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Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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September 26, 2022

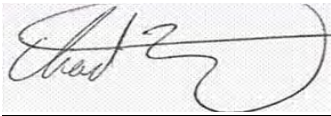
Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 85^{+/-} Acres being offered in 6 Tracts on Thursday, October 27, 2022 at 6:00 pm CENTRAL TIME. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, FSA & soil maps, aerial map, 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 the office at 260.982.0238. You can also email tiff@metzgerauction.com if that is easier for you.

We look forward to seeing you on Thursday, October 27, 2022 at 6:00 pm CST at the Bass Lake Fire Station - 7225 US 35, Knox, IN 46534. The Auction will Begin at 6:00 pm CENTRAL TIME!

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

85^{+/-} Acres Being Offered in 6 Tracts!
Quality Cropland • Country Home
Recreational Land • Building Sites

85

Acres

Offered
in 6 Tracts

Thur., Oct. 27 (CST)
6 PM

Property Location: 6735 S. 300 W., N. Judson, IN
Auction Location: Bass Lake Fire Station
7225 US 35, Knox, IN 46534

- **Country Home**
- **Cropland**
- **Building Sites**
- **Recreational Land**



Metzger
Property Services, LLC AC31300015

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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 • Doodle Hart • John Bumau
Austin Metzger • Neil Snyder • Justin Nicodemus

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AUCTION

Wayne Twp., Starke Co., IN



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REAL ESTATE AUCTION TERMS

85+/- Acres of Cropland, Country Home, Building Sites, & Recreational Land offered in 6 Tracts!

This property will be offered at Auction on Thursday, October 27, 2022 at 6:00 pm CENTRAL TIME at the Bass Lake Fire Station in Knox, IN. Bid Live In-Person or Online! *Tract 1 cannot be bid on in combination with any other tract.* 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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 16, 2022. Possession will be at closing for Tracts 1, 5, & 6; & after the 2022 crop harvest for Tracts 2, 3, & 4. Seller will pay the 2022 due in 2023 taxes with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in 21' due in 22' were approximately \$2,122.54 in total. 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: Thursday, October 27, 2022 at 6:00 pm CST

Bid Live In-Person or Online!

