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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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**PROVIDING PROFESSIONAL AUCTION,
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BUYERS AND SELLERS THROUGHOUT INDIANA,
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**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

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16.5 Acres

Home, Garage

Cropland, Building Sites

Offered in
3 Tracts

Newcastle Twp.,
Fulton Co., IN

6 Mi. North of Rochester at
5873 E. 500 N., Rochester, IN

Antiques, Primitives, Tools,
Household, Home Decor,
Lawn & Garden Equip.
& More!

Sat.,
June 15 10 am

Open House:

June 10 5:30-6 PM



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 • Dodie Hart • John Buimau • Austin Metzger
Neil Snyder • Justin Nicodemus

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REAL ESTATE AUCTION TERMS

Country Home with 4-Car Garage & Cropland on 16.5+/- Acres in 3 Tracts!

This property will be offered at Auction on Saturday, June 15, 2024 at 10 am. 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 \$10,000 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 August 2, 2024. Tract 1: Possession will be at closing, Tract 2&3: Possession after the 2024 fall harvest. Taxes will be prorated to the day of closing. Sellers will retain the first cash rent installment for 2024 with the buyer to receive the 2nd installment. Real estate taxes for the entirety in 23' due in 24' were approximately \$1080.00. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Saturday, June 15, 2024 at 10 am

Bid Live In-Person or Online!

