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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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September 22, 2023

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 194^{+/-} Acres being offered in 4 Tracts on Saturday, October 28, 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 Saturday, October 28, 2023 at 10 am at the property - 2499 W. SR 14, Columbia City, IN 46725. The Auction will Begin at 10 am!

Thanks,

Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

194^{+/-} Acres Being Offered in 5 Tracts!

High Quality Productive Cropland

Recreational Woods

Country Home & Pole Barns

Washington Twp.,
Whitley Co., IN



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Brent Buckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Reimer Dodie Hart • John Burrau • Austin Metzger
• Neil Snyder • Justin Nicodemus • Tom Derry

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194
Acres
offered in
5 Tracts

Jay & Gloria Emley Estate

AUCTION

Land, Equipment, Household Goods



Sat., October 28 10 AM

Location: 2499 W. SR 14, Columbia City, IN

More Photos & Info online @ www.MetzgerAuction.com

REAL ESTATE AUCTION TERMS

194+/- Acres with Country Home, Cropland offered in 5 Tracts!

This property will be offered at Auction on Saturday, October 28, 2023 at 10 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 \$25,000 down for Tract 1, 10% down for Tracts 2-5 the day of the auction with the balance 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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 15, 2023. Tract 1: Possession will be at closing; Tracts 2-5: Possession is subject to the current tenant's rights to the 2023 harvest. Seller retains the 2023 farm income & pays 2023 due in 2024 taxes with the buyer to assume all those thereafter. Real estate taxes for the entirety in 22' due in 23' were approximately \$6,267.07. 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.

Online Auction: Saturday, October 28, 2023 at 10 am Bid Live In-Person or Online!

Auction & Tracts 1-4 Location: 2499 W. SR 14, Columbia City, IN 46725

Tract 5 Location: SR 114, South Whitley, IN between SR 5 & 9

Washington Township • Whitley County

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





14

275 W.

200 W.

Tract 2
28 Acres

Tract 3
22 Acres

Tract 1
12 Acres

Tract 4
40 Acres
(Swing Tract)

S 200 ST

S 200 ST

County Rd 275 W

County Rd 275 W

County Rd 275 W

S 200 ST

S 200 ST

S 200 ST

Tract 5
91.77 Acres

Lee Ditch

Lee Ditch

250 W.L.

114

ca 114


INS 000

S 250 W

S 250 W

S 250 W

S 250 W

| | | | | |
|--|---|---|-----------------------------|--------------------------|
| Property Type RESIDENTIAL | Status Active | CDOM 0 | DOM 0 | Auction Yes |
| MLS # 202334956 | 2499 W State Road 14 | Columbia City | IN 46725 | LP \$0 |
|  | Area Whitley County | Parcel ID 92-09-08-000-101.000-013 | Type Site-Built Home | Waterfront No |
| | Sub None | Cross Street | Bedrms 4 | F Baths 1 |
| | Township Washington | Style Two Story | REO No | H Baths 0 |
| | School WHITCC | Elem Little Turtle | JrH Indian Springs | SrH Columbia City |
| | Legal Description Approximately 12+/- acres part of: N27.16A NE4 NE4 & W2 NE4 EX 1.79A EX 2A S8 T30 R9 103.37A | | | |
| | Directions Property is east of South Whitley on the south side of SR 14. | | | |
| | Inside City Limits N | City | County Zoning A1 | Zoning |

Remarks 194+/- Acres with Country Home, Cropland offered in 5 Tracts going to Auction on Saturday, October 28, 2023 at 10 am! Tract 1: Country Home with Multiple Outbuildings & Pond on 12+/- Acres! This home features 4 bedrooms and 1 bath with ample space for comfortable living. There is an eat-in kitchen, spacious living room, & master bedroom with access to the full bath with a walk-in closet. On the upper level, you'll find 5 rooms, including 3 bedrooms. These cozy rooms offer versatility and can be transformed into additional bedrooms, a home office, or a hobby area to suit your unique needs. A breezeway connects the home to a 2-car garage. There are multiple outbuildings on the property. One pole barn features an office area, bathroom, concrete floor on the shop side, loft with storage, and both a walkout & equipment doors. The second pole barn offers a gravel/dirt floor, storage loft, livestock pens, and sliding barn doors. The property also features a pasture area, pond, & garden area with fruit trees - offering opportunities for outdoor recreation, gardening, and

