

*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**



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

260-982-0238

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

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

WWW.METZGERAUCTION.COM



January 29, 2019

Greetings,

We wanted to take a moment to remind you of our upcoming farmland auction on Thursday, February 21, which may be of interest to you. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, a soils breakdown, 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 us at 260.982.0238 or [chad@metzgerauction.com](mailto:chad@metzgerauction.com).

We look forward to seeing on Thursday, February 21 at the Akron Community Center in Akron, auction begins at 6:30pm!

Thanks,



Chad Metzger, CAI, CAGA  
Metzger Property Services, LLC

**REAL ESTATE TERMS**  
**GOOD TRUST ABSOLUTE LAND AUCTION**  
**2.21.19**

This property will be offered in individual tracts, the entirety & any combination you wish to put together. 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 listed in this brochure 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). If a survey is completed, the purchase price will be adjusted to the exact surveyed acres. An earnest money deposit of 10% of the accepted bid is due immediately the night of the auction. 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before April 5, 2019.

Possession of the land will be at closing. Seller will retain the 2018 farm income and will pay the 2018 due in 2019 taxes. The buyer(s) will assume all taxes thereafter. Real estate taxes for the farmland in 2017 due in 2018 were approximately \$4,728.60. Metzger Property Services LLC, Chad Metzger, Auctioneer, 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.

**Absolute Auction: February 21, 2019 - 6:30pm**  
**Akron Community Center**

*Property Will Sell Regardless of Price!!*

The banner features a green background with a white star in a yellow circle on the left. The text 'Metzger' is in a large, bold, black serif font, with 'PROPERTY SERVICES, LLC' in a smaller font above it. Below 'Metzger' is 'CHAD METZGER, CAI, CAGA'. The slogan 'EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION' is centered. At the bottom, there are two columns of services: '★ FARMLAND AUCTIONS', '★ FARM SALES', '★ REAL ESTATE APPRAISALS' on the left, and '★ ANTIQUE APPRAISALS', '★ PERSONAL PROPERTY AUCTIONS', '★ REAL ESTATE SALES' on the right. The phone number '260-982-0238' is in the top right, and the website 'WWW.METZGERAUCTION.COM' is at the bottom right. The background of the banner is a photograph of a sunlit field with rows of crops.

**260-982-0238**

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

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

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

**WWW.METZGERAUCTION.COM**

# Absolute - No Reserve AUCTION

Sells Regardless of Price

Allen Township,  
Miami Co., IN

# 215

Offered in  
5 Tracts

ACRES



Quality Cropland



## Thursday, February 21 6:30 pm

Property Location:  
6 Mi. Southwest of  
Akron, IN or 2 Mi.  
Northeast of Macy  
at the intersection  
of Miami Co. Rds.  
1400 N & 100 W.

Clair Good  
Rev. Trust,  
Owner

Auction Location:  
Akron Community Center,  
815 Rural St., Akron, IN



Real Estate • Auctions • Appraisals

Chad Metzger, CAI • Larry Evans • Rod Metzger  
Tim Holmes • Brent Ruckman • Tim Pitts • Jason Conley  
Brenda Rose • Rainelle Shockome • Gary Spangle  
Brian Evans • Dustin Dillon • Michael Gentry