5873 N. 500 E., Rochester, IN 46975

Newcastle Township • Fulton County

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

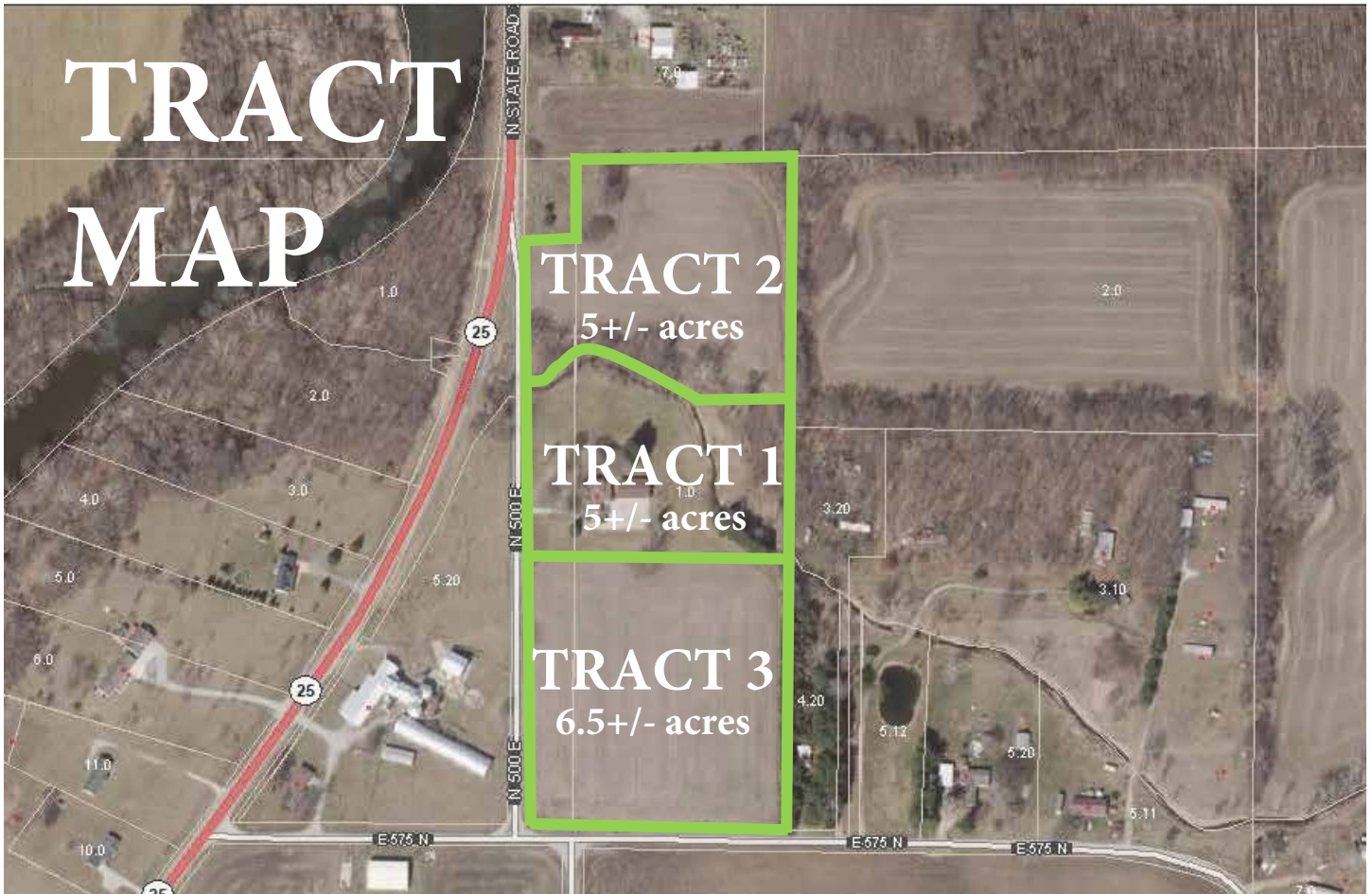



TRACT MAP

TRACT 2
5+/- acres

TRACT 1
5+/- acres

TRACT 3
6.5+/- acres



Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202417952	5873 N 500 E	Rochester	IN 46975	LP \$0
	Area Fulton County	Parcel ID 25-03-13-100-001.000-006	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 4	F Baths 2
	Township Newcastle	Style Two Story	REO No	H Baths 0
	School District TIP	Elem Akron	JrH Tippe Valley	SrH Tippe Valley
Legal Description Approximately 5+/- acres part of: NW DIV NW NW 13-31-3 13.00A E PT & Mid Div Ne Ne 14-31-3. 3.74 A.				
Directions North of Rochester just off of Hwy 25. Head east onto 525 N, then north on 500 E. Property on east side.				
Inside City N	City Zoning	County Zoning A1	Zoning Description	

Remarks 16.5+/- Acres with Country Home & Cropland offered in 3 Tracts going to Auction on Saturday, June 15, 2024 at 10 am! Tract 1: Spacious 3-4 bedroom, 2 bath country home on 5+/- acres designed to offer comfort and versatility. The large eat-in kitchen has beautiful walnut cabinetry & provides a welcoming space for family meals and gatherings, while the family room, complete with a cozy gas log fireplace, sets the stage for relaxation and warmth during the colder months. The finished basement adds an extra layer of functionality and entertainment, featuring a convenient kitchenette, a recreational room, and an additional bedroom or office space & full bathroom, offering endless possibilities for customization and leisure. Outside, a concrete patio provides the perfect spot for outdoor enjoyment and dining, while the 4-car heated garage ensures ample space for vehicles, hobbies, and storage. Whether you're seeking a peaceful retreat or a spacious home for entertaining, this country property offers the perfect balance of comfort, convenience, and rural charm. Bid on each

Agent Remarks Auction: Sat. 6.15.24 10 am Open House: Mon. 6.10.24 5:30-6pm TERMS: \$10,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. 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 showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to

