

*Expanding your Horizon...*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**

**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!**



**Metzger**  
*Property Services, LLC*

**Farm Sales • Real Estate • Auctions • Appraisals**

**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

# REAL ESTATE AUCTION TERMS

## *75+/- Acres of Cropland, Woods, & Building Site offered in 3 Tracts!*

This property will be offered at Online Only ABSOLUTE Auction on Tuesday, June 25, 2024 – 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 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 9, 2024. Possession for the woods will be at closing; possession of cropland will be after the crop harvest. Seller will retain the 2024 farm income. The Seller to pay the 2024 due in 2025 taxes with the buyer(s) to assume all taxes due thereafter. Real estate taxes for the entirety in 23' due in 24' were approximately \$2,306.00. 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online ABSOLUTE Auction: Tuesday, June 25, 2024**  
**Bidding begins closing out at 6 pm**  
***Selling Regardless of Price!!***

**Tract 1: Berkey Ave., Goshen, IN**

**Tract 2&3: SR 119, Goshen, IN**

**Elkhart Township • Elkhart County**

***Auction Manager: Tim Pitts 317.714.0432***

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

County Road 32

Berkey Ave

Wane

Wentworth Dr

**TRACT 1**  
56+/- acres

Westoria Dr

Wendover Dr

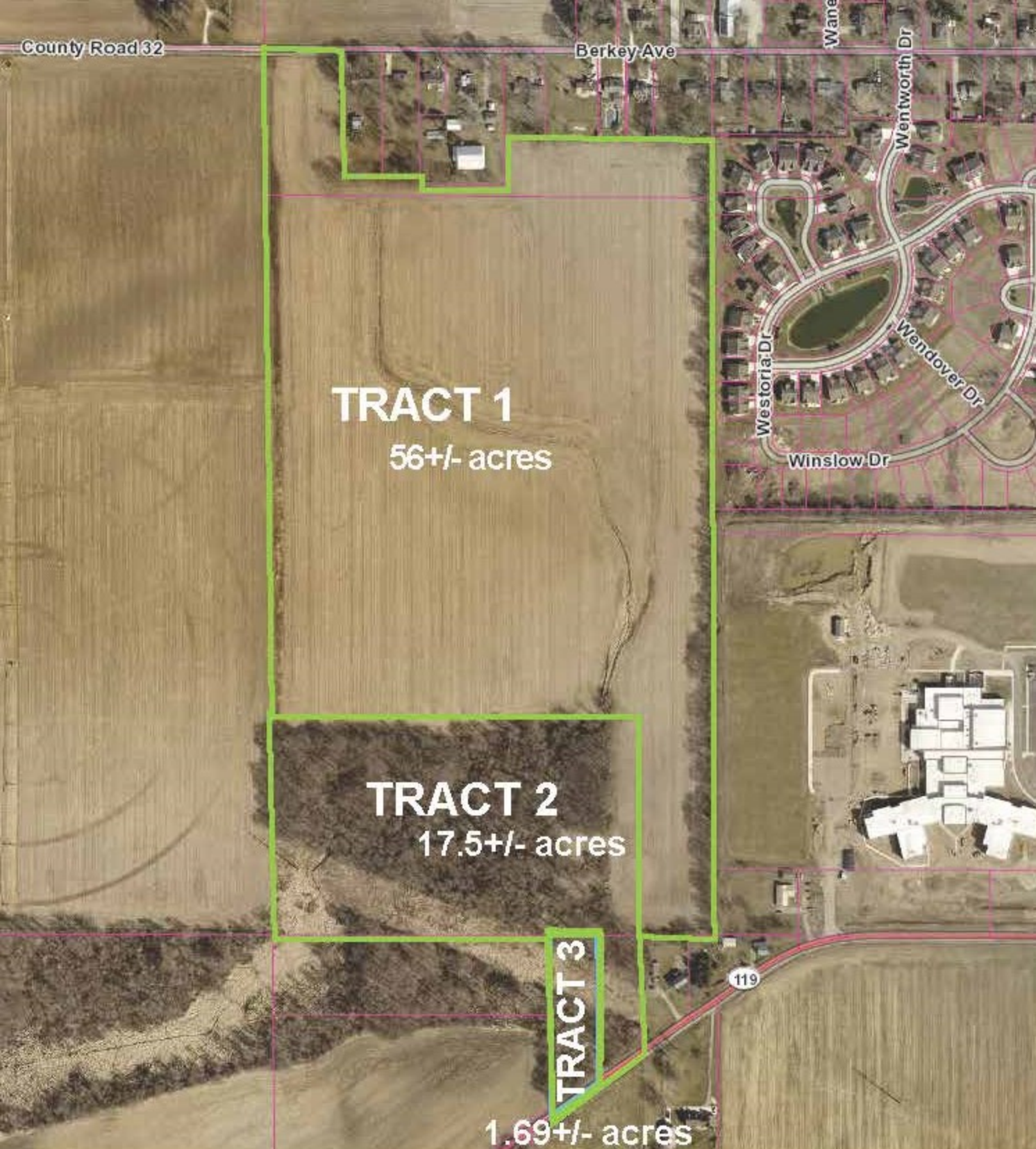
Winslow Dr

**TRACT 2**  
17.5+/- acres

**TRACT 3**

1.69+/- acres

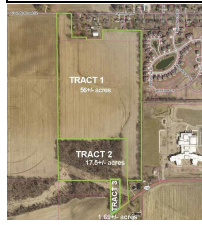
119



Listings as of 05/23/2024

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

MLS 202418395 \* Berkey Avenue Goshen IN 46526 Status Active LP \$0



Area Elkhart County Parcel ID 20-11-18-201-006.000-015 Type Agricultural Land
Sub None Cross Street
School District GOS Elem Waterford JrH Goshen SrH Goshen
REO No Short Sale No Waterfront Y/N N
Legal Description Approximately 56+/- acres part of: IN W1/2 NE EX 2.356A SEC 18 5.224A & W1/2 NE EX 3A NE COR EX;
Directions West of Goshen, on the south side of Berkey Ave.
Inside City Limits N City County Zoning Elk Zoning Description

Remarks 75+/- Acres of Cropland, Recreational Woods, & Building Sites offered in 3 Tracts selling via Online Only ABSOLUTE Auction on Tuesday, June 25, 2024 -- Bidding begins closing out at 6 pm! All tracts selling regardless of price!! Tract 1: 56+/- Acres of Cropland with a soil index of 143.4! With its close proximity to schools and golf courses, and a wealth of recreational opportunities, this property is perfectly situated to accommodate a variety of uses. Prime development opportunity! Bid on each tract individually, in combination, or for the entirety!