**260-982-0238**  
[www.metzgerauction.com](http://www.metzgerauction.com)





1400 N.

Tract 5  
20 Acres

100 W.

Tract 1  
60 Acres

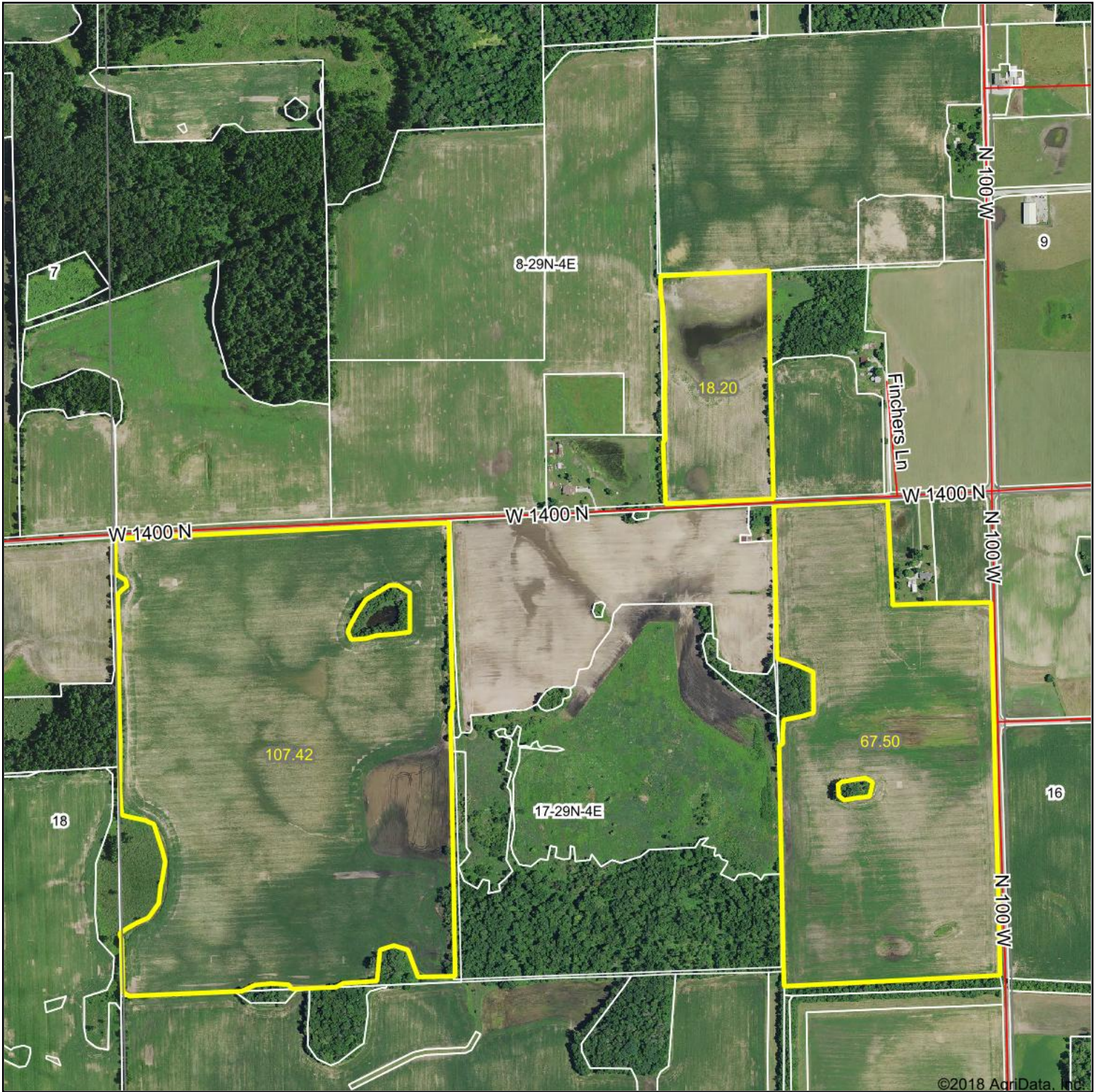
Tract 2  
60 Acres

Tract 3  
31.1 Acres

1375 N.

Tract 4  
44 Acres

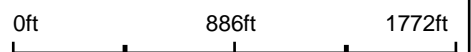
# FSA Aerial Map



©2018 AgriData, Inc.

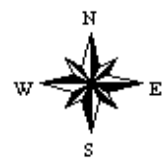
 **Metzger** Auctioneers & Appraisers  
Property Services, LLC

map center: 40° 58' 4.74, -86° 6' 18.56



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2018 www.AgriDataInc.com

**17-29N-4E**  
**Miami County**  
**Indiana**



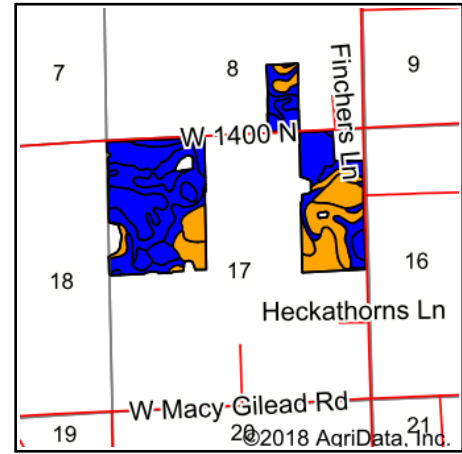
11/12/2018

# Soils Map--ALL TRACTS



Soils data provided by USDA and NRCS.