Sec	Lot	Lot	5.0000	/	217,800	/	310x500	Lot Desc	3-5.9999	
Above Gd Fin SqFt 2,114		Above Gd Unfin SqFt 0		Below Gd Fin SqFt 768		Ttl Below Gd SqFt 768		Ttl Fin SqFt 2,882		Year Built 1937
Age 87	New Const No	Date Complete		Ext Vinyl	Bsmnt Crawl, Partial Basement, Finished		# 7			
Room Dimensions		Baths	Full	Hal	Water WELL	Basement Material				
LR 16 x 18	B-Main 1	0	Well Type Private		Dryer Hookup Gas No		Fireplace Yes			
DR 10 x 18	B-Upper 0	0	Sewer Septic		Dryer Hookup Elec No		Guest Qtrs No			
FR 18 x 24	B-Blw 1	0	Fuel / Gas, Forced Air		Dryer Hookup G/E No		Split FlrPln No			
KT 14 x 20	Laundry Rm Main	Heating		Disposal No		Ceiling Fan Yes				
BK x	Laundry L/W 8 x 8	Cooling Central Air		Water Soft-Owned No		Skylight No				
DN x	AMENITIES Ceiling Fan(s), Closet(s) Walk-in, Eat-In Kitchen					Water Soft-Rented Yes		ADA Features No		
1B 14 x 16	, Garage Door Opener, Patio Open, Range/Oven Hook Up					Alarm Sys-Sec No		Fence		
2B 12 x 10	Gas, Kitchenette, Tub/Shower Combination, Main Floor					Alarm Sys-Rent No		Golf Course No		
3B 12 x 14	Garage 4.0	/ Detached		/ 30 x 60 / 1,800.0		Garden Tub No		Nr Wlkg Trails No		
4B 12 x 10	Outbuilding 1 None			x		Jet Tub No		Garage Y/N Yes		
5B x	Outbuilding 2			x		Pool No		Off Street Pk		
RR 30 x 16	Assn Dues	Frequency Not Applicable		Pool Type		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Kitchen Exhaust Hood, Water Heater Gas, Water Softener-Rented				
LF x	Other Fees				FIREPLACE Gas Log					
EX x	Restrictions									

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 6/15/2024	Time 10 am
Financing: Existing	Proposed	Location at the property	Excluded Party None
Annual Taxes \$1,080.00	Exemption Homestead, Supplemental	Year Taxes Payable 2024	Assessed Value
Possession at closing			
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	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 5/20/2024	Start Showing Date	Exp Date 9/30/2024	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.0%	Variable Rate No	Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location back door	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid By
Sell Office	Sell Agent		Sell Team
Co-Sell Office	Co-Sell Agent		

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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.

Property address (number and street, city, state, and ZIP code)

5873 N 500E, Rochester, IN 46975

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>6-8</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input checked="" type="checkbox"/>

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Nancy Ann Baker</i>	Date (mm/dd/yy) <i>5/2/24</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Nancy L. Baker</i>	Date (mm/dd/yy) <i>5/2/24</i>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



CHAD METZGER CAL. CAGA

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

- ★ FARMLAND AUCTIONS
- ★ FARM SALES
- ★ REAL ESTATE APPRAISALS
- ★ ANTIQUE APPRAISALS
- ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE SALES

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Average Utilities

	Company	Average Amount
Gas	NipSCO	\$ 121 /mo.
Electric	Reme	\$ 80 /mo.
Water	2" well	\$
Other	septic pumped 2 yr. ago	\$
HOA		\$

25-03-13-100-001.000-006

BAKER JERRY L & NANCY JEA

5873 N 500 E

101, Cash Grain/General Farm

Newcastle Res Acreage De 1/2

General Information

Parcel Number 25-03-13-100-001.000-006

Local Parcel Number 00710200300

Tax ID:

Routing Number 03-13-000-001

Property Class 101 Cash Grain/General Farm

Year: 2021

Location Information

County Fulton

Township NEWCASTLE TOWNSHIP

District 006 (Local 007) NEWCASTLE TOWNSHIP

School Corp 4445 TIPPECANOE VALLEY

Neighborhood 07000-006 Newcastle Res Acreage Default

Section/Plat

Location Address (1) 5873 N 500 E ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 07000-006

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, March 16, 2021 Review Group 1

Ownership

BAKER JERRY L & NANCY JEAN 5873 N. 500 E. ROCHESTER, IN 46975

Legal

NW DIV NW NW 13-31-3 13.00A E PT 629-00001-00



Transfer of Ownership

Date 06/21/2005 Owner BAKER JERRY L & N Doc ID Code Book/Page Adj Sale Price V/I WD / \$0 I

Notes

1/11/2019 : PER CYCLICAL REVIEW BY JB CORRECTED SIZE OF GAR TO 30X60. NO OTHER CHANGES SEEN. 1-11-19 JD

5/8/2013 : PER CYCLICAL REVIEW 11/12 BY RAD NO CHGS SEEN. 5-8-13 JD

3/1/2009 : RTO. CYC./REV. 2008, ADD PAT. 16 X 20..