Auction Location: Bass Lake Fire Station - 7225 US 35, Knox, IN 46534

Property Location: 6735 S. 300 W., North Judson, IN

Wayne Township • Starke County

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

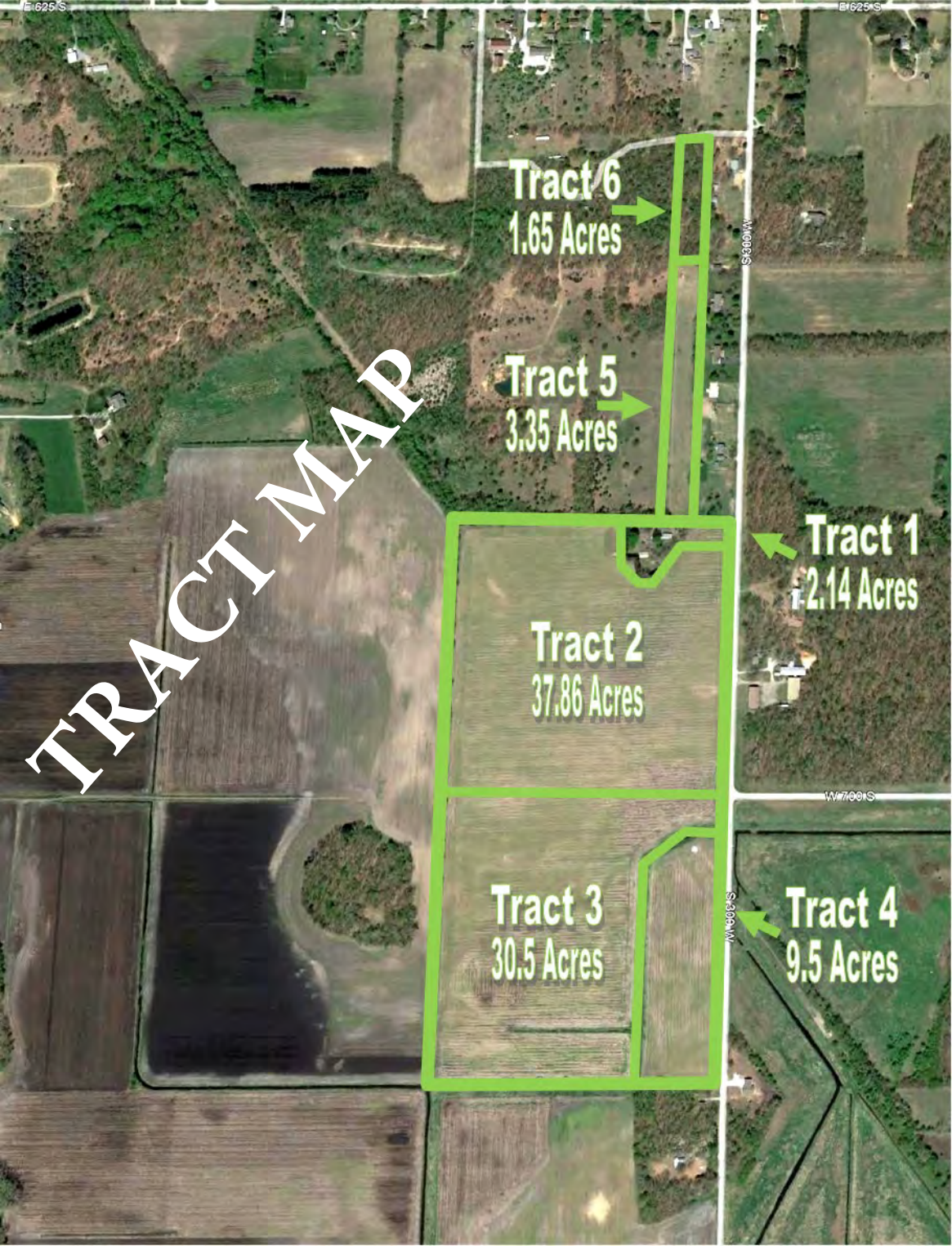


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TRACT MAP

Tract 6
1.65 Acres

Tract 5
3.35 Acres

Tract 1
2.14 Acres

Tract 2
37.86 Acres

Tract 3
30.5 Acres


Tract 4
9.5 Acres

S 600th

S 600th

S 600th

Listings as of 09/26/2022

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes		
MLS #	202240058	6735 S 300 W	North Judson	IN	46366	LP \$0					
	Area	Starke County	Parcel ID	75-09-21-400-037.000-013		Type	Site-Built Home	Waterfront	No		
	Sub	None	Cross Street								
	Township	Wayne	Style	One Story		Bedrms	2	F Baths	1	H Baths	0
	School District	NJSPS	Elem	North Judson - San Pierre JrH		North Judson Junior High	SrH North Judson-San Pierre				
	Legal Description	Approximately 2.14+/- acres part of: SE SE S21 T32 R3 40A.									
	Directions	From SR 10, head south on 300 W. Property is on the west side of the road.									
	Inside City Limits	N	City Zoning		County Zoning	R2	Zoning Description				

Remarks 85+/- Acres with Country Home, Cropland, Building Sites, & Recreational Land offered in 6 Tracts going to Auction on Thursday, October 27, 2022 at 6 PM CST! Bid Live In -Person or Online! This is Tract 1 which features a Country Home on 2.14+/- Acres with 2 Bedrooms & 1 Bath. 48x24 Outbuilding for your vehicle or outdoor equipment! Great starter, downsizing, or rental option! Cannot be combined with any other tract. Open House: Wednesday, October 19th 5:30-6pm CST

Agent Remarks Simulcast Auction: Thurs. 10.27.22 6pm CST Open House: Wed. 10.19.22 5:30-6pm CST Tract 1 cannot be bid on in combination with any other tract. TERMS: 10% down the day of the auction with the balance at closing. The Seller's will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If a Survey is required for clear title, the costs shall be split 50/50 by the Seller and the Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any &

