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# Auction

Thursday,  
Oct. 29  
6:30 PM

**13800 Elm Rd.,  
Bourbon, IN**



**30.92 Acres of quality  
cropland located 1 Mile  
southwest of Bourbon, IN**

- **Quality Cropland**
- **Potential Building Site**

**Auction Manager:  
Tim Pitts  
317-714-0432**



**Auction  
Location:  
Matchett  
Event Center,  
805 N. Harris St.,  
Bourbon, IN**



**Metzger**  
Property Services, LLC AC31300015

**Real Estate • Auctions • Appraisals**

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes  
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome  
Gary Spangle • Brian Evans • Dustin Dillon  
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau

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**30** **ACRES**  
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**Metzger**  
PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA

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★ FARM SALES   ★ PERSONAL PROPERTY AUCTIONS  
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October 5, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 30<sup>+/-</sup> Acres offered in 2 Tracts on Thursday, October 29, 2020. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, aerial map, record cards and the terms and conditions for the auction. If you have any questions or would prefer a private tour of the property, please do not hesitate to contact Tim Pitts: 1-317-714-0432 or the office at 260.982.0238. You can also email [tiff@metzgerauction.com](mailto:tiff@metzgerauction.com) if that is easier for you.

We look forward to seeing you on Thursday, October 29 at 6:30 pm at the Matchett Event Center: 805 N. Harris St., Bourbon, Indiana. The Auction will Begin at 6:30 pm!

Thanks,



Chad Metzger, CAI, CAGA  
Metzger Property Services, LLC

30<sup>+/-</sup> Acres Being Offered in 2 Tracts!  
Cropland • Building Sites • Marshall County





Tract 2  
2 Acres

**Tract 1**  
28.92 Acres



# **REAL ESTATE TERMS**

## **30+/- ACRE LAND AUCTION**

This property will be offered at Auction on Thursday, October 29, 2020, 6:30 pm at the Matchett Event Center. This property will be offered in individual tracts & the entirety. 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 the balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 18, 2020. Possession will be after the current tenant's rights to the 2020 harvest. The Sellers will receive the 2020 farm income and will pay the 2020 due in 2021 taxes with the buyer(s) to assume the 2021 due in 2022 taxes and all taxes due thereafter. Real estate taxes for the entirety in 19' due in 20' were approximately \$771.52. Metzger Property Services LLC, Chad Metzger, Tim Pitts Auctioneers, 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: Thursday, October 29, 2020 – 6:30pm**  
**Matchett Event Center – 805 N. Harris St., Bourbon, IN**

