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Gary Spangle • Brian Evans • Dustin Dillon  
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau  
Austin Metzger • Neil Snyder • Justin Nicodemus

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REAL ESTATE & PERSONAL PROPERTY

**AUCTION**

6640 E 825 N, HOWE, IN

**28** **ACRES**

*Home  
& Land*

Offered in 3 Tracts



**Woods**



**Barn**



**Cropland**



Open House:  
Sept. 18 2-4 PM



Auction Manager:  
**Dodie Hart**  
260-463-1717

Sat.,  
**Sept. 24** 10 am

# REAL ESTATE AUCTION TERMS

## *28+/- Acres with Cropland, Home, & Woods offered in 3 Tracts!*

This property will be offered at Auction on Saturday, September 24, 2022 at 10:00 am at the property. 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% 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. 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 November 11, 2022. Possession will be at closing for the home & woods & after the 2022 crop harvest for the land. Seller will pay the 2021 due in 2022 taxes with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in 21' due in 22' were approximately \$288.82. 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.

**Auction: Saturday, September 24, 2022 at 10 am**  
***Bid Live In-Person or Online!***

**6640 E. 825 N., Howe, IN 46746**

**Greenfield Township • LaGrange County**

***Auction Manager: Dodie Hart 260.463.1717***

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



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Tract 1  
3 Acres

Tract 3  
15.5 Acres

Tract 2  
10 Acres

# TRACT MAP




# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/30/2022

Page 1 of 1

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202236181	<b>6640 E 825 N</b>	<b>Howe</b>	<b>IN 46746</b>	<b>LP \$0</b>
	<b>Area</b> LaGrange County	<b>Parcel ID</b> 44-01-07-400-012.000-009	<b>Type</b> Manuf. Home/Mobile	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2
	<b>Township</b> Greenfield	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> LAKE	<b>Elem</b> Lakeland Primary	<b>JrH</b> Lakeland Intermediate	<b>SrH</b> Lakeland Jr/Sr
	<b>Legal Description</b> Approximately 3+/- Acres part of: OUT MID E 1/2 FRL 16.18 AC & NE PT W END NE 1/4 12.05 AC			
	<b>Directions</b> From I-80, head north on 575 E. Turn east onto 825 N. Property is on the south side of the road.			
	<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>

**Remarks** 28+/- Acres with Quality Cropland, Woods, & Country Home offered in 3 Tracts going to Auction on Saturday, September 24, 2022 at 10 AM! This is Tract 1 which features a manufactured home with 3 Bedrooms & 2 Baths. Well was recently redone. 2-Car Detached Garage & 30x40 Barn for your vehicles, hobbies, 4H animals, & workshop! Great Location in the Peaceful Country on 3+/- Acres! Bid Live In-Person or Online! Bid on this tract individually, in combination, or the entirety for 28+/- Acres! Open House: Sunday, September 18th 2-4pm

**Agent Remarks** Simulcast Auction: Sat. 9.24.22 10 am Open House: Sun. 9.18.22 2-4pm TERMS: 10% down the day of the auction with the balance at closing. The Sellers will provide a Personal Representative's 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 compensation.

Sec	Lot	Lot Ac/SF/Dim	3.0000	/	130,680	/	530x215	Lot Desc	3-5.9999			
<b>Above Gd Fin SqFt</b>	1,456	<b>Above Gd Unfin SqFt</b>	0		<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,456	<b>Year Built</b>	1991
<b>Age</b>	31	<b>New Const</b>	No		<b>Date Complete</b>		<b>Ext Vinyl</b>		<b>Bsmt Crawl</b>		<b># Rooms</b>	2
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>		<b>WELL</b>		<b>Basement Material</b>			
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	2	0	<b>Sewer</b>		Septic		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
<b>LR</b>	x	<b>B-Upper</b>	0	0	<b>Fuel /</b>		Gas, Forced Air		<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
<b>DR</b>	x	<b>B-Blw G</b>	0	0	<b>Heating</b>				<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
<b>FR</b>	x				<b>Cooling</b>		Central Air		<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
<b>KT</b>	x	<b>Laundry Rm</b>	Main				x		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>BK</b>	x	<b>AMENITIES</b>		Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up								
<b>DN</b>	x								<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>MB</b>	12 x 12	M							<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	
<b>2B</b>	10 x 10	M							<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
<b>3B</b>	10 x 10	M	<b>Garage</b>	2.0	/ Detached	/	26 x 22	/ 572.00	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>4B</b>	x		<b>Outbuilding 1</b>	Barn			40 x 30		<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
<b>5B</b>	x		<b>Outbuilding 2</b>				x		<b>Pool</b>	No	<b>Off Street Pk</b>	
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>		Not Applicable		<b>Pool Type</b>			
<b>LF</b>	x		<b>Other Fees</b>									
<b>EX</b>	x		<b>Restrictions</b>									