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

Table with columns for Assessment Year (2021, 2020, 2019, 2018, 2017), Reason For Change (AA), As Of Date (03/12/2021, 03/10/2020, 04/04/2019, 06/20/2018, 03/29/2017), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation categories like Land, Improvement, Total, etc.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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

Land Computations

Table with columns for various land computation metrics like Calculated Acreage (13.00), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (13.00), 81 Legal Drain NV (0.19), 82 Public Roads NV (0.35), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (11.46), Farmland Value (\$11,410), Measured Acreage (11.46), Avg Farmland Value/Acre (996), Value of Farmland (\$11,410), Classified Total (\$0), Farm / Classified Value (\$11,400), Homesite(s) Value (\$17,300), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,300), CAP 2 Value (\$11,400), CAP 3 Value (\$0), Total Value (\$28,700).

Data Source External Only Collector

Appraiser 11/04/2014 TYLER

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	2114 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input checked="" type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Patio, Concrete	320	\$1,600

Plumbing

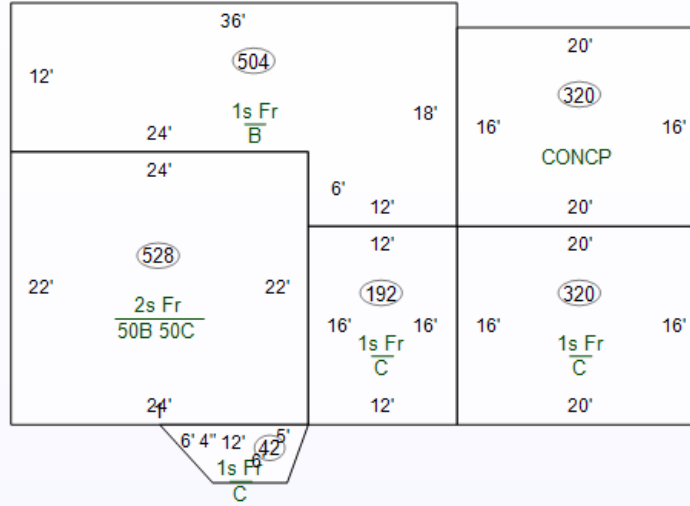
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	1 1
Total	4 6

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1586	1586	\$95,900	
2 1Fr	528	528	\$25,500	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	768	0	\$21,100	
Crawl	818	0	\$5,000	
Slab				

Total Base \$147,500

Adjustments 1 Row Type Adj. x 1.00 \$147,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)	2:528	\$900
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$153,500

Sub-Total, 1 Units

Exterior Features (+)	\$1,600	\$155,100
Garages (+) 0 sqft	\$0	\$155,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88

Replacement Cost \$136,488

Summary of Improvements



Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family	100%	2	Wood Frame	C	1900	1937	84 G		0.88		2,882 sqft	\$136,488	40%	\$81,890	0%	100%	1.000 1.4500	\$118,700
2: Garage-Pole	100%	1	Pole	C	1975	1975	46 A	\$13.79	0.88	\$13.79	30'x60'	\$21,843	35%	\$14,200	0%	100%	1.000 1.0000	\$14,200