Agent Remarks ABSOLUTE Online Auction: Tues. 6.25.24 6pm TERMS: 10% 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

Sec Lot Lot Ac/SF/Dim 56.0000 / 2,439,360 / 1350x2000
Parcel Desc Tillable, 15+ Platted Development No Platted Y/N Yes
Township Elkhart Date Lots Available Price per Acre \$0.00
Type Use Agriculture, Residential, 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 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 & Tim Pitts Auctioneer License # AC31300015
Auction Location Online Only: bidmetzger.com Auction Start Date 6/25/2024
Financing: Existing Proposed Excluded Party None
Annual Taxes \$1,852.0 Exemption No Exemptions Year Taxes Payable 2024 Assessed Value
Is Owner/Seller a Real Estate Licensee No Possession after crop harvest
List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Timothy Pitts - Cell: 317-714-0432
Agent ID RB21001581 Agent E-mail tpitts5467@hotmail.com
Co-List Office Co-List Agent

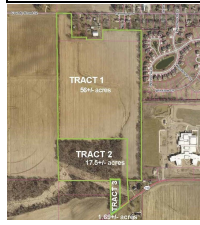
Showing Instr
List Date 5/23/2024 Exp Date 11/30/2024
Contract Type Exclusive Right to Sell BBC 1.0% Variable Rate No Special Listing Cond. None
Virtual Tours: Type of Sale
Pending Date Closing Date Selling Price How Sold CDOM 0
Total Concessions Paid Sold/Concession Remarks
Sell Office Sell Agent Sell Team
Co-Sell Co-Sell Agent

Presented 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.

Listings as of 05/23/2024

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

**MLS 202418396 \*\* SR 119 Goshen IN 46526 Status Active LP \$0**



**Area** Elkhart County **Parcel ID** 20-11-18-251-001.000-014 **Type** Agricultural Land

**Sub** None **Cross Street**

**School District** GOS Elem Waterford JrH Goshen **SrH** Goshen

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

**Legal Description** Approximately 17.5+/- Acres part of: W1/2 NE EX 3A NE COR EX 124.2X263FT EX 7.58A SEC 18 66.67A &

**Directions** West of Goshen, on the north side of SR 119.

**Inside City Limits** N **City** **County Zoning** Elk **Zoning Description**

**Remarks** 75+/- Acres of Cropland, Recreational Woods, & Building Sites offered in 3 Tracts selling via Online Only ABSOLUTE Auction on Tuesday, June 25, 2024 -- Bidding begins closing out at 6 pm! All tracts selling regardless of price!! Tract 2: 17.5+/- Acres of Recreational Woods! Perfect for all your outdoor sports! Potential location for a housing addition. Bid on each tract individually, in combination, or for the entirety!