Sec	Lot	Lot Ac/SF/Dim	2.1400	/	93,218	/	530X190	Lot Desc	0-2.9999				
Above Gd Fin SqFt	660	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	660	Ttl Fin SqFt	660	Year Built	1959		
Age	63	New Const	No	Date Complete		Ext Vinyl		Bsmnt	Full Basement, Unfinished	# Rooms	5		
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material	Block				
RM DIM	LVL	B-Main	1	0	Sewer	Septic		Dryer Hookup Gas	No	Fireplace	No		
LR	x	B-Upper	0	0	Fuel /	Gas, Forced Air		Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x	B-Blw G	0	0	Heating			Dryer Hookup G/E	No	Split FlrPln	No		
FR	x				Cooling	Central Air		Disposal	No	Ceiling Fan	Yes		
KT	x	Laundry Rm	Basement			x		Water Soft-Owned	No	Skylight	No		
BK	x	AMENITIES	Ceiling Fan(s), Washer Hook-Up										
DN	x							Water Soft-Rented	No	ADA Features	No		
MB	12 x 12	M						Alarm Sys-Sec	No	Fence			
2B	12 x 12	M						Alarm Sys-Rent	No	Golf Course	No		
3B	x	Garage	/	/	x	/		Garden Tub	No	Nr Wlkg Trails	No		
4B	x	Outbuilding 1	Outbuilding		48 x 24			Jet Tub	No	Garage Y/N	No		
5B	x	Outbuilding 2			x			Pool	No	Off Street Pk			
RR	x	Assn Dues		Frequency	Not Applicable			Pool Type					
LF	x	Other Fees						SALE INCLUDES	Water Heater Electric				
EX	x	Restrictions											

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	10/27/2022	Time	6 PM
Financing:	Existing	Proposed		Location	Bass Lake Fire Station 7225 US		
Annual Taxes	\$970.86	Exemptions	Homestead, Supplemental	Year Taxes Payable	2022	Excluded Party	None
Possession	At closing	Assessed Value					
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	9/26/2022	Start Showing Date		Exp Date	3/31/2023	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	None	Lockbox Location	n/a	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

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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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

6735 S. 300 W., North Judson, IN

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	NONE			
Clothes Dryer	NONE			
Clothes Washer			✓	
Dishwasher	NONE			
Disposal	NONE			
Freezer	NONE			
Gas Grill	NONE			
Hood	NONE			
Microwave Oven				✓
Oven			✓	
Range			✓	
Refrigerator	NONE			
Room Air Conditioner(s)	NONE			
Trash Compactor	NONE			
TV Antenna / Dish			✓	
Other:				

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	NONE			
Septic Field / Bed			✓	
Hot Tub	NONE			
Plumbing			✓	
Aerator System	NONE			
Sump Pump	NONE			
Irrigation Systems	NONE			
Water Heater / Electric			✓	
Water Heater / Gas				
Water Heater / Solar				
Water Purifier	NONE			
Water Softener	NONE			
Well				✓
Septic & Holding Tank/Septic Mound				✓
Geothermal and Heat Pump	NONE			
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment	NONE			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	NONE			
Burglar Alarm	NONE			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls	NONE			
Inside Telephone Wiring and Blocks / Jacks			✓	
Intercom	NONE			
Light Fixtures			✓	
Sauna	NONE			
Smoke / Fire Alarm(s)			✓	
Switches and Outlets			✓	
Vent Fan(s)	NONE			
60 / 100 / 200 Amp Service (Circle one)				
Generator				

	Yes	No	Do Not Know
Are the structures connected to a public water system?		✓	
Are the structures connected to a public sewer system?		✓	
Are there any additions that may require improvements to the sewage disposal system?			✓
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?			
Are the improvements connected to a private/community sewer system?			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	NONE			
Central Air Conditioning			✓	
Hot Water Heat				
Furnace Heat / Gas			✓	
Furnace Heat / Electric				
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank			✓	
Other Heating Source				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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>Bridgette A. Kraft</i>	Date (mm/dd/yy) 8-29-22	Signature of Buyer <i>[Signature]</i>	Date (mm/dd/yy) 9-7-22
Signature of Seller <i>Debra L. Payton</i>	Date (mm/dd/yy) 9-7-22	Signature of Buyer <i>[Signature]</i>	Date (mm/dd/yy) 9-7-22
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)

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

6735 S. 300 W., North Judson, IN

2. ROOF				4. OTHER DISCLOSURES			
YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW		
		<input checked="" type="checkbox"/>	Do structures have aluminum wiring?				
		<input checked="" type="checkbox"/>	Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>	Are there any encroachments?		<input checked="" type="checkbox"/>		
		<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:				
3. HAZARDOUS CONDITIONS							
	<input checked="" type="checkbox"/>		Is the access to your property via a private road?				
			Is the access to your property via a public road?				
			Is the access to your property via an easement?				
			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?				
			Do you currently pay flood insurance?				
			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"/>		
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: floor tile possible asbestos							
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS. (Use additional pages, if necessary)							
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		Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
<i>Kristine A. Kroft</i>		08-29-22		<i>[Signature]</i>		9-2-22	
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
<i>Derek L. Taylor</i>		9-9-22		<i>[Signature]</i>		9-2-22	
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)	