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & Dodie Hart	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	9/24/2022	<b>Time</b>	10:00
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	at the property		
<b>Annual Taxes</b>	\$288.82	<b>Exemptions</b>	Homestead, Over 65, Supplemental	<b>Excluded Party</b>	None		
<b>Year Taxes Payable</b>	2022	<b>Assessed Value</b>					
<b>Possession</b>	At Closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395		
<b>Co-List Office</b>		<b>Co-List Agent</b>		<b>List Team</b>			
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	8/30/2022	<b>Start Showing Date</b>		<b>Exp Date</b>	11/12/2022	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Agent/Owner Related</b>							No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	1.0%	<b>Variable Rate</b>	No		
<b>Special List Cond.</b>	None						
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	garage		
<b>Type of Sale</b>							
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>			
<b>How Sold</b>							
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Agent</b>		<b>Sell Team</b>	

**Presented by:**

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).



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### Average Utilities

	Company	Average Amount
Gas	Propane	\$ 100.13h /mo
Electric	REMC	\$ 125 /mo
Water	Well Recent Redone	\$
Other	Septic original to home	\$
HOA		\$

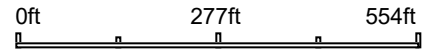
# Aerial Map



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Map Center: 41° 45' 29.8, -85° 17' 58.25



**18-38N-11E**  
**LaGrange County**  
**Indiana**



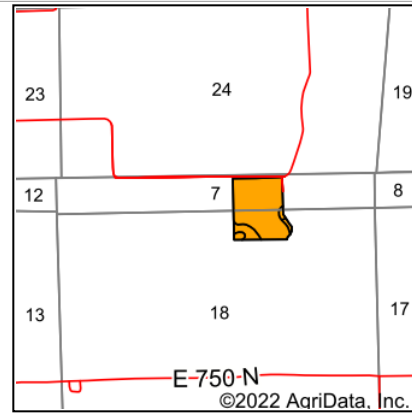
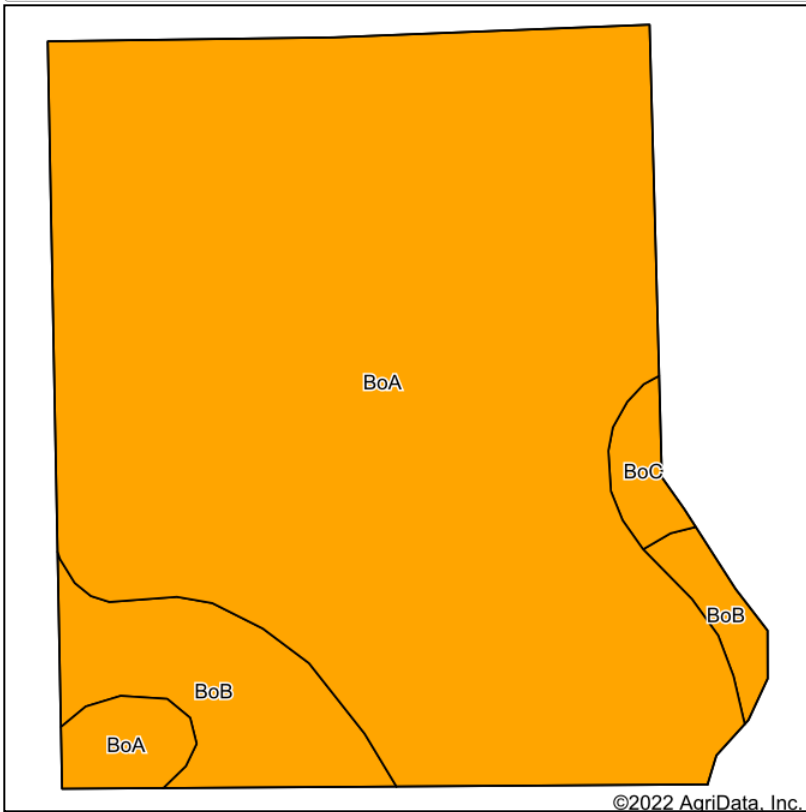
8/30/2022



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 Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



State: **Indiana**  
 County: **LaGrange**  
 Location: **18-38N-11E**  
 Township: **Greenfield**  
 Acres: **18.49**  
 Date: **8/30/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IN087, Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
BoA	Boyer loamy sand, 0 to 2 percent slopes	16.31	88.2%		IIIs	86	30	53
BoB	Boyer loamy sand, 2 to 6 percent slopes	1.87	10.1%		IIIe	95	33	52
BoC	Boyer loamy sand, 6 to 12 percent slopes	0.31	1.7%		IIIe	85	30	51
<b>Weighted Average</b>					<b>3.00</b>	<b>86.9</b>	<b>30.3</b>	<b>*n 52.9</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.

# 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  
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