**Property Location:** From SR 331, head West on 14B Rd. Turn North on Elm Rd, property on East side of road!

***Bourbon Township – Marshall County***



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL, CAGA

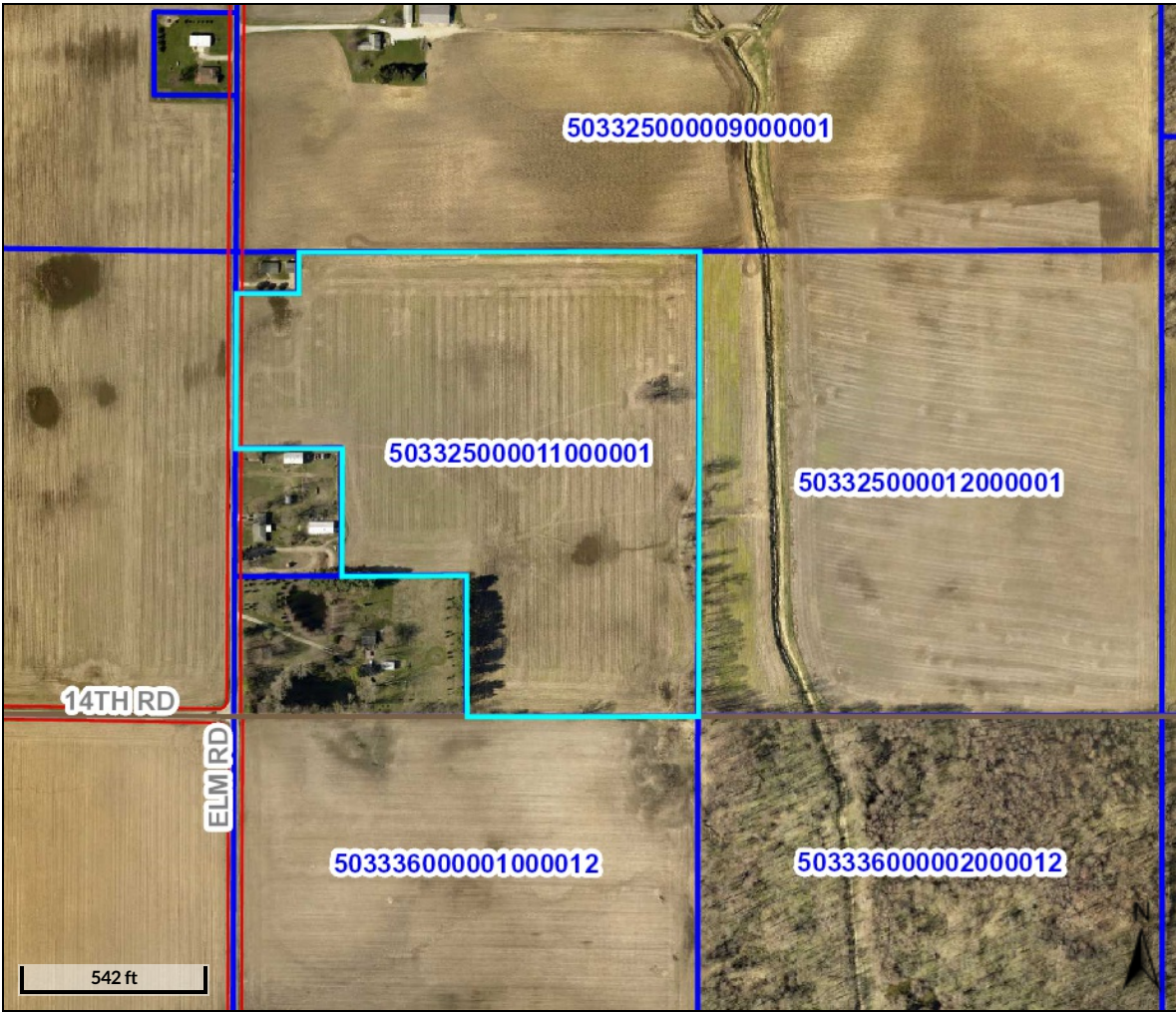
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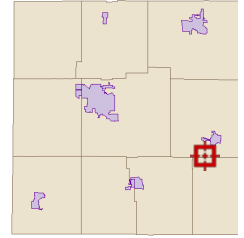
260-982-0238

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**Overview**



**Legend**

-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

<b>Parcel ID</b>	503325000011000001	<b>Alternate ID</b>	0010108600	<b>Owner Address</b>	SILVEUS ELDON B & MARY ESTELL
<b>Sec/Twp/Rng</b>	25-33-3	<b>Class</b>	Ag - Vacant lot		2382 N FOX FARM
<b>Property Address</b>	ELM RD	<b>Acreage</b>	30.924		WARSAW, IN 46580
	BOURBON				
<b>District</b>	BOURBON TWP				
<b>Brief Tax Description</b>	ACREAGE: 30.924 SW SW EX EX EX				
	<i>(Note: Not to be used on legal documents)</i>				

