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Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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...GENERATION AFTER GENERATION

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

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March 2, 2023

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 50^{+/-} Acres being offered in 2 Tracts on Thursday, March 2, 2023. 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, March 2 at 6pm at Atwood Community Center - 213 E. Hovey St., Warsaw, IN 46580. The Auction will Begin at 6 pm!

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

43^{+/-} Acres Being Offered in 2 Tracts!

Quality Cropland

• *Building Sites* • *Recreational Woods* •

AUCTION

Thursday,
March 2
6 PM

50 **ACRES**

**OFFERED IN
2 TRACTS**

Prairie Twp.
Kosciusko Co.
Indiana



**QUALITY CROPLAND
WOODS • BUILDING SITES**

- High Quality Productive Soils
- Close to Warsaw!

Auction Location:
Atwood Community Center, IN
Farm Location: North of US 30
on 500 W. to 400 N. then East!



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 • Dodie Hart • John Bumau

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REAL ESTATE AUCTION TERMS

50+/- Acres of Quality Cropland & Woods Offered in 2 Tracts!

This property will be offered at Simulcast Auction on Thursday, March 2, 2023 at 6:00 pm at the Atwood Community Building. 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 April 21, 2023. Possession will be at closing. The Seller to pay the 2022 due in 2023 taxes with the buyer(s) to assume the 2023 due in 2024 taxes and all taxes due thereafter. Real estate taxes for the entirety in 21' due in 22' were approximately \$622.26. 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, March 2, 2023 at 6:00 pm

AUCTION LOCATION: Atwood Community Building 213 E. Hovey St., Warsaw, IN
Property Location: Northwest of Warsaw on 400 N
Prairie Township • Kosciusko County

Bid Live In-Person or Online!

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



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400 N.

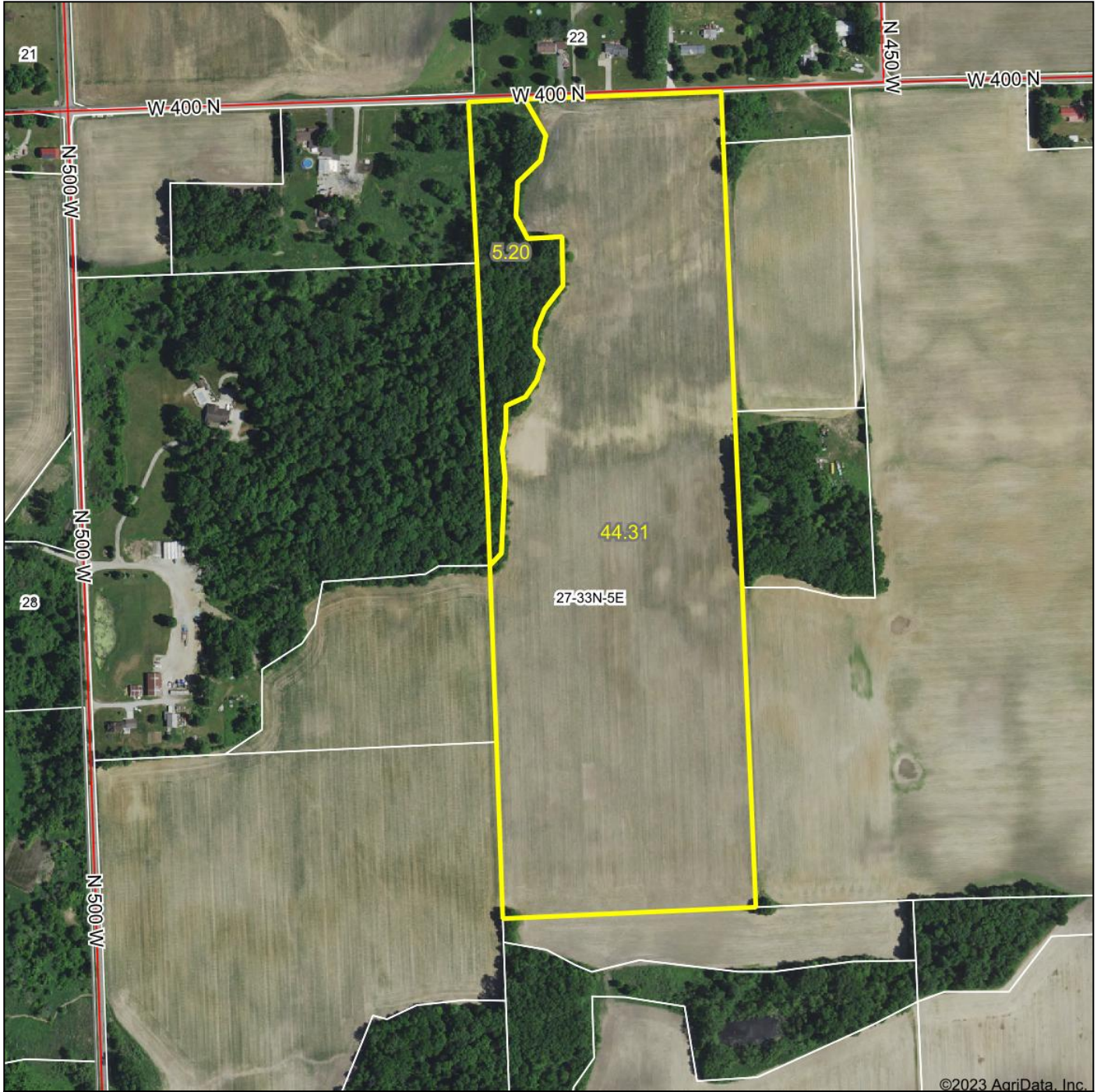
500 W.

