross Street**

School District OAK Elem Converse/Sweetser/Swa JrH Oak Hill **SrH** Oak Hill

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

Legal Description 27-01-459.01; PT E SW; SEC 32; 11.746A SUBJ ROW ST RD 18

Directions On the north side of SR 18 in Sweetser. Just west of Oak Hill High School.

Inside City Limits Y **City** R1 **County Zoning** **Zoning Description**

Remarks 11.75+/- Acres of Quality Cropland selling via Online Only Auction on Wednesday, December 6, 2023 -- Bidding begins closing out at 5:30 pm! 11.75+/- acres of Cropland with a Soil Index of 153.4. Great Development Potential near schools!

Agent Remarks Online Auction: Wed. 12.6.23 5:30 pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty 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

Sec Lot **Lot Ac/SF/Dim** 11.7500 / 511,656 / 900x490

Parcel Desc Tillable, 10-14.999 **Platted Development** No **Platted Y/N** Yes

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

Type Use Agriculture **Road Access** City **Road Surface** Asphalt **Road Frontage** City

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

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** 12/6/2023

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

Annual Taxes \$385.42 **Exemption** No Exemptions **Year Taxes Payable** 2022 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** subject to 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 11/9/2023 **Exp Date** 2/29/2024

Contract Type Exclusive Right to Sell **BBC** 1.5% **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 Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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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**

General Information

Parcel Number 27-03-32-301-001.000-024
Local Parcel Number 0332-301-001.000-27

Tax ID: 0270101000

Routing Number 0332-301-001.000

Property Class 100 Vacant Land

Year: 2023

Location Information

County Grant

Township PLEASANT TOWNSHIP

District 024 (Local 027) SWEETSER TOWN-PLEASANT T

School Corp 5625 OAK HILL UNITED

Neighborhood 24301 27 PLEASANT HOMES-PETERSO

Section/Plat 000

Location Address (1) W DELPHI PIKE MARION, IN 46952

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Sewer, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Friday, May 05, 2023

Review Group 2023

Ownership

Gouin, Nancy M; Russell D Ruch & Car Eq Sh Tnts Cm PO Box 112 Sweetser, IN 46987-0112

Legal

27-01-459.01 PT E SW SEC 32 11.746A SUBJ ROW ST RD 18



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values for years 2020-2023.

Land Data (Standard Depth: Res 175', CI 132' Base Lot: Res 115' X 170', CI 66' X 132')

Table with 12 columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include dates from 02/23/1987 to 06/03/2022.

Agricultural

Notes

2/9/2023 RE-A: RR23 No Chg
11/13/2018 RE-A: RR19 NO CHANGE
2/9/2015 RE-A: RR15 NO CHANGE
3/20/2012 RE-A: RE-A 7/30/10-R/K-NL
2/24/2010 : split 27-03-32-301-001.002-024 11/10/09 2009009614 rw

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and Value.

...Generation after Generation



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