**Agent Remarks** ABSOLUTE Online Auction: Tues. 6.25.24 6pm TERMS: 10% 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

**Sec** Lot **Lot Ac/SF/Dim** 17.5000 / 762,300 / 1130x970

**Parcel Desc** Partially Wooded, 15+ **Platted Development** No **Platted Y/N** Yes

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

**Type Use** Residential, Recreational **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** 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 & Tim Pitts **Auctioneer License #** AC31300015

**Auction Location** Online Only: bidmetzger.com **Auction Start Date** 6/25/2024

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

**Annual Taxes** \$2,021.0 **Exemption** No Exemptions **Year Taxes Payable** 2024 **Assessed Value**

**Is Owner/Seller a Real Estate Licensee** No **Possession** at closing

**List Office** Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Timothy Pitts - Cell: 317-714-0432

**Agent ID** RB21001581 **Agent E-mail** tpitts5467@hotmail.com

**Co-List Office** **Co-List Agent**

**Showing Instr**

**List Date** 5/23/2024 **Exp Date** 11/30/2024

**Contract Type** Exclusive Right to Sell **BBC** 1.0% **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**

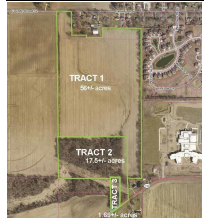
**Co-Sell** **Co-Sell Agent**

**Presented** 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.

Listings as of 05/23/2024

Property Type **LOTS AND LAND** Status **Active** CDOM **0** DOM **0** Auction **Yes**  
**MLS 202418397 \*\*\* SR 119 Goshen IN 46526 Status Active LP \$0**



**Area** Elkhart County **Parcel ID** 20-11-18-401-002.000-014 **Type** Agricultural Land  
**Sub** None **Cross Street**  
**School District** GOS Elem Waterford JrH Goshen **SrH** Goshen  
**REO** No **Short Sale** No **Waterfront Y/N** N  
**Legal Description** NE COR W1/2 SE1/4 SEC 18 1.69A  
**Directions** West of Goshen, on the north side of SR 119.  
**Inside City Limits** N **City** **County Zoning** Elk **Zoning Description**

**Remarks** 75+/- Acres of Cropland, Recreational Woods, & Building Sites offered in 3 Tracts selling via Online Only ABSOLUTE Auction on Tuesday, June 25, 2024 -- Bidding begins closing out at 6 pm! All tracts selling regardless of price!! Tract 3: 1.69+/- Acres of Recreational Woods! Perfect for all your outdoor sports! Great Potential Building Site. Bid on each tract individually, in combination, or for the entirety!

**Agent Remarks** ABSOLUTE Online Auction: Tues. 6.25.24 6pm TERMS: 10% 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

**Sec** Lot **Lot Ac/SF/Dim** 1.6900 / 73,616 / 145x450  
**Parcel Desc** Heavily Wooded, Partially Wooded, **Platted Development** No **Platted Y/N** Yes  
**Township** Elkhart **Date Lots Available** **Price per Acre** \$0.00  
**Type Use** Residential, Recreational **Road Access** State **Road Surface** Asphalt **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

**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 & Tim Pitts **Auctioneer License #** AC31300015  
**Auction Location** Online Only: bidmetzger.com **Auction Start Date** 6/25/2024  
**Financing: Existing** **Proposed** **Excluded Party** None  
**Annual Taxes** \$286.00 **Exemption** No Exemptions **Year Taxes Payable** 2024 **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No **Possession** at closing  
**List Office** Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Timothy Pitts - Cell: 317-714-0432  
**Agent ID** RB21001581 **Agent E-mail** tpitts5467@hotmail.com  
**Co-List Office** **Co-List Agent**  
**Showing Instr**  
**List Date** 5/23/2024 **Exp Date** 11/30/2024  
**Contract Type** Exclusive Right to Sell **BBC** 1.0% **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** 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.