Summary

Fulton, IN • Township: Newcastle
 Locations: 13-31N-3E, 14-31N-3E

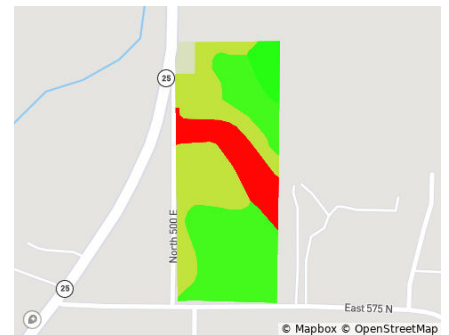
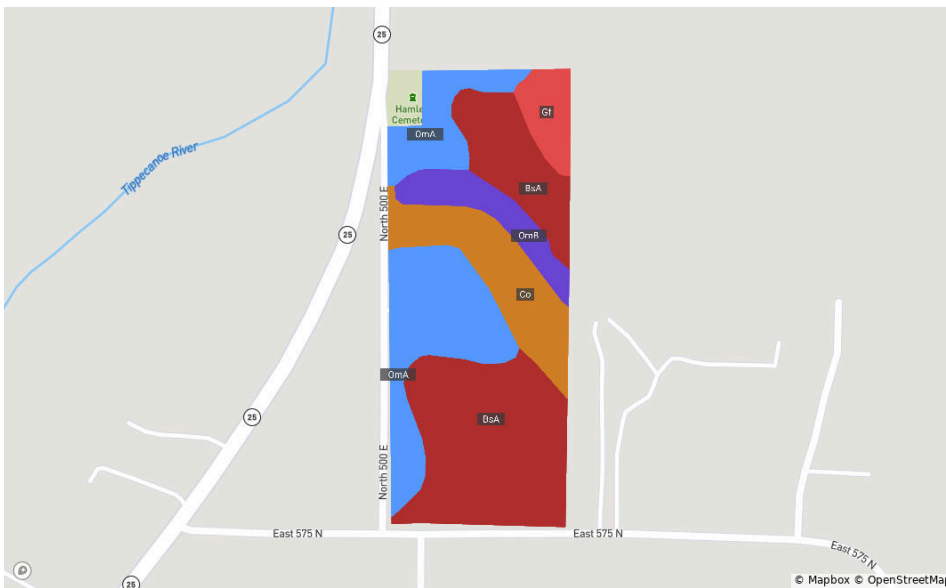
15.39 acres, 2 selections





Overview

Selections	Acres	Parcel ID Number	Owner
1 	13.00	25-03-13-100-001.000-006	JERRY L BAKER
2 	2.39	25-03-14-200-004.000-006	JERRY L BAKER



Soils



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
 BsA	Branch loamy sand, 0 to 2 percent slopes	6.5	43.6%	3s	—	140
 OmA	Ormas loamy sand, 0 to 2 percent slopes	4.2	28.2%	3s	—	100
 Co	Cohoctah fine sandy loam, occasionally flooded	2.3	15.4%	2w	—	0
 OmB	Ormas loamy sand, 2 to 6 percent slopes	1.1	7.6%	3e	—	100

See full report for all soil data

Overview 15.39 acres, 2 selections

Fulton, IN • Township: Newcastle • Location: 13-31N-3E

Type: Parcel



Acres	Parcel ID Number	Property Address
13.00	25-03-13-100-001.000 -006	5873 N 500 E Rochester, IN 46975-7454
Owner 1	Owner 2	Owner Address
JERRY L BAKER	BAKER NANCY JEAN	5873 500 Rochester, IN 46975-7454