©2018 AgriData, Inc.



State: **Indiana**  
 County: **Miami**  
 Location: **17-29N-4E**  
 Township: **Allen**  
 Acres: **193.12**  
 Date: **11/12/2018**



Maps Provided By:



## Area Symbol: IN103, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
Cr	Crosier loam, 0 to 2 percent slopes	54.53	28.2%		IIw	154	50	50
WsB	Wawasee sandy loam, 2 to 6 percent slopes	44.47	23.0%		Ile	126	44	64
Br	Brookston loam	28.06	14.5%		IIw	172	49	77
Hx	Houghton muck, drained	22.56	11.7%		IIIw	159	42	89
WsC3	Wawasee loam, 6 to 12 percent slopes, severely eroded	18.60	9.6%		IIIe	125	44	33
Pm	Palms muck, drained	17.41	9.0%		IIIw	158	43	89
Re	Rensselaer loam, 0 to 1 percent slopes	4.50	2.3%		IIw	167	49	84
Au	Aubbeenaubee sandy loam, 0 to 2 percent slopes	2.92	1.5%		IIw	135	44	69
MeB	Metea loamy fine sand, 2 to 6 percent slopes	0.07	0.0%		IIIe	110	39	44
<b>Weighted Average</b>						<b>148.3</b>	<b>46.2</b>	<b>*n 64.7</b>

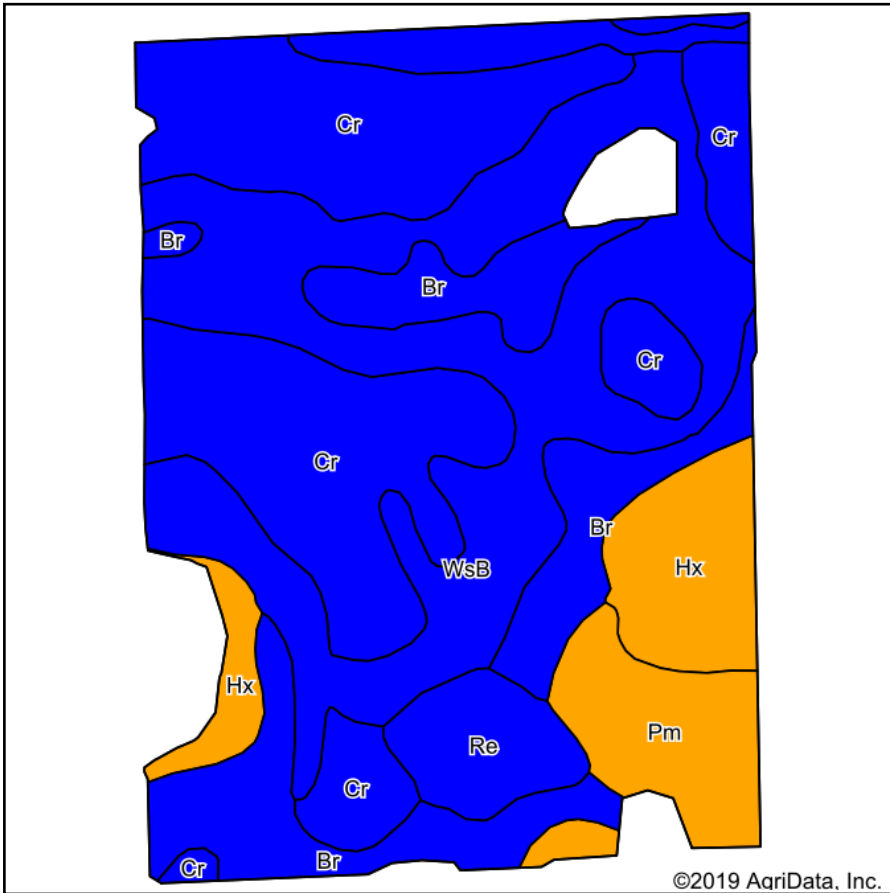
\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

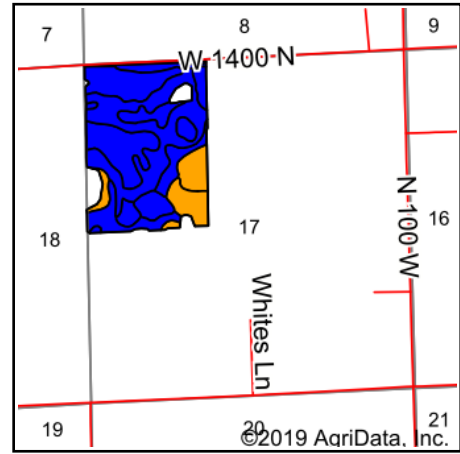
Soils data provided by USDA and NRCS.