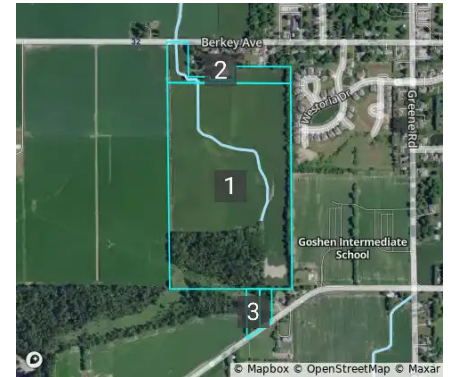
# Summary

Elkhart, IN • Township: Elkhart • Location: 18-36N-6E

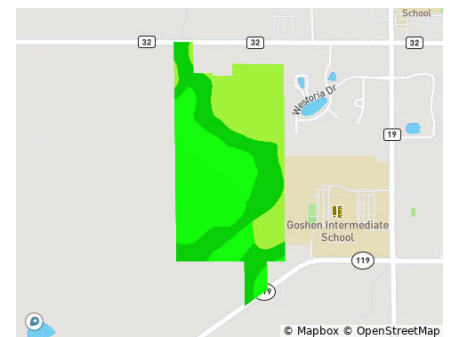
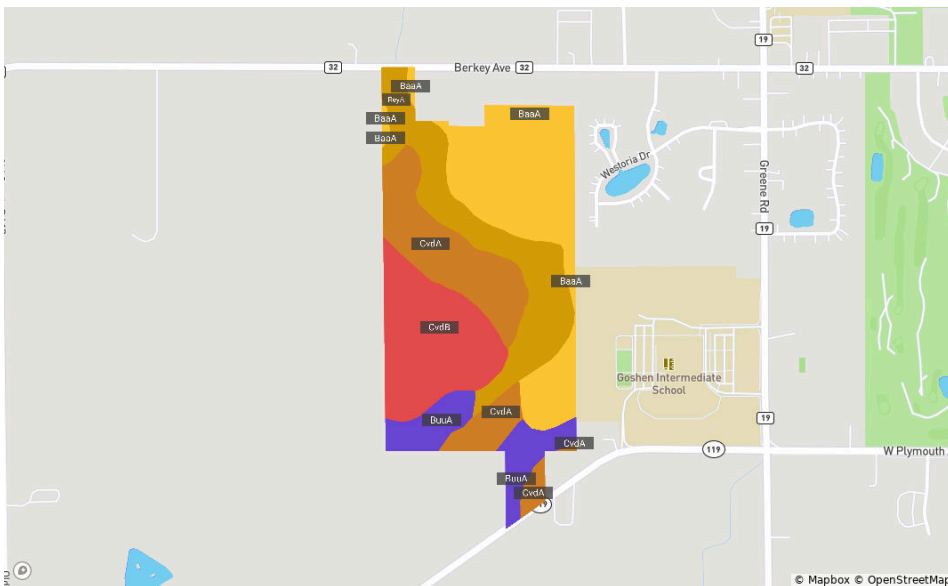
74.67 acres, 4 selections

## Overview

Selections	Acres	Parcel ID Number	Owner
1 	66.67	20-11-18-251-001.000-01 4	CAROLYN K KEAFFABER
2 	5.22	20-11-18-201-006.000-01 5	CAROLYN K KEAFFABER
3 	1.62	20-11-18-401-002.000-01 4	RACHELLE A MABEE
4 	1.16	20-11-18-401-003.000-01 4	CAROLYN K KEAFFABER



## Soils



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
<span style="color: yellow;">●</span> BaaA	Bainter sandy loam, 0 to 1 percent slopes	22.0	29.1%	3s	—	114
<span style="color: orange;">●</span> CvdA	Crosier loam, 0 to 1 percent slopes	16.2	21.3%	2w	—	154
<span style="color: gold;">●</span> ReyA	Rensselaer loam, 0 to 1 percent slopes	15.4	20.4%	2w	—	173
<span style="color: red;">●</span> CvdB	Crosier loam, 1 to 4 percent slopes	15.1	19.9%	2e	—	155

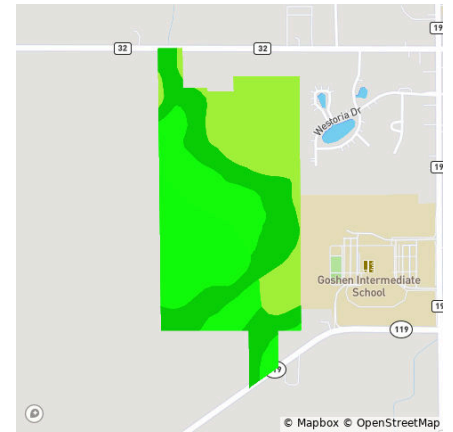
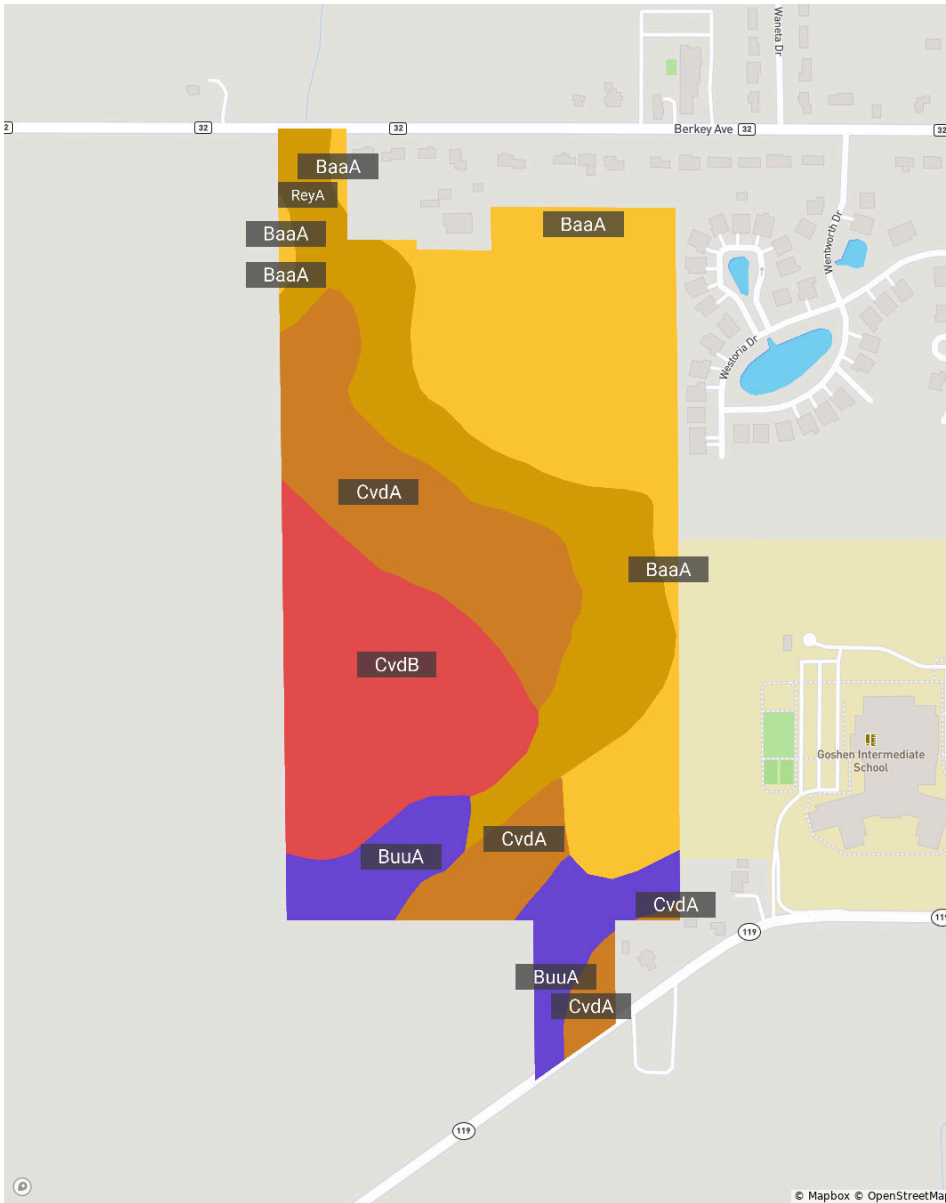
See full report for all soil data