Agent Remarks Auction: Sat. 10.28.23 10 am Open House: Mon. 10.23.23 5:30-6pm TERMS: Tract 1: \$25,000 down; all other tracts 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty 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

| Sec | Lot | Lot | 12.0000 | / | 522,720 | / | 760x640 | Lot Desc | 10-14.999 | | | | |
|------------------------|--------------------------|------------------|----------------------------|---|--------------------------|------------------|--------------------------|--------------------------|-------------------------|-------------------------|-------------------|------------------|----|
| | Above Gd Fin SqFt | 2,024 | Above Gd Unfin SqFt | 0 | Below Gd Fin SqFt | 0 | Ttl Below Gd SqFt | 746 | Ttl Fin SqFt | 2,024 | Year Built | 1893 | |
| Age | 130 | New Const | No | Date | | Ex Vinyl | | Bsmt | Crawl, Partial Basement | # | 8 | | |
| Room Dimensions | Baths | Full | Half | Water | WELL | Well Type | Private | Basement Material | Stone | Dryer Hookup Gas | No | Fireplace | No |
| RM DIM | LVL | B-Main | 1 | 0 | Sewer | Septic | Dryer Hookup Elec | No | Guest Qtrs | No | | | |
| LR | 20 x 18 | M | B-Upper | 0 | 0 | Fuel / | Forced Air | Dryer Hookup G/E | No | Split FlrPln | No | | |
| D | x | | B-Blw G | 0 | 0 | Heating | | Disposal | No | Ceiling Fan | No | | |
| FR | x | | Laundry Rm | Main | | Cooling | Central Air | Water Soft-Owned | No | Skylight | No | | |
| KT | 15 x 15 | M | Laundry L/W | x | | | | Water Soft-Rented | No | ADA Features | No | | |
| B | x | | AMENITIES | Eat-In Kitchen, Porch Covered, Range/Oven Hook Up Elec, Stand Up Shower, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up | | | | Alarm Sys-Sec | No | Fence | | | |
| D | x | | | | | | | Alarm Sys-Rent | No | Golf Course | No | | |
| 1B | 12 x 12 | M | | | | | | Garden Tub | No | Nr Wlkg Trails | No | | |
| 2B | 15 x 15 | U | | | | | | Jet Tub | No | Garage Y/N | Yes | | |
| 3B | 15 x 15 | U | Garage | 2.0 | / Attached | / 24 x 24 | / 576.00 | Pool | No | Off Street Pk | | | |
| 4B | 15 x 15 | U | Outbuilding 1 | Pole/Post Building | 120 x 60 | | | Pool Type | | | | | |
| 5B | x | | Outbuilding 2 | Pole/Post Building | 112 x 48 | 5376 | | | | | | | |
| R | x | | Assn Dues | | Frequency | Not Applicable | | | | | | | |
| LF | x | | Other Fees | | | | | | | | | | |
| EX | 15 x 15 | M | Restrictions | | | | | | | | | | |

| | | | | | | | |
|----------------------------|--------------|------------------|-------------------------|---------------------------|-------------------------------|-------------------------|-------|
| Water Access | | Wtr Name | | Water Frontage | | Channel Frontage | |
| Water Features | | | | Water Type | | Lake | |
| Auctioneer | Chad Metzger | Lic # | AC31300015 | Auction Date | 10/28/202 | Time | 10 am |
| Financing: Existing | | Proposed | | Location | at the property 2499 W. SR 14 | | |
| Annual Taxes | \$4,558.69 | Exemption | Homestead, Supplemental | Excluded Party | None | | |
| Possession | at closing | | | Year Taxes Payable | 2023 | | |
| 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 |
| Co-List Office | | List Team | |
| Showing Instr | Showingtime or Open House | Co-List Agent | |

| | | | | | | | | | |
|-----------------------------|-------------------------|--------------------------------|------------------|----------------------|-----------|--|------|----------------------------|----|
| List Date | 9/25/2023 | Start Showing Date | | Exp Date | 12/31/202 | Owner/Seller a Real Estate Licensee | No | Agent/Owner Related | No |
| Contract Type | Exclusive Right to Sell | Buyer Broker Comp. | 0.5% | Variable Rate | No | Special List | None | | |
| Virtual Tours: | | Lockbox Type | Mechanical/Combo | Lockbox | back door | Type of Sale | | | |
| Pending Date | | Closing Date | | Selling Price | | How | | | |
| Ttl Concessions Paid | | Sold/Concession Remarks | | Conc Paid By | | Sell Team | | | |
| Sell | | Sell | | Sell Team | | | | | |
| Co-Sell Office | | Co-Sell | | | | | | | |

