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**PROVIDING PROFESSIONAL AUCTION,
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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40 Acres

2188 W. 100 N.
Logansport, IN

Absolute - No Reserve - Real Estate

AUCTION

Sat., Nov. 11 10 am

CROPLAND • BUILDING SITES
COUNTRY HOME • POLE BARN
CLASSIC CARS • TRACTORS
TRUCKS • SHOP TOOLS • ANTIQUES
VINTAGE MOPAR PARTS • GAS PUMP

Open House:

Nov. 6
5:30-6 PM



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Brett Ruckman • Tim Pitte • Jason Conley • Rainelle Shockmore
Gary Spangale • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Reimer Doodle Hart • John Burnau • Austin Metzger
• Neil Snyder • Justin Nicodemus • Toni Dery

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REAL ESTATE AUCTION TERMS

40+/- Acres with Country Home, Pole Barns, & Quality Cropland offered in 5 Tracts!

This property will be offered at Absolute Auction on Saturday, November 11, 2023 at 10 am at the property. 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 \$5,000 down for Tracts 1&2, 10% down for Tracts 3-5 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 29, 2023. Tract 1&2: Possession will be at closing; Tracts 3-5: Possession is subject to the current tenant's rights to the 2023 harvest. Seller retains the 2023 farm income & pays the 2023 due in 2024 taxes at closing based on the most current tax rate available with the buyer to assume all those thereafter. Real estate taxes for the entirety in 22' due in 23' were approximately \$3,720.68. 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.

**Absolute Auction: Saturday, November 11, 2023 at 10 am
SELLING REGARDLESS OF PRICE! Bid Live In-Person or Online!**

2188 W 100 N, Logansport, IN 46947

Noble Township • Cass County

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





Tract 1
2 Acres

Tract 2
1 Acre

Tract 3
15 Acres

Tract 4
10 Acres

Tract 5
10 Acres

100 N.

35

225 W.

W. County Rd 100 N.

W. County Rd 100 N.

W. County Rd 100 N.

W. County Rd 100 N.

Rd 102 SW

Rd 102 SW

Rd 102 SW

W. County Rd 100 N.

W. County Rd 100 N.

W. County Rd 100 N.

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202337459	2188 W 100 N	Logansport	IN 46947	LP \$0
	Area Cass County	Parcel ID 09-06-21-100-007.000-017	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 1
	Township Noble	Style One Story	REO No	H Baths 0
	School PIONR	Elem Pioneer	JrH Pioneer	SrH Pioneer
	Legal Description PT E 1/2 NE 1/4 21 27 1E 1.74A & PT W 1/2 NE 1/4 21 27 1E .27A			
	Directions North of Logansport on US 35			
	Inside City N	City	County Zoning A1	Zoning Description

Remarks 40+/- Acres with Country Home, Pole Barns, & Quality Cropland offered in 5 Tracts going to Absolute Auction on Saturday, November 11, 2023 at 10 am! SELLING REGARDLESS OF PRICE! Tract 1: Brick Ranch Home with 2-Car Attached Heated Garage on 2+/- Acres! This home features 3 bedrooms and 1 bath. There is a 29x59 shop with 3 garage doors & cement floors for all your vehicles, lawn equipment, or workshop. Great opportunity to get into the peaceful country with 2+/- acres! Bid Live In-Person or Online! Bid on this tract individually, in combination, or for the entirety! Open House: Monday, November 6th 5:30-6pm

Agent Remarks Absolute Auction: Sat. 11.11.23 10 am Open House: Mon. 11.6.23 5:30-6pm TERMS: Tract 1&2: \$5,000 down, Tracts 3-5: 10% down the day of the auction with the balance at closing. The Sellers will provide a Trustee'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

Sec	Lot	Lot	2.0000	/	87,120	/	415x310	Lot Desc	0-2.9999					
Above Gd Fin SqFt	1,326	Above Gd Unfin SqFt	0				Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,326	Year Built	1956
Age	67	New Const	No				Date Complete		Ex	Brick	Bsmnt Slab		#	5
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material						
	RM DIM	LV	B-Main	1	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No			
LR	x		B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	x		B-Blw	0	0	Fuel /	Gas, Baseboard, Hot	Dryer Hookup G/E	No	Split FlrPln	No			
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes			
KT	x		Laundry L/W	x		Cooling	None	Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Eat-In Kitchen, Porch Covered, Range/Oven Hook Up Gas, Tub /Shower Combination, Main Floor Laundry, Washer Hook-Up				Water Soft-Rented	No	ADA Features	No				
DN	x							Alarm Sys-Sec	No	Fence				
1B	15 x 12							Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 12							Garden Tub	No	Nr Wlkg Trails	No			
3B	12 x 12		Garage	2.0	/ Attached	/	26 x 19	/	494.00	Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding 1	2nd Detached			59 x 29			Pool	No	Off Street Pk		
5B	x		Outbuilding 2				x			Pool Type				
RR	x		Assn Dues			Frequency	Not Applicable							
LF	x		Other Fees											
EX	x		Restrictions											

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	11/11/2022	Time	10 am
Financing:	Existing	Proposed		Location	at the property 2188 W 100 N,		
Annual Taxes	\$2,454.36	Exemption	Homestead, Supplemental	Year Taxes Payable	2023	Assessed Value	
Possession	at closing						
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	10/12/2022	Start Showing Date		Exp Date	12/31/2023	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	n/a	Type of Sale	
Pending		Closing		Selling Price		How	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By		Sell Team	
Sell		Sell					
Co-Sell Office		Co-Sell					