**Tract 1
7 Acres**

**Tract 2
43 Acres**



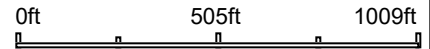
Aerial Map



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

Map Center: 41° 17' 11.7, -85° 56' 7.75



27-33N-5E
Kosciusko County
Indiana

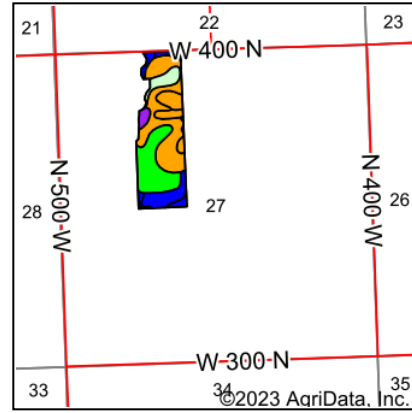
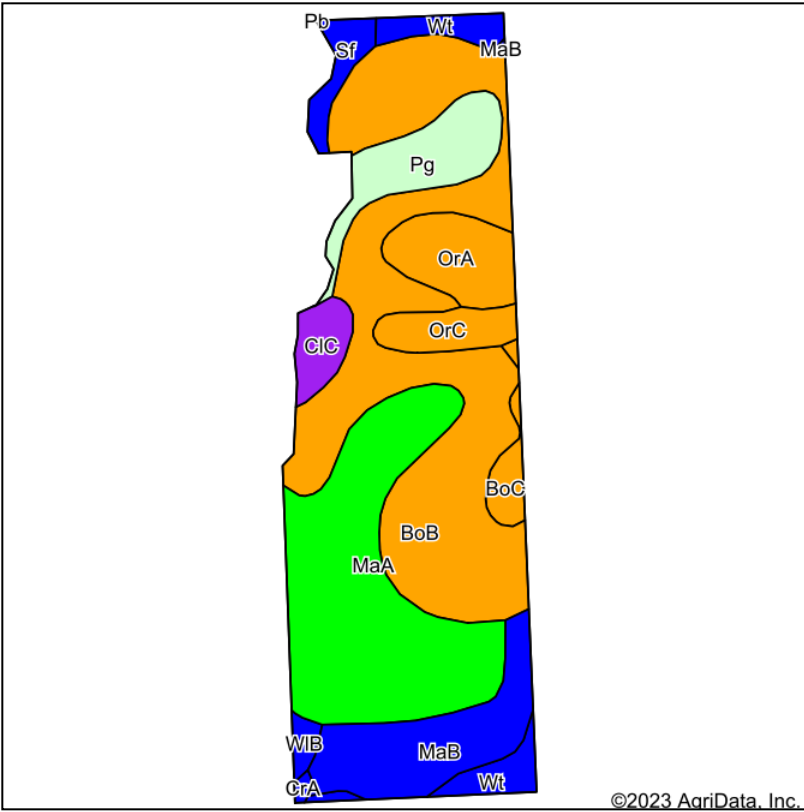


1/23/2023

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Indiana**
 County: **Kosciusko**
 Location: **27-33N-5E**
 Township: **Prairie**
 Acres: **44.31**
 Date: **1/23/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IN085, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
BoB	Boyer loamy sand, 1 to 6 percent slopes	16.47	37.2%		III s	Ile	93	31	31
MaA	Martinsville sandy loam, 0 to 2 percent slopes	11.28	25.5%		I		135	47	68
MaB	Martinsville sandy loam, 2 to 6 percent slopes	4.47	10.1%		Ile		135	47	67
Pg	Pits, gravel	2.92	6.6%						
OrA	Ormas loamy sand, 0 to 2 percent slopes	2.52	5.7%		III s		100	35	39
Wt	Whitaker loam	1.82	4.1%		II w		154	50	70
OrC	Ormas loamy sand, 6 to 12 percent slopes	1.43	3.2%		III e		90	32	37
CIC	Coloma loamy sand, 6 to 12 percent slopes, fine-loamy minor components	1.15	2.6%		VI s		78	27	29
Sf	Sebewa mucky loam	0.97	2.2%		II w		131	33	71
BoC	Boyer loamy sand, 6 to 12 percent slopes	0.82	1.9%		III e	III e	82	29	30
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.35	0.8%		Ile		145	51	65
CrA	Crosier loam, 0 to 1 percent slopes	0.11	0.2%		II w		154	50	56
Weighted Average					*-	*-	105.4	35.8	*n 45.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

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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