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238
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Metzger PROPERTY SERVICES, LLC
 CHAD METZGER CAL. CAGA

260-982-0238

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

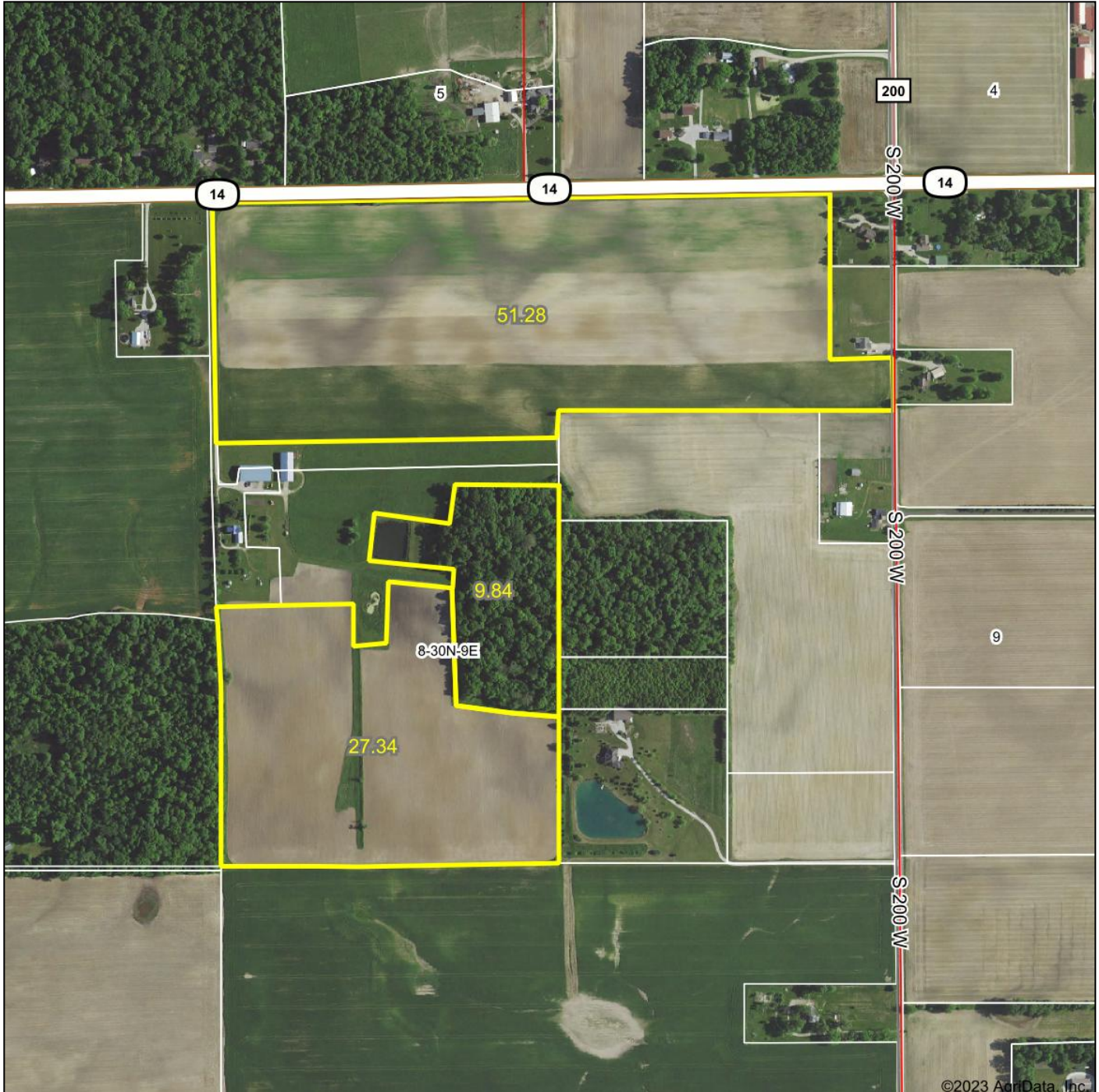
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- ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Average Utilities

| | Company | Average Amount |
|----------|------------------|------------------------------------|
| Gas | <i>LP, owned</i> | \$ |
| Electric | <i>REMC</i> | \$ \approx <i>150 - 200 / Mo</i> |
| Water | | \$ |
| Other | | \$ |
| HOA | | \$ |