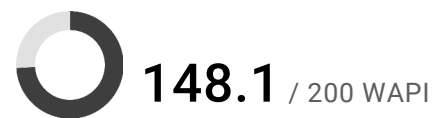
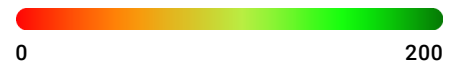
# Soils

Elkhart, IN • Township: Elkhart • Location: 18-36N-6E

74.67 acres, 4 selections



Quality Gradient • WAPI



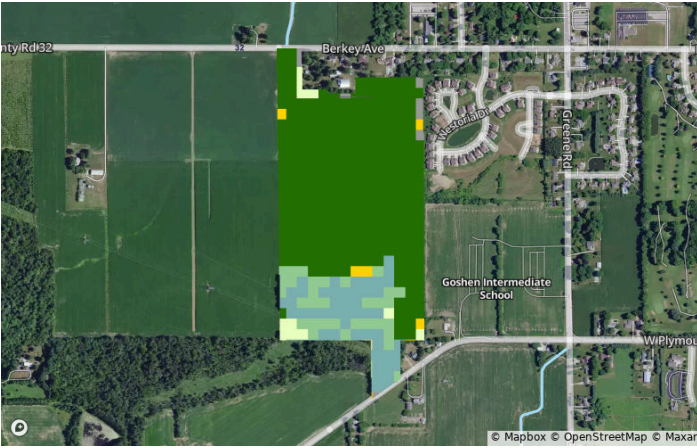
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
BaaA	Bainter sandy loam, 0 to 1 percent slopes	22.0	29.1%	3s	—	114
CvdA	Crosier loam, 0 to 1 percent slopes	16.2	21.3%	2w	—	154
ReyA	Rensselaer loam, 0 to 1 percent slopes	15.4	20.4%	2w	—	173
CvdB	Crosier loam, 1 to 4 percent slopes	15.1	19.9%	2e	—	155
BuuA	Brookston loam, 0 to 1 percent slopes	7.1	9.3%	2w	—	172

# Crop History

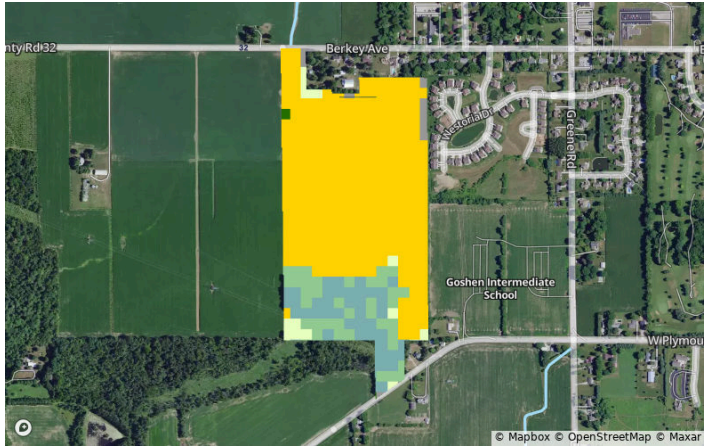
Elkhart, IN • Township: Elkhart • Location: 18-36N-6E