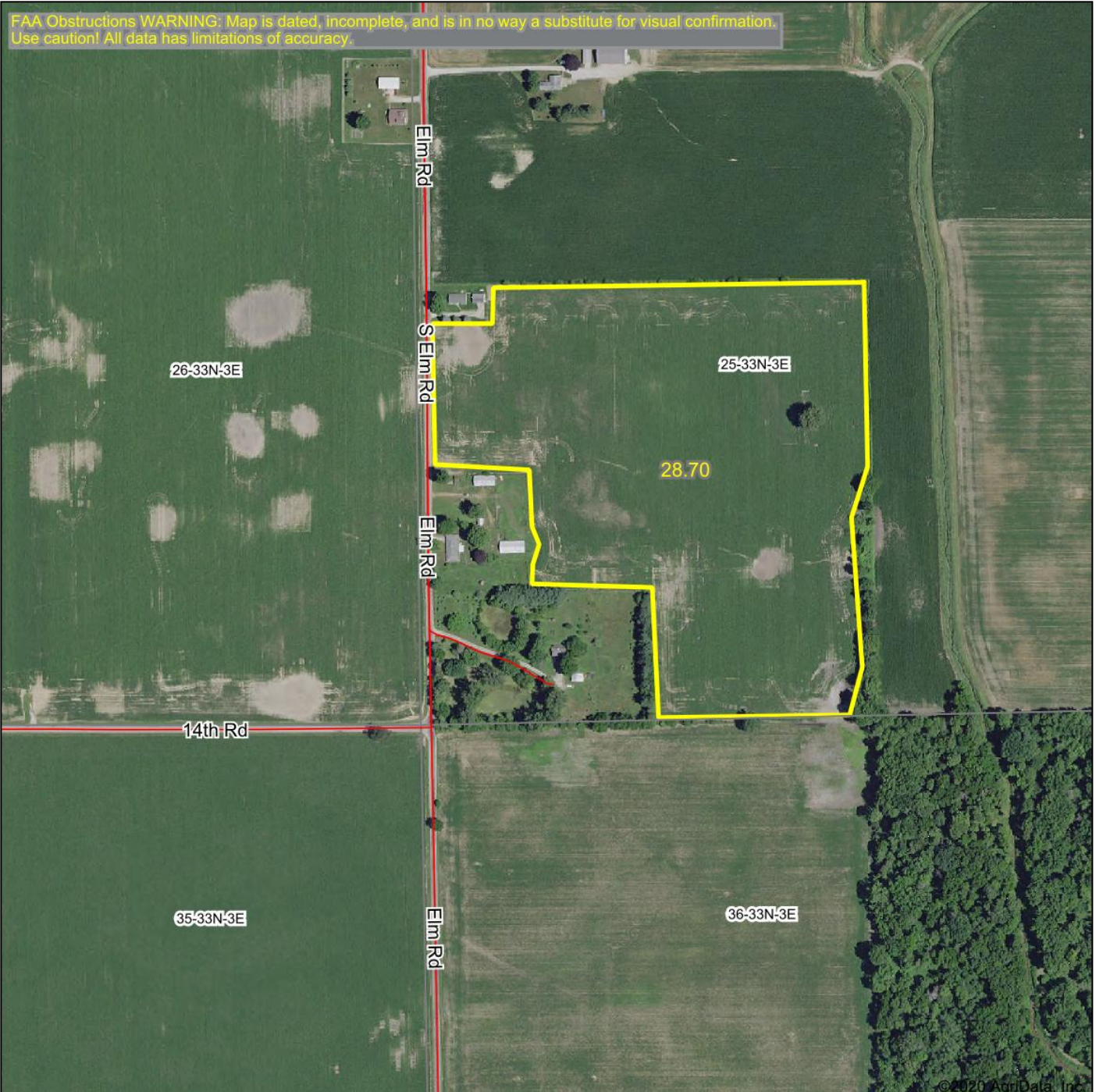
Date created: 8/6/2020  
 Last Data Uploaded: 8/6/2020 3:27:43 AM

Developed by 



# Aerial Map

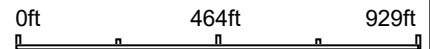
FAA Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. Use caution! All data has limitations of accuracy.



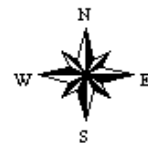
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 **Metzger** Auctioneers & Appraisers  
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Map Center: 41° 16' 30.41, -86° 8' 2.09