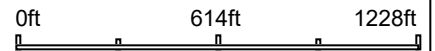
Aerial Map



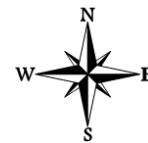
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Boundary Center: 41° 4' 26.28, -85° 32' 0.61



8-30N-9E
Whitley County
Indiana

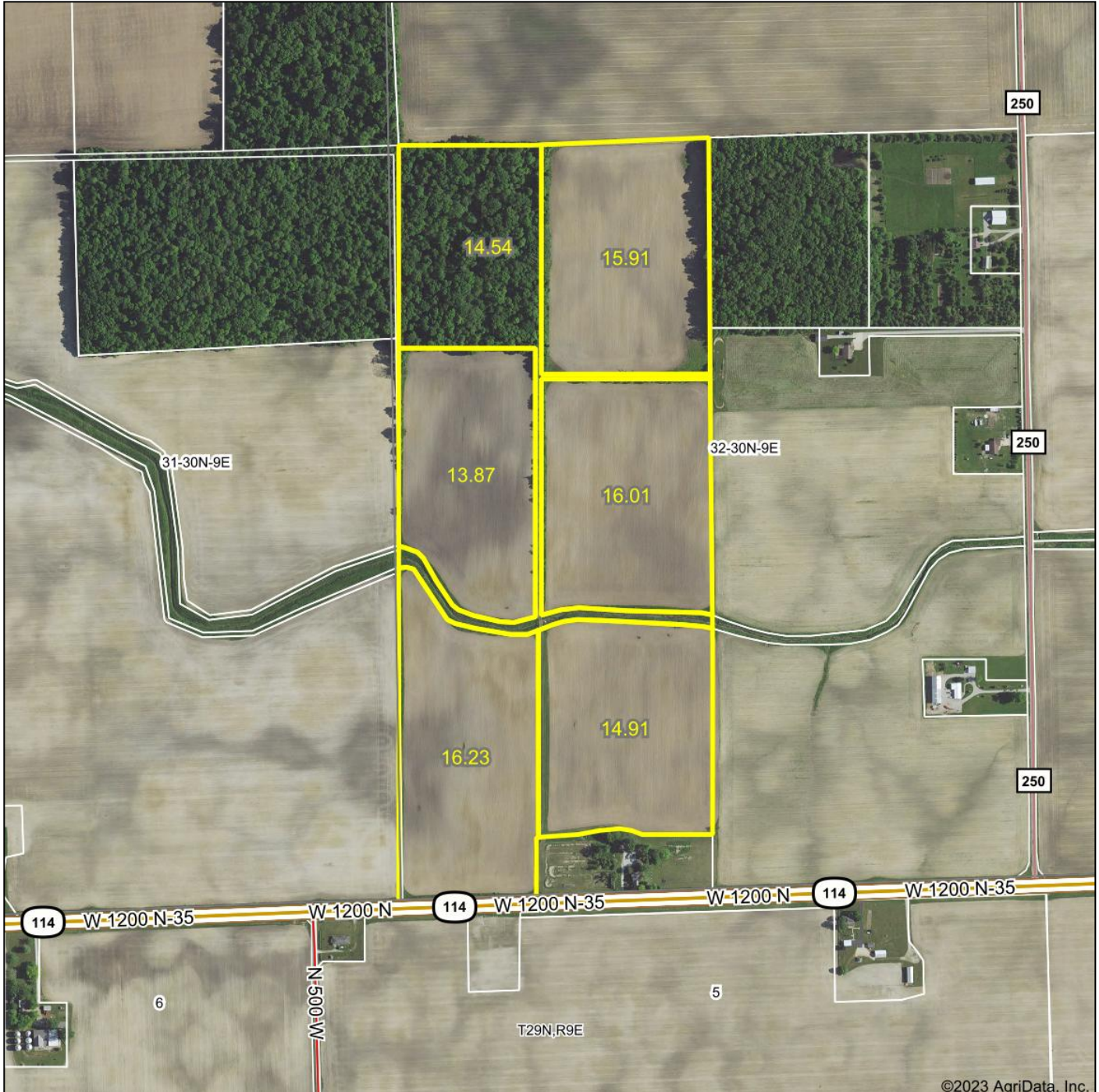


9/18/2023

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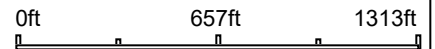
Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