Fulton, IN • Township: Newcastle • Location: 14-31N-3E

Type: Parcel

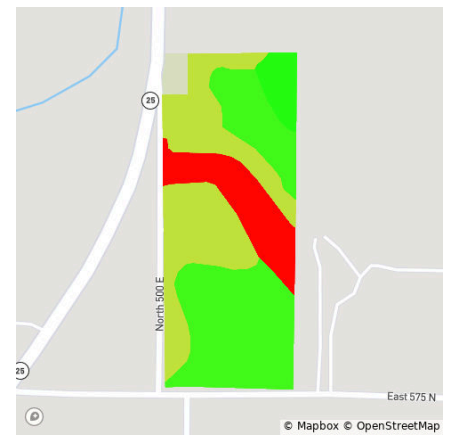
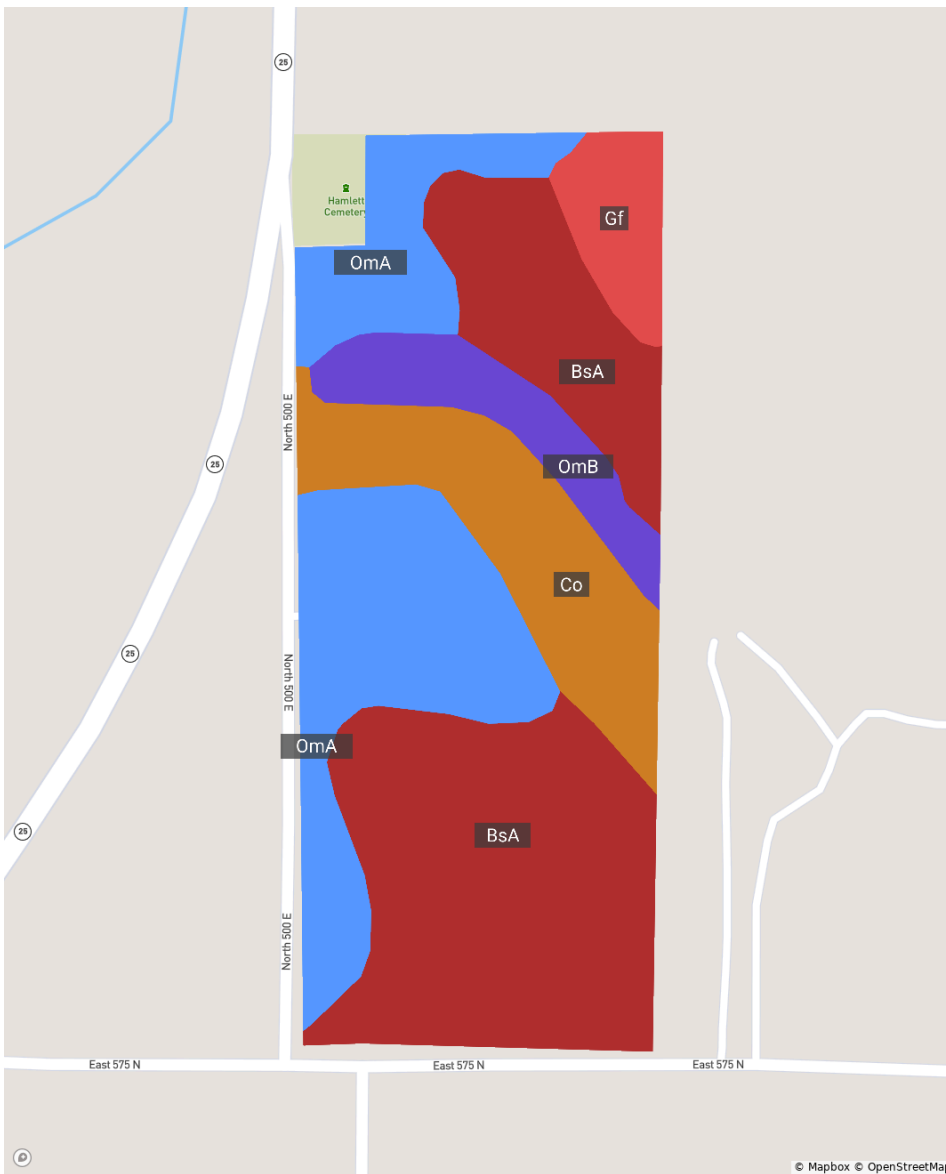


Acres	Parcel ID Number	Property Address
2.39	25-03-14-200-004.000 -006	500E Rochester, IN 46975
Owner 1	Owner 2	Owner Address
JERRY L BAKER	NANCY JEAN BAKER	5873 500 Rochester, IN 46975-7454

Soils

Fulton, IN • Township: Newcastle
 Locations: 13-31N-3E, 14-31N-3E

15.39 acres, 2 selections



Quality Gradient • WAPI



104.7 / 200 WAPI

Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
● BsA	Branch loamy sand, 0 to 2 percent slopes	6.5	43.6%	3s	—	140
● OmA	Ormas loamy sand, 0 to 2 percent slopes	4.2	28.2%	3s	—	100
● Co	Cohoctah fine sandy loam, occasionally flooded	2.3	15.4%	2w	—	0
● OmB	Ormas loamy sand, 2 to 6 percent slopes	1.1	7.6%	3e	—	100

Soils

Fulton, IN • Township: Newcastle
Locations: 13-31N-3E, 14-31N-3E

15.39 acres, 2 selections

Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
● Gf	Gilford fine sandy loam, 0 to 2 percent slopes, gravelly subsoil	0.8	5.2%	3w	—	150

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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