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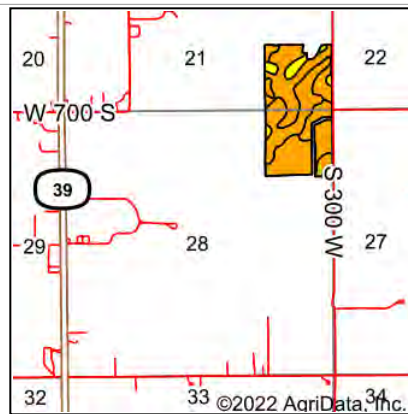
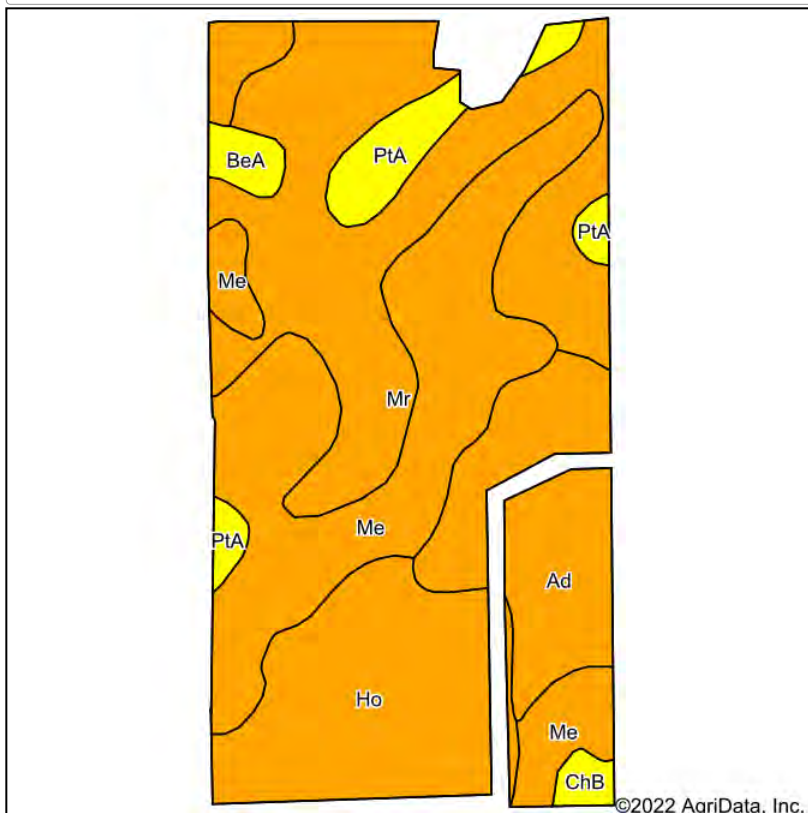
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Average Utilities

	<u>Company</u>	<u>Average Amount</u>
Gas	PROPANE 500 gal tank.	Approx. \$ 2 fills per year
Electric		Approx. \$ 140.00 per month
Water	* well water	\$
Other		\$
HOA		\$

Soils Map



State: **Indiana**
 County: **Starke**
 Location: **21-32N-3W**
 Township: **Wayne**
 Acres: **74.52**
 Date: **9/21/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: IN149, Soil Area Version: 23

