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CHAD METZGER, CAI, CAGA

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November 7, 2022

Greetings,

We wanted to take a moment to remind you of our upcoming Absolute Land Auction featuring 119<sup>+/-</sup> Acres being offered in 3 Tracts on Thursday, December 8, 2022 at 6:30 pm. This land is selling regardless of price! 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](mailto:tiff@metzgerauction.com) if that is easier for you.

We look forward to seeing you on Thursday, December 8, 2022 at 6:30 pm at the Atwood Community Building – 213 E. Hovey St., Warsaw, IN 46580. The Auction will Begin at 6:30 pm!

Thanks,



Chad Metzger, CAI, CAGA  
Metzger Property Services, LLC

**119<sup>+/-</sup> Acres Being Offered in 3 Tracts!**

*Quality Cropland • Building Site  
Recreational Woods*

**Selling Regardless of Price!**

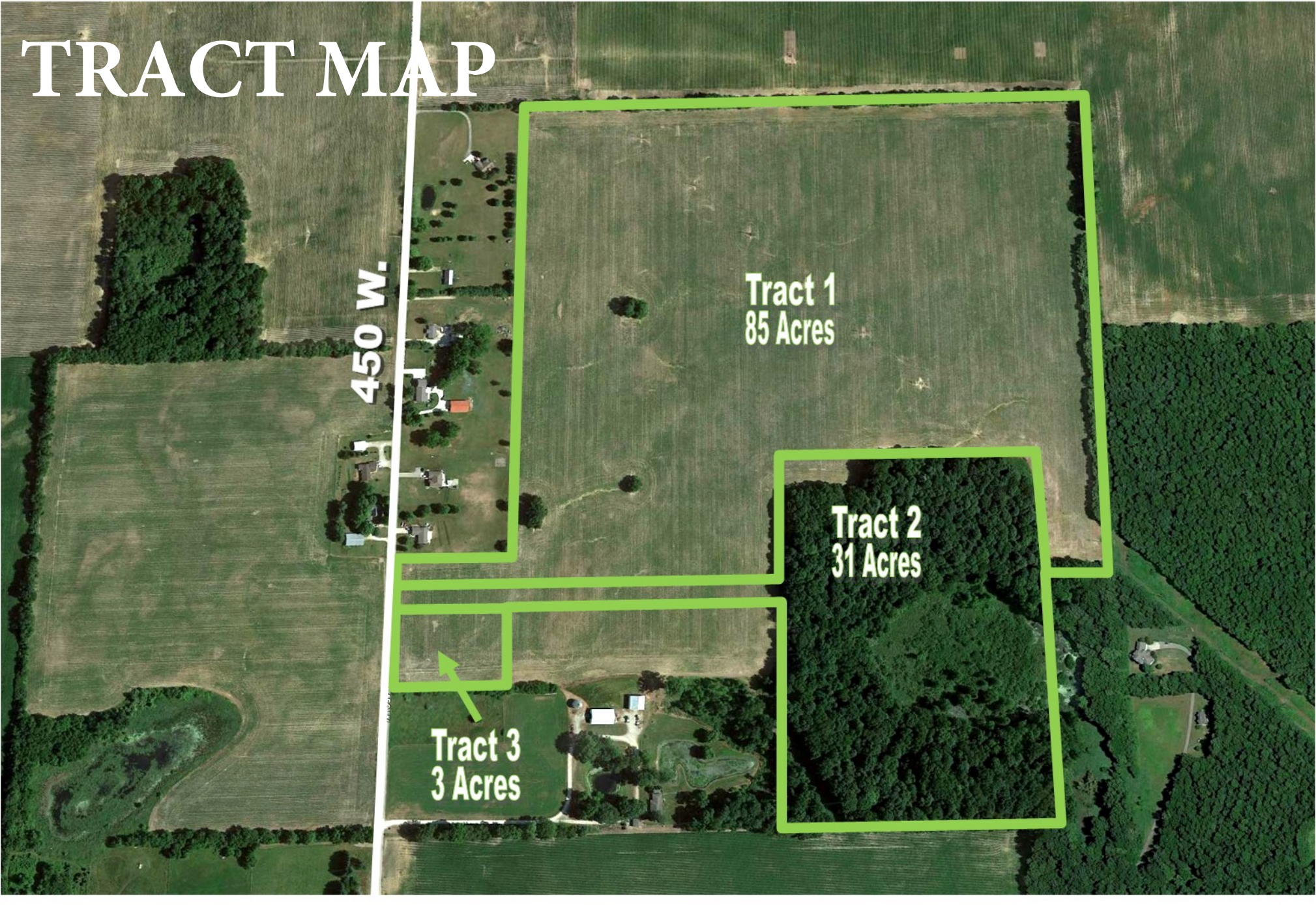
# TRACT MAP

450 W.

Tract 1  
85 Acres

Tract 2  
31 Acres

Tract 3  
3 Acres



# REAL ESTATE AUCTION TERMS

***119+/- Acres of Quality Cropland offered in 3 Tracts!***

This property will be offered at ABSOLUTE Auction on Thursday, December 8, 2022 at 6:30 pm at the Atwood Community Building. Selling Regardless of Price! 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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 27, 2023. Possession will be at closing. 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 \$1,636.90 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, December 8, 2022 at 6:30 pm  
Selling Regardless of Price! Bid Live In-Person or Online!***