74.67 acres, 4 selections

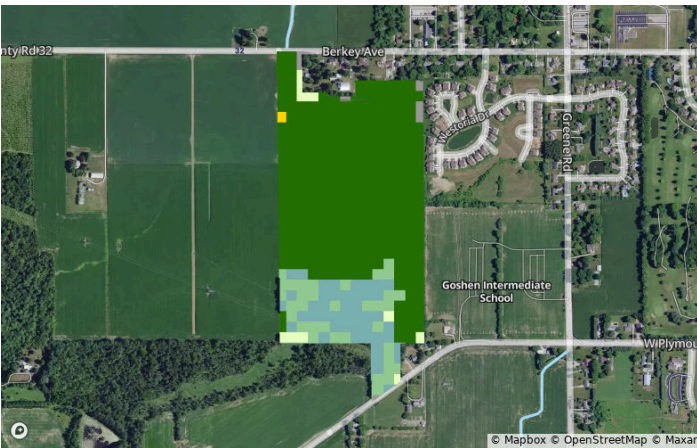
2023



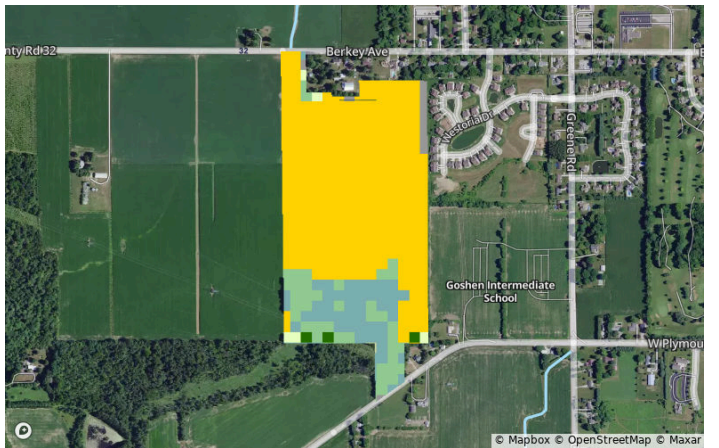
2022



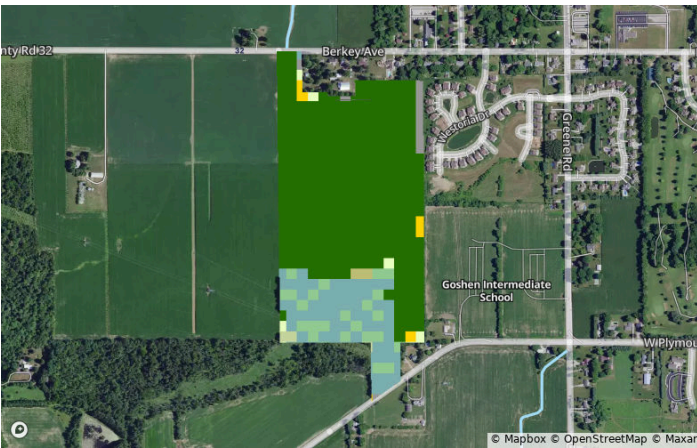
2021



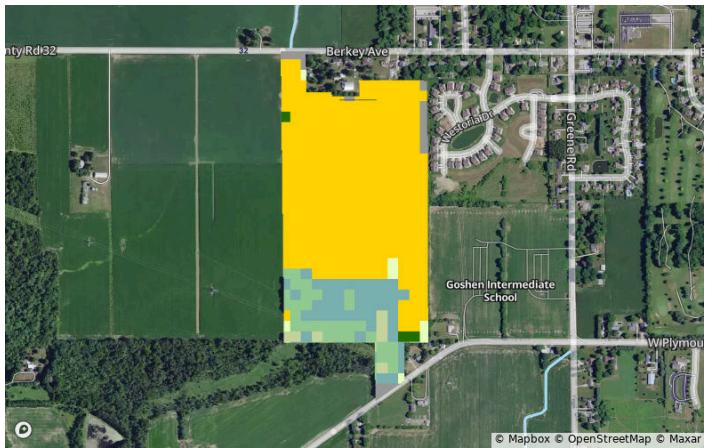
2020



2019



2018



# Crop History

Elkhart, IN • Township: Elkhart • Location: 18-36N-6E

74.67 acres, 4 selections

## All Selections



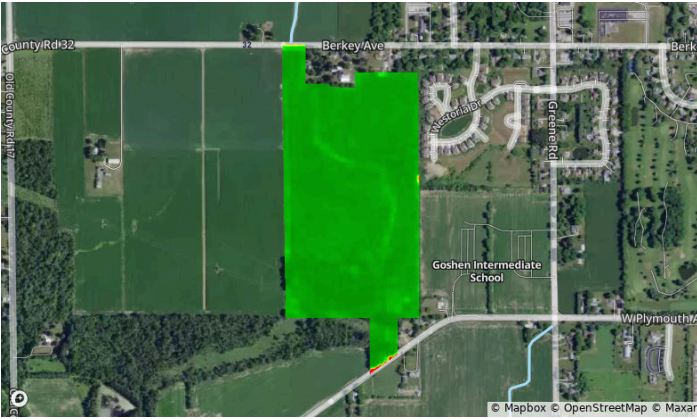
Crop	2023	2022	2021	2020	2019	2018
● Corn	1.3%	73.6%	0.2%	73.3%	1.1%	73.1%
● Soybeans	72.8%	0.2%	74.2%	0.9%	72.7%	0.8%
● Woody Wetlands	13.1%	11.7%	12.7%	12.3%	15.8%	11.1%
● Deciduous Forest	8.8%	10.1%	9.6%	10.6%	6.4%	8.1%
● Other	4.1%	4.4%	3.2%	2.8%	3.9%	6.9%