**25-33N-3E**  
Marshall County  
Indiana

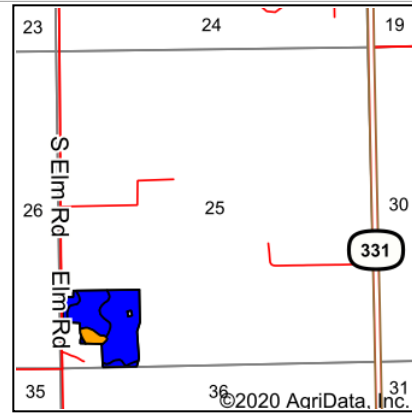
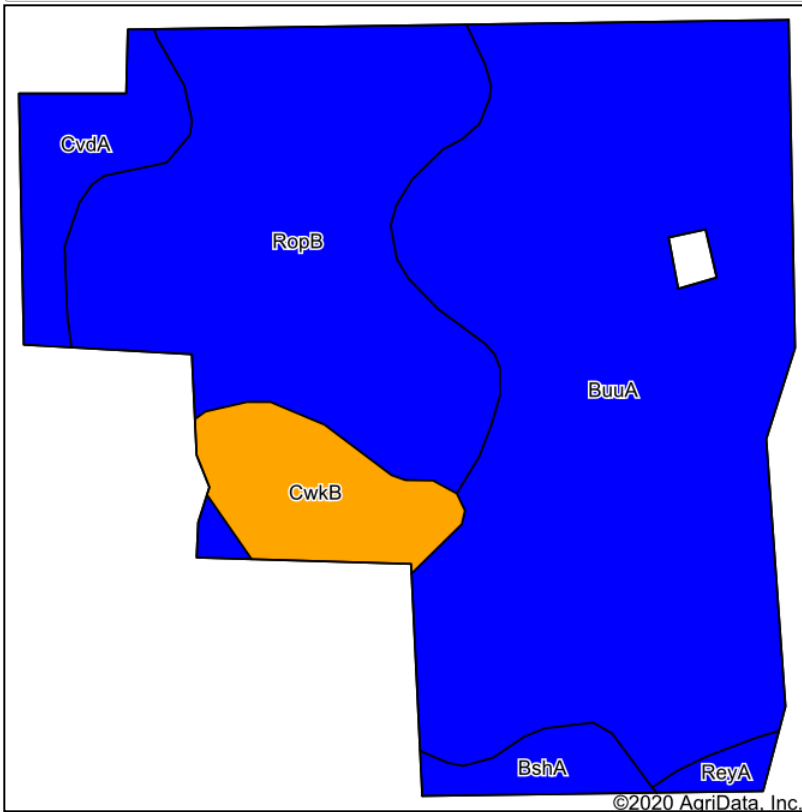


9/24/2020

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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### Soils Map



State: **Indiana**  
 County: **Marshall**  
 Location: **25-33N-3E**  
 Township: **Bourbon**  
 Acres: **28.57**  
 Date: **9/24/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN099, Soil Area Version: 23


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
BuuA	Brookston loam, 0 to 1 percent slopes	15.60	54.6%		Ilw	172	49	75
RopB	Riddles-Oshtemo fine sandy loams, 1 to 5 percent slopes	8.57	30.0%		Ile	125	44	56
CwkB	Crumstown fine sandy loam, 1 to 5 percent slopes	1.87	6.5%		Ille	111	39	39
CvdA	Crosier loam, 0 to 1 percent slopes	1.55	5.4%		Ilw	154	50	55
BshA	Brady sandy loam, 0 to 1 percent slopes	0.71	2.5%		Ilw	124	35	51
ReyA	Rensselaer loam, 0 to 1 percent slopes	0.27	0.9%		Ilw	167	49	80
<b>Weighted Average</b>						<b>151.7</b>	<b>46.6</b>	<b>*n 65.3</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Listings as of 09/29/2020

<b>Property Type</b>	LOTS AND LAND	<b>Status</b>	Active	<b>CDOM</b>	1	<b>DOM</b>	1	<b>Auction</b>	Yes	
<b>MLS #</b>	202039302	<b>* Elm Road</b>	Bourbon	<b>IN</b>	46504	<b>Status</b>	Active	<b>LP</b>	\$0	
	<b>Area</b>	Marshall County		<b>Parcel ID</b>	50-33-25-000-011.000-001					
	<b>Sub</b>	None		<b>Cross Street</b>						
	<b>School District</b>	TSC	Elem	Triton	JrH	Triton		<b>SrH</b>	Triton	
	<b>REO</b>	No		<b>Short Sale</b>	No					
	<b>Legal Description</b>	Approximately 28.92 +/- Acres part of: ACREAGE: 30.924 SW SW EX EX EX								
<b>Directions</b>	From SR 331, Head West on 14B Rd. Turn North on Elm Rd, property is on the East side of road.									
<b>Inside City Limits</b>	N		<b>City Zoning</b>			<b>County Zoning</b>	S1		<b>Zoning Description</b>	

**Remarks** 30 +/- Acres of Cropland being offered in 2 Tracts going up for Auction on Thursday, October 29, 2020 at 6:30 pm! This is Tract 1 which has 28 +/- Acres of Cropland with a Soil Index of 151.7! Come Bid on this tract individually or in combination with the entirety of 30 +/- Acres!