**Auction Location: Atwood Community Building – 213 E. Hovey St., Warsaw, IN 46850**

**Property Location: 4680 N. 450 W., Warsaw, IN 46580**

**Prairie Township • Kosciusko County**

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

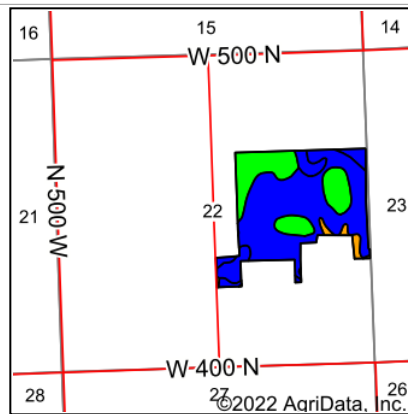
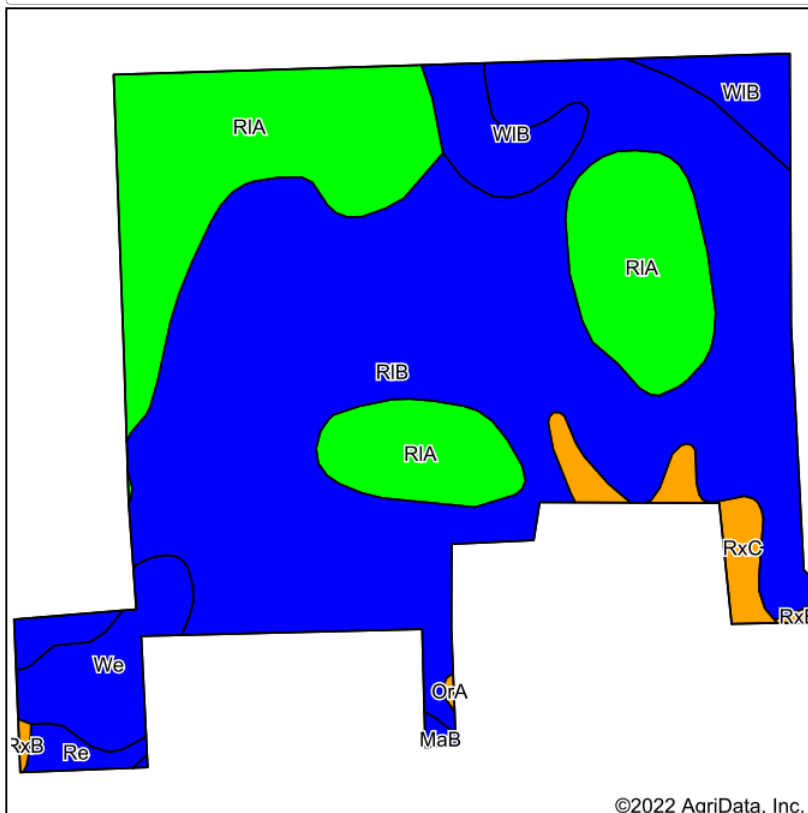


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# Soils Map



State: **Indiana**  
 County: **Kosciusko**  
 Location: **22-33N-5E**  
 Township: **Prairie**  
 Acres: **91.35**  
 Date: **8/31/2022**



Soils data provided by USDA and NRCS.

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Maps Provided By:

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Area Symbol: IN085, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	54.61	59.8%		Ile	141	49	59
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	24.12	26.4%		Ie	141	49	60
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	4.91	5.4%		Ile	145	51	65
We	Washtenaw loam, gravelly substratum	4.00	4.4%		Ilw	155	46	85
RxC	Riddles-Ormas-Kosciusko complex, 6 to 12 percent slopes	2.30	2.5%		IIIe	103	36	51
Re	Rensselaer loam, 0 to 1 percent slopes	0.91	1.0%		Ilw	167	49	81
RxB	Riddles-Ormas-Kosciusko complex, 2 to 6 percent slopes	0.22	0.2%		IIIe	113	39	52
MaB	Martinsville sandy loam, 2 to 6 percent slopes	0.21	0.2%		Ile	135	47	67
OrA	Ormas loamy sand, 0 to 2 percent slopes	0.07	0.1%		IIIs	100	35	39
<b>Weighted Average</b>					<b>1.76</b>	<b>141</b>	<b>48.6</b>	<b>*n 60.7</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  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**

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