# Vegetation Index (NDVI)

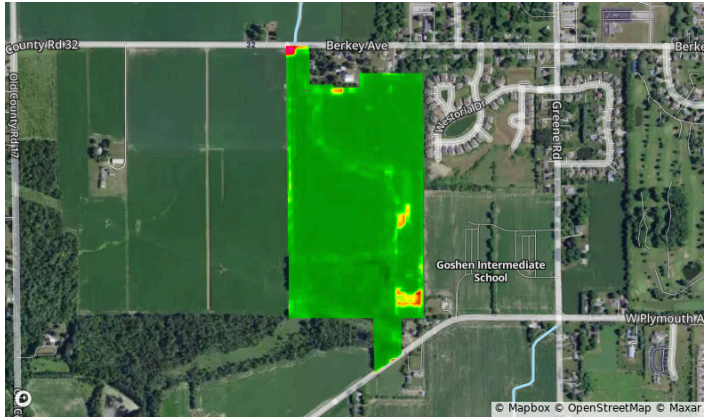
Elkhart, IN • Township: Elkhart • Location: 18-36N-6E

74.67 acres, 4 selections

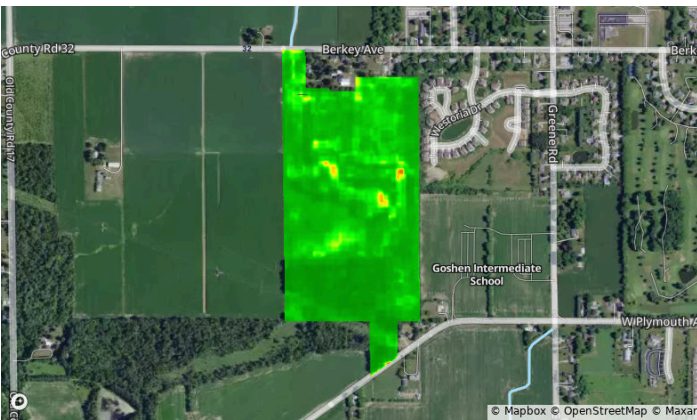
2022



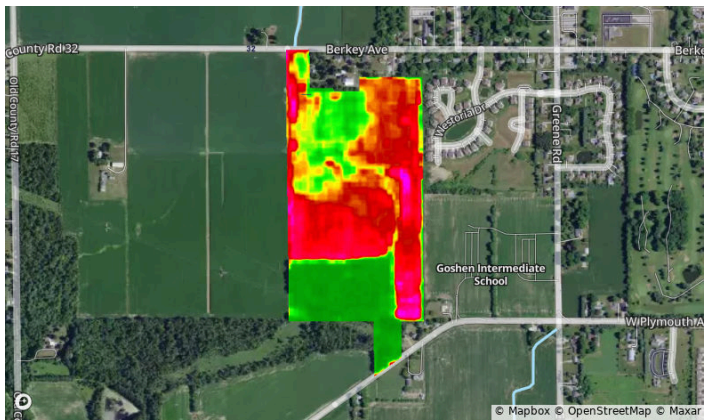
2021



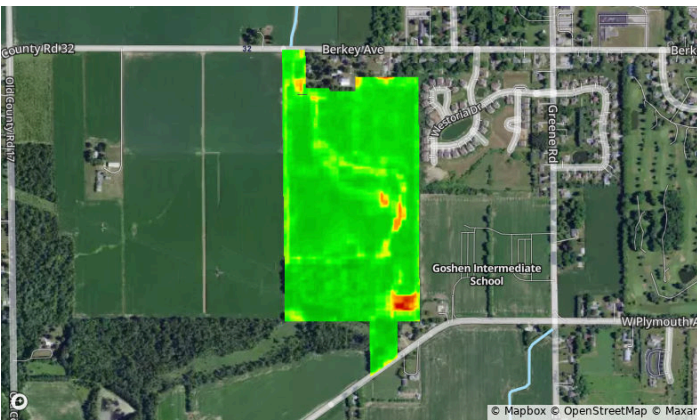
2020



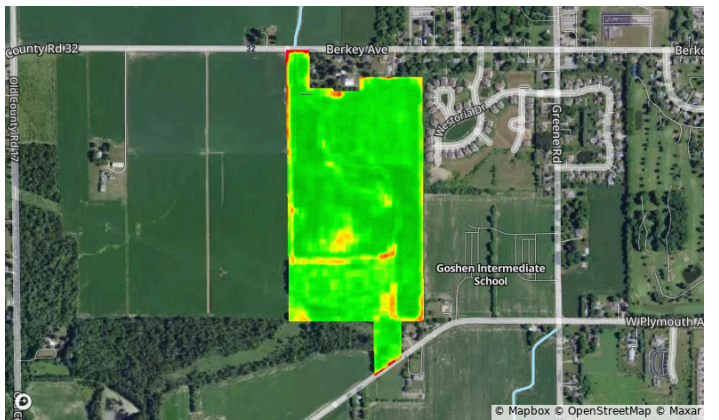
2019



2018



2017



# Vegetation Index (NDVI)

Elkhart, IN • Township: Elkhart • Location: 18-36N-6E

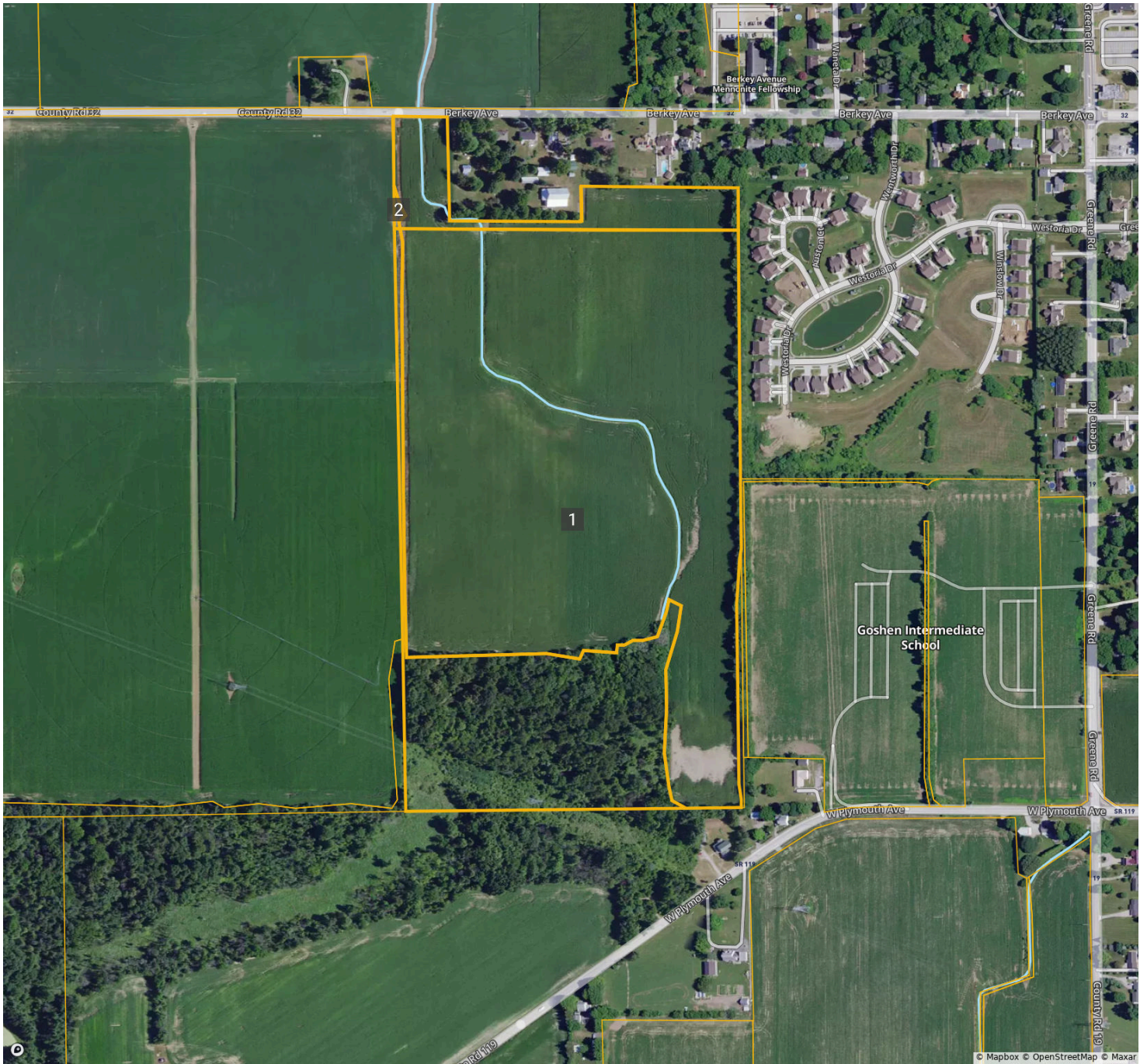
74.67 acres, 4 selections



Year	2022	2021	2020	2019	2018	2017
Standard Deviation	2	4	4	13	3	3
Mean	90	90	86	71	82	81
Min	50	45	66	36	63	48
Max	94	99	93	93	87	85

# FSA Overview

Elkhart, IN • Township: Elkhart • Location: 18-36N-6E

74.67 acres, 4 selections



CLU	Acres
1 	55.24
2 	14.77

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to [bidmetzger.com](http://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](mailto:info@metzgerauction.com)**

*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**