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Boundary Center: 41° 0' 28.17, -85° 32' 43.51



9/18/2023

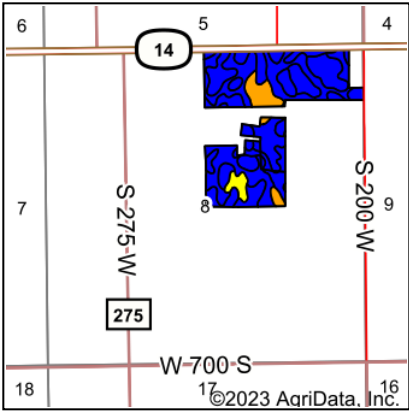
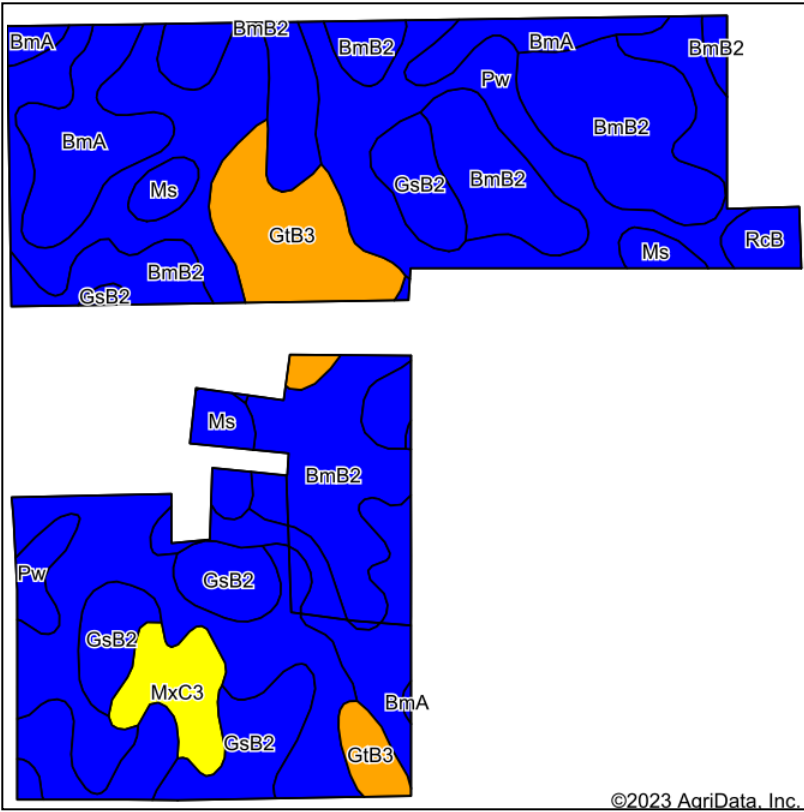
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32-30N-9E
Whitley County
Indiana

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

Soils Map



State: **Indiana**
 County: **Whitley**
 Location: **8-30N-9E**
 Township: **Washington**
 Acres: **88.46**
 Date: **9/18/2023**



Soils data provided by USDA and NRCS.