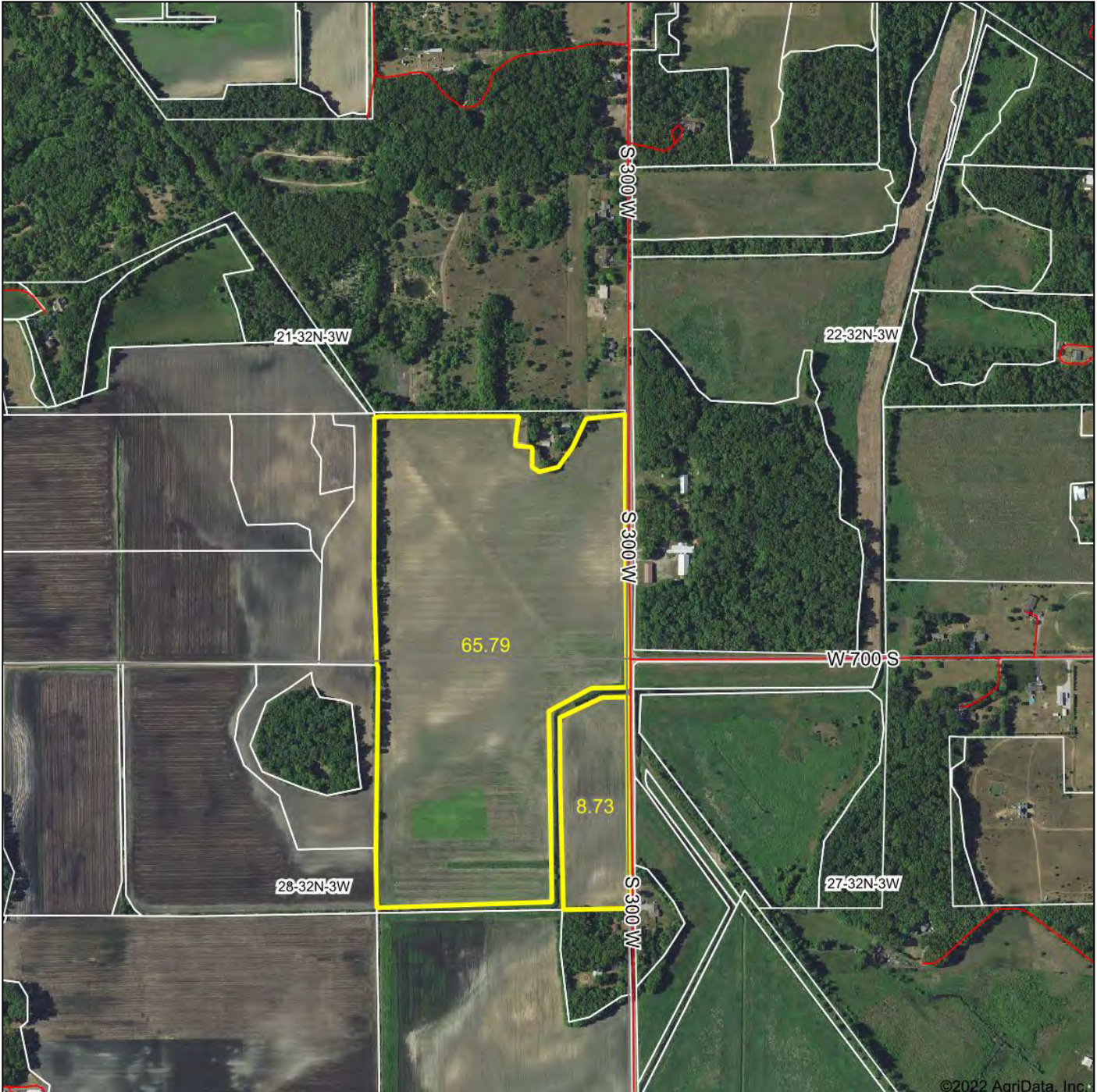
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Me	Maumee sand	23.48	31.5%		IIIw	135	28	37
Mr	Morocco loamy sand, 0 to 2 percent slopes	22.18	29.8%		III s	102	36	32
Ho	Houghton muck, drained, 0 to 1 percent slopes	13.16	17.7%		IIIw	154	54	90
Ad	Adrian muck, drained, 0 to 1 percent slopes	10.13	13.6%		IIIw	144	40	86
PtA	Plainfield sand, wet substratum, 0 to 3 percent slopes	3.78	5.1%		IVs	90	32	27
BeA	Brems sand, 0 to 3 percent slopes	1.08	1.4%		IVs	81	29	27
ChB	Coloma sand, 0 to 6 percent slopes, nonspodic minor components	0.71	1.0%		IVs			27
Weighted Average					3.07	125.4	36.6	*n 50.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

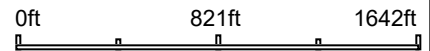
Soils data provided by USDA and NRCS.

Aerial Map



©2022 AgriData, Inc.

Map Center: 41° 12' 8.88, -86° 45' 28.42



Metzger Auctioneers & Appraisers
Property Services, LLC

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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21-32N-3W
Starke County
Indiana



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

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**

...Generation after Generation



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