# Soils Map--TRACTS 1 & 2



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Miami**  
 Location: **17-29N-4E**  
 Township: **Allen**  
 Acres: **107.42**  
 Date: **1/25/2019**



**Area Symbol: IN103, Soil Area Version: 22**

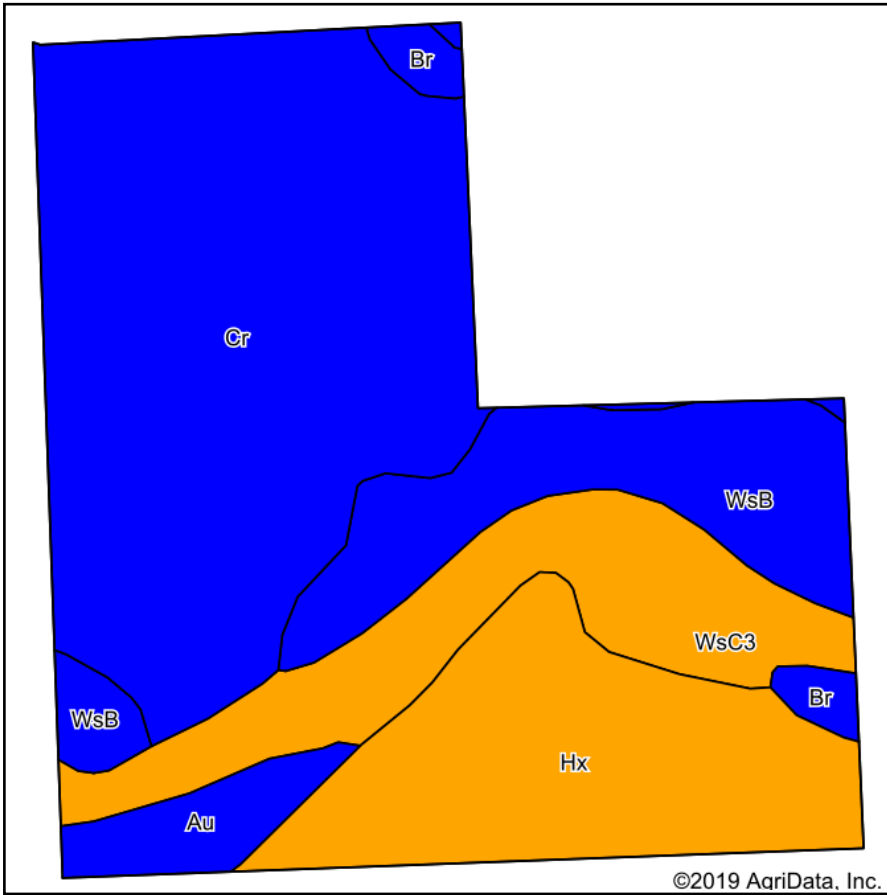
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
Cr	Crosier loam, 0 to 2 percent slopes	34.94	32.5%		IIw	154	50	50
WsB	Wawasee sandy loam, 2 to 6 percent slopes	31.94	29.7%		Ile	126	44	64
Br	Brookston loam	20.22	18.8%		IIw	172	49	77
Hx	Houghton muck, drained	8.38	7.8%		IIIw	159	42	89
Pm	Palms muck, drained	7.44	6.9%		IIIw	158	43	89
Re	Rensselaer loam, 0 to 1 percent slopes	4.50	4.2%		IIw	167	49	84
<b>Weighted Average</b>						<b>150.3</b>	<b>46.9</b>	<b>*n 66.4</b>