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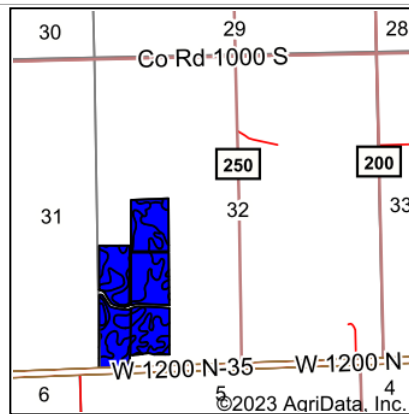
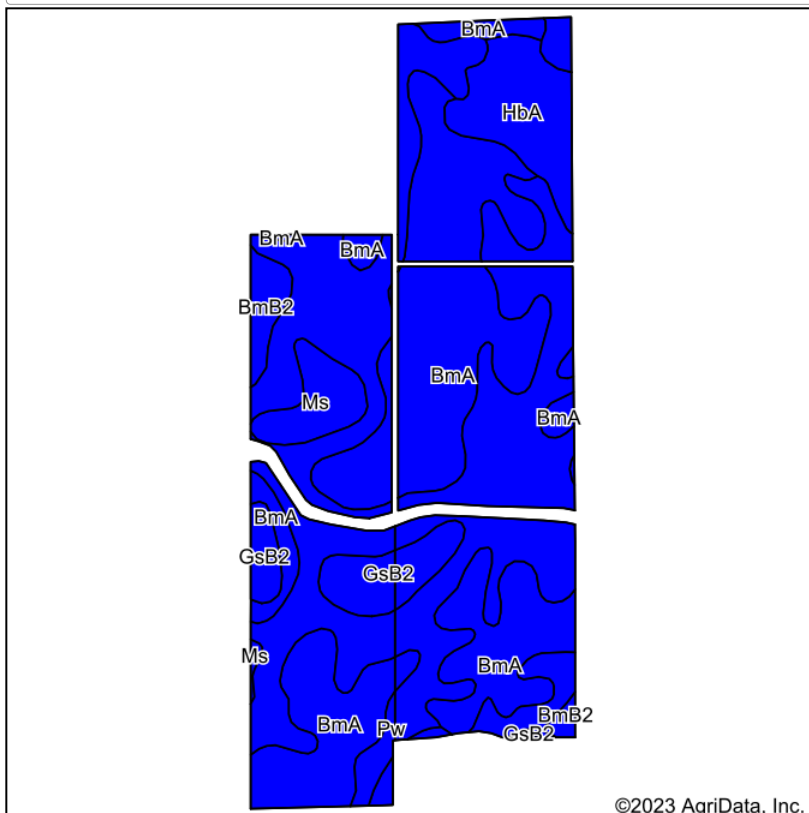
Area Symbol: IN183, Soil Area Version: 25

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Corn Bu | Soybeans Bu | *n NCCPI Soybeans | |
|-------------------------|--|-------|------------------|----------------------|------------------|-------------|--------------|-------------------|----------------|
| BmB2 | Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded | 33.02 | 37.3% | | Ile | 137 | 50 | 45 | |
| Pw | Pewamo silty clay loam, 0 to 1 percent slopes | 27.21 | 30.8% | | Ilw | 157 | 47 | 66 | |
| GsB2 | Glynwood loam, 2 to 6 percent slopes, eroded | 8.38 | 9.5% | | Ile | 128 | 41 | 38 | |
| BmA | Blount loam, interlobate moraines, 0 to 2 percent slopes | 6.74 | 7.6% | | Ilw | 142 | 52 | 57 | |
| GtB3 | Glynwood clay loam, 2 to 6 percent slopes, severely eroded | 6.53 | 7.4% | | Ille | 119 | 41 | 28 | |
| Ms | Milford silty clay loam, 0 to 2 percent slopes | 2.73 | 3.1% | | Ilw | 154 | 43 | 66 | |
| MxC3 | Morley clay loam, 6 to 12 percent slopes, severely eroded | 2.72 | 3.1% | | IVe | 105 | 37 | 34 | |
| RcB | Rawson sandy loam, 2 to 6 percent slopes | 1.13 | 1.3% | | Ile | 126 | 44 | 48 | |
| Weighted Average | | | | | | 2.14 | 140.8 | 47 | *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.

Soils Map



State: **Indiana**
 County: **Whitley**
 Location: **32-30N-9E**
 Township: **Washington**
 Acres: **76.93**
 Date: **9/18/2023**



Soils data provided by USDA and NRCS.

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Maps Provided By:

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| Area Symbol: IN183, 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 |
| Pw | Pewamo silty clay loam, 0 to 1 percent slopes | 33.19 | 43.1% | | Ilw | 157 | 47 | 66 |
| BmA | Blount loam, interlobate moraines, 0 to 2 percent slopes | 30.42 | 39.5% | | Ilw | 142 | 52 | 57 |
| HbA | Haskins loam, 0 to 3 percent slopes | 4.93 | 6.4% | | Ilw | 158 | 59 | 60 |
| GsB2 | Glynwood loam, 2 to 6 percent slopes, eroded | 3.85 | 5.0% | | Ile | 128 | 41 | 38 |
| Ms | Milford silty clay loam, 0 to 2 percent slopes | 2.57 | 3.3% | | Ilw | 154 | 43 | 66 |
| BmB2 | Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded | 1.97 | 2.6% | | Ile | 137 | 50 | 45 |
| Weighted Average | | | | | 2.00 | 149.1 | 49.4 | *n 60.1 |

*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.

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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