**Agent Remarks** Auction Thursday, 10.29.20 6:30pm at the Matchett Event Center. Terms: 10% down the 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

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	28.9200 /	1,259,755 /	1120 x 1300	
<b>Parcel Desc</b>	Tillable, 15+		<b>Platted Development</b>	No		<b>Platted Y/N</b>	Yes
<b>Township</b>	Bourbon		<b>Date Lots Available</b>			<b>Price per Acre</b>	\$ \$0.00
<b>Type Use</b>	Agriculture		<b>Road Access</b>	County		<b>Road Surface</b>	Tar and Stone
<b>Type Water</b>	None		<b>Easements</b>	Yes			
<b>Type Sewer</b>	None		<b>Water Frontage</b>				
<b>Type Fuel</b>	None		<b>Assn Dues</b>	Not Applicable			
<b>Electricity</b>	Available		<b>Other Fees</b>				

**Features** **DOCUMENTS AVAILABLE** Aerial Photo, Agency, Soil Map

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** Yes

**Water Access**  
**Water Name** **Lake Type**  
**Water Features**  
**Water Frontage** **Channel Frontage** **Water Access**  
**Auction** Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

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

**Annual Taxes** \$771.52 **Exemption** Homestead, Over 65, **Year Taxes Payable** 2020 **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No **Possession** After 2020 Crop Harvest

**List Office** Metzger Property Services, LLC - office: 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** 9/28/2020 **Exp Date** 12/31/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes  
**IDX Include** Y **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 Off** **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC  
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Listings as of 09/29/2020

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 1      **DOM** 1      **Auction** Yes  
**MLS #** 202039304      **\*\* Elm Road**      **Bourbon**      **IN 46504**      **Status** Active      **LP** \$0



**Area** Marshall County      **Parcel ID** 50-33-25-000-011.000-001 **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** TSC Elem Triton      **JrH** Triton      **SrH** Triton  
**REO** No      **Short Sale** No  
**Legal Description** Approximately 2+/- Acres part of: ACREAGE: 30.924 SW SW EX EX EX  
**Directions** From SR 331, Head West on 14B Rd. Turn North on Elm Rd, property is on the East side of road.  
**Inside City Limits** N      **City Zoning**      **County Zoning** S1      **Zoning Description**

**Remarks** 30 +/- Acres of Cropland being offered in 2 Tracts going up for Auction on Thursday, October 29, 2020 at 6:30 pm! This is Tract 2 which has 2 +/- Acres of Cropland or Potential Building Site! Cropland has a Soil Index of 151.7! Come Bid on this tract individually or in combination with the entirety of 30 +/- Acres!

**Agent Remarks** Auction Thursday, 10.29.20 6:30pm at the Matchett Event Center. Terms: 10% down the 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

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	2.0000 / 87,120 / 300 X 265
<b>Parcel Desc</b>	Tillable, 0-2.9999	<b>Platted Development</b>	No	<b>Platted Y/N</b> Yes
<b>Township</b>	Bourbon	<b>Date Lots Available</b>		<b>Price per Acre</b> \$0.00
<b>Type Use</b>	Agriculture	<b>Road Access</b>	County	<b>Road Surface</b> Tar and Stone <b>Road Frontage</b> County
<b>Type Water</b>	None	<b>Easements</b>	Yes	
<b>Type Sewer</b>	None	<b>Water Frontage</b>		
<b>Type Fuel</b>	None	<b>Assn Dues</b>	Not Applicable	
<b>Electricity</b>	Available	<b>Other Fees</b>		

**Features**      **DOCUMENTS AVAILABLE** Aerial Photo, Agency, Soil Map

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** Yes

**Water Access**  
**Water Name**      **Lake Type**  
**Water Features**  
**Water Frontage**      **Channel Frontage**      **Water Access**  
**Auction** Yes      **Auctioneer Name** Chad Metzger      **Auctioneer License #** AC31300015

**Owner Name**  
**Financing:** Existing      **Proposed**      **Excluded Party** None  
**Annual Taxes** \$771.52      **Exemption** Homestead, Over 65,      **Year Taxes Payable** 2020      **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No      **Possession** After 2020 Crop Harvest  
**List Office** Metzger Property Services, LLC - office: 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** 9/28/2020      **Exp Date** 12/31/2020      **Publish to Internet** Yes      **Show Addr to Public** Yes      **Allow AVM** Yes      **Show Comments** Yes  
**IDX Include** Y      **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 Off**      **Sell Agent**      **Co-Sell Off**      **Co-Sell Agent**

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