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

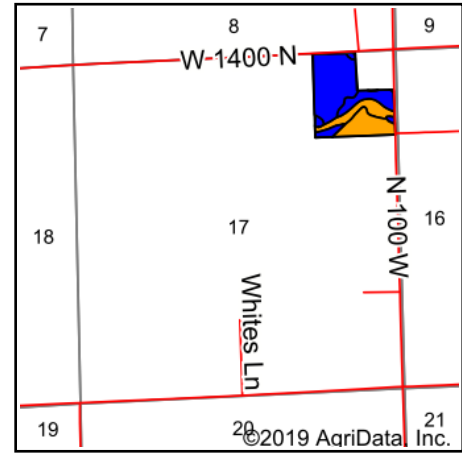
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Soils Map--TRACT 3



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Miami**  
 Location: **17-29N-4E**  
 Township: **Allen**  
 Acres: **29.68**  
 Date: **1/25/2019**



**Area Symbol: IN103, Soil Area Version: 22**

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
Cr	Crosier loam, 0 to 2 percent slopes	13.75	46.3%		IIw	154	50	50
Hx	Houghton muck, drained	5.78	19.5%		IIIw	159	42	89
WsC3	Wawasee loam, 6 to 12 percent slopes, severely eroded	4.30	14.5%		IIIe	125	44	33
WsB	Wawasee sandy loam, 2 to 6 percent slopes	4.25	14.3%		Ile	126	44	64
Au	Aubbeenaubbee sandy loam, 0 to 2 percent slopes	1.06	3.6%		IIw	135	44	69
Br	Brookston loam	0.54	1.8%		IIw	172	49	77
<b>Weighted Average</b>						<b>146.4</b>	<b>46.5</b>	<b>*n 58.3</b>

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

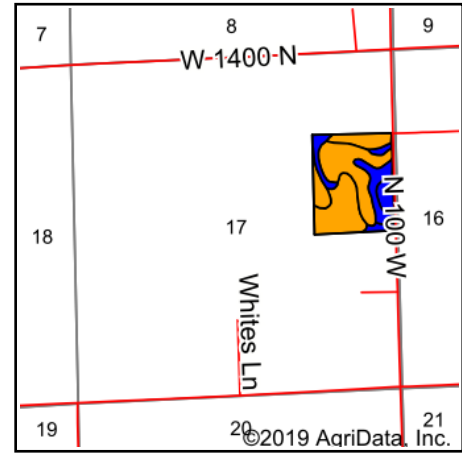
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Soils Map--TRACT 4



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Miami**  
 Location: **17-29N-4E**  
 Township: **Allen**  
 Acres: **44.3**  
 Date: **1/25/2019**



**Area Symbol: IN103, Soil Area Version: 22**

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
WsC3	Wawasee loam, 6 to 12 percent slopes, severely eroded	13.76	31.1%		IIIe	125	44	33
Pm	Palms muck, drained	11.45	25.8%		IIIw	158	43	89
Hx	Houghton muck, drained	6.95	15.7%		IIIw	159	42	89
WsB	Wawasee sandy loam, 2 to 6 percent slopes	4.98	11.2%		IIe	126	44	64
Cr	Crosier loam, 0 to 2 percent slopes	2.88	6.5%		IIw	154	50	50
Au	Aubbeenaubbee sandy loam, 0 to 2 percent slopes	2.33	5.3%		IIw	135	44	69
Br	Brookston loam	1.95	4.4%		IIw	172	49	77
<b>Weighted Average</b>						<b>143.5</b>	<b>44</b>	<b>*n 64.7</b>

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

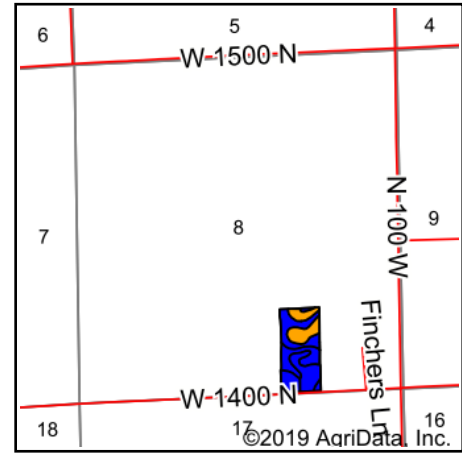
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Soils Map--TRACT 5



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Miami**  
 Location: **17-29N-4E**  
 Township: **Allen**  
 Acres: **18.2**  
 Date: **1/25/2019**



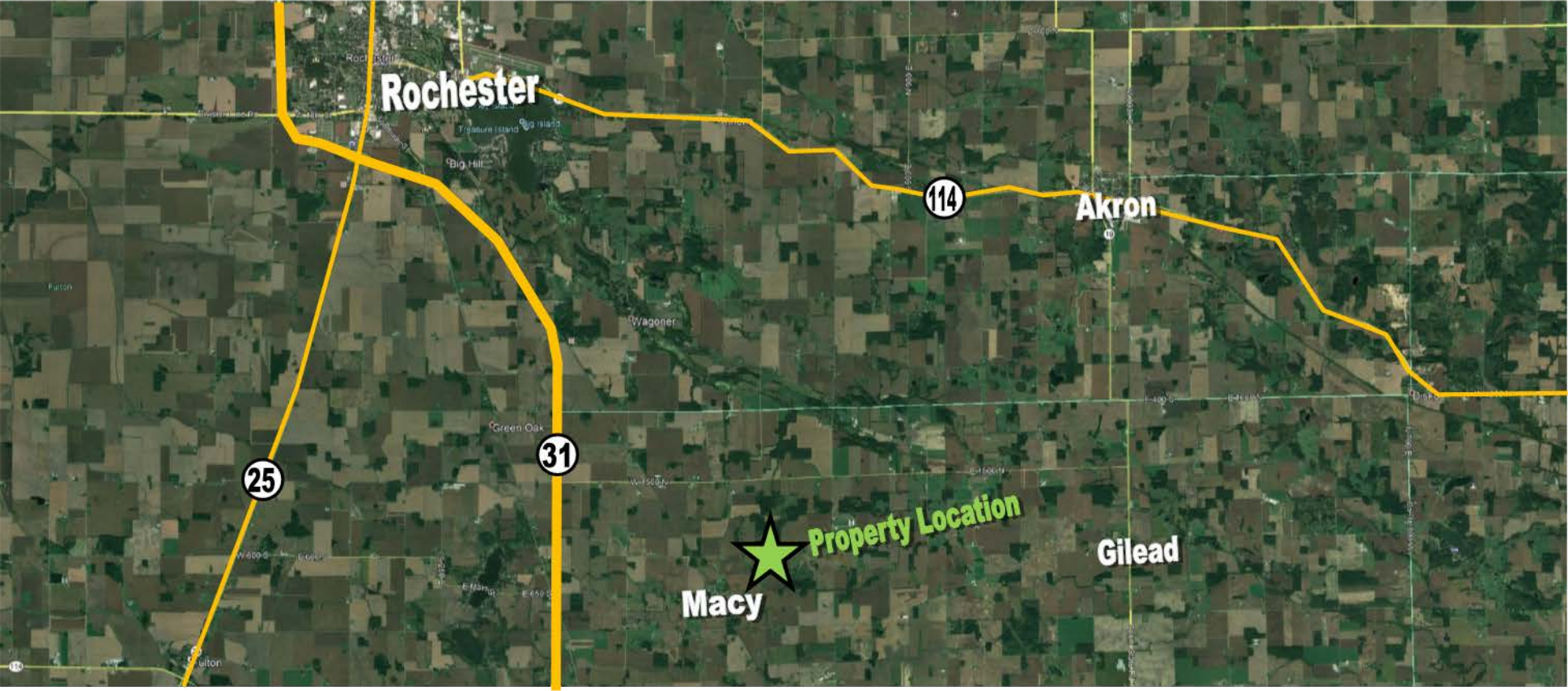
**Area Symbol: IN103, Soil Area Version: 22**

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
Br	Brookston loam	6.23	34.2%		IIw	172	49	77
Cr	Crosier loam, 0 to 2 percent slopes	4.02	22.1%		IIw	154	50	50
WsB	Wawasee sandy loam, 2 to 6 percent slopes	3.92	21.5%		Ile	126	44	64
Hx	Houghton muck, drained	2.52	13.8%		IIIw	159	42	89
WsC3	Wawasee loam, 6 to 12 percent slopes, severely eroded	1.44	7.9%		IIle	125	44	33
MeB	Metea loamy fine sand, 2 to 6 percent slopes	0.07	0.4%		Ile	110	39	44
<b>Weighted Average</b>						<b>152.4</b>	<b>46.7</b>	<b>*n 66.3</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Rochester**

**114**

**Akron**

**25**

**31**

**Macy**

**Property Location**

**Gilead**

*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**