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Listings as of 10/12/2023

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS 202337461 **** W 100 N** **Logansport** **IN 46947** **Status Active** **LP \$0**



Area Cass County **Parcel ID** 09-06-21-100-008.000-017 **Type** Residential Land

Sub None **Cross Street**

School District PIO Elem Pioneer **JrH** Pioneer **SrH** Pioneer

REO No **Short Sale** No **Waterfront Y/N** N

Legal Description Approximately 1+/- acre part of: PT E 1/2 NE 1/4 21 27 1E 38.90A

Directions North of Logansport on US 35

Inside City Limits N **City** **County Zoning** A1 **Zoning Description**

Remarks 40+/- Acres with Country Home, Pole Barns, & Quality Cropland offered in 5 Tracts going to Absolute Auction on Saturday, November 11, 2023 at 10 am! SELLING REGARDLESS OF PRICE! Tract 2: 1+/- acre with 40x80 Pole Barn already in place! Great for equipment storage or your workshop. Could make a great potential building site for your dream home. Bid Live In-Person or Online! Bid on this tract individually, in combination, or for the entirety!

Agent Remarks Absolute Auction: Sat. 11.11.23 10 am TERMS: Tract 1&2: \$5,000 down, Tracts 3-5: 10% down the day of the auction with the balance at closing. The Sellers will provide a Trustee'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

Sec Lot **Lot Ac/SF/Dim** 1.0000 / 43,560 / 215x155

Parcel Desc 0-2.9999 **Platted Development** No **Platted Y/N** Yes

Township Noble **Date Lots Available** **Price per Acre** \$ \$0.00

Type Use Residential, Other **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County

Water Type None **Well Type** **Easements** Yes

SEWER TYPE None **Water Frontage**

Type Fuel None **Assn Dues** Not Applicable

Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv Yes

Can Property Be Divided? No

Water Access

Water Name **Lake Type**

Water Features

Water Frontage **Channel Frontage** **Water Access**

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Auction Location at the property 2188 W 100 N, **Auction Start Date** 11/11/2023

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$1,266.3 **Exemption** No Exemptions **Year Taxes Payable** 2023 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** at closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com

Co-List Office **Co-List Agent**

Showing Instr

List Date 10/12/2023 **Exp Date** 12/31/2023

Contract Type Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0

Total Concessions Paid **Sold/Concession Remarks**

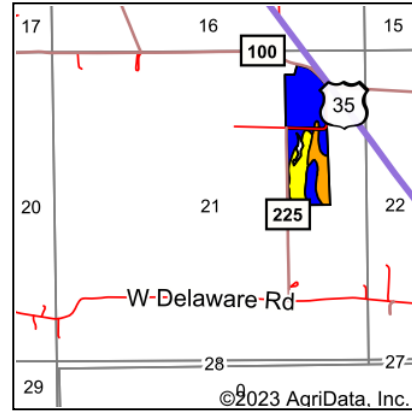
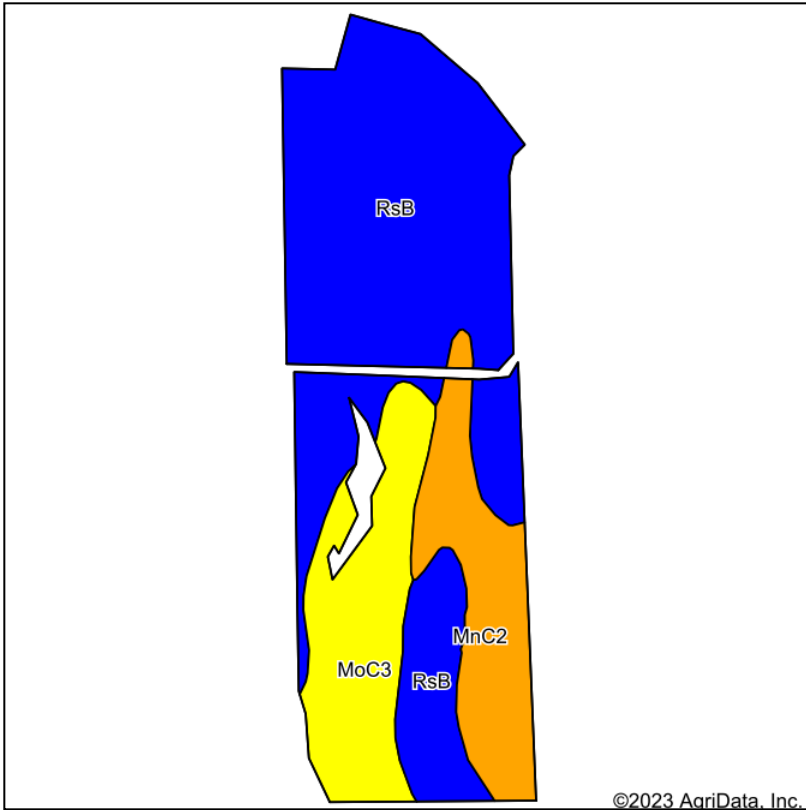
Sell Office **Sell Agent** **Sell Team**

Co-Sell **Co-Sell Agent**

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Soils Map



State: **Indiana**
 County: **Cass**
 Location: **21-27N-1E**
 Township: **Noble**
 Acres: **35.25**
 Date: **9/26/2023**



Soils data provided by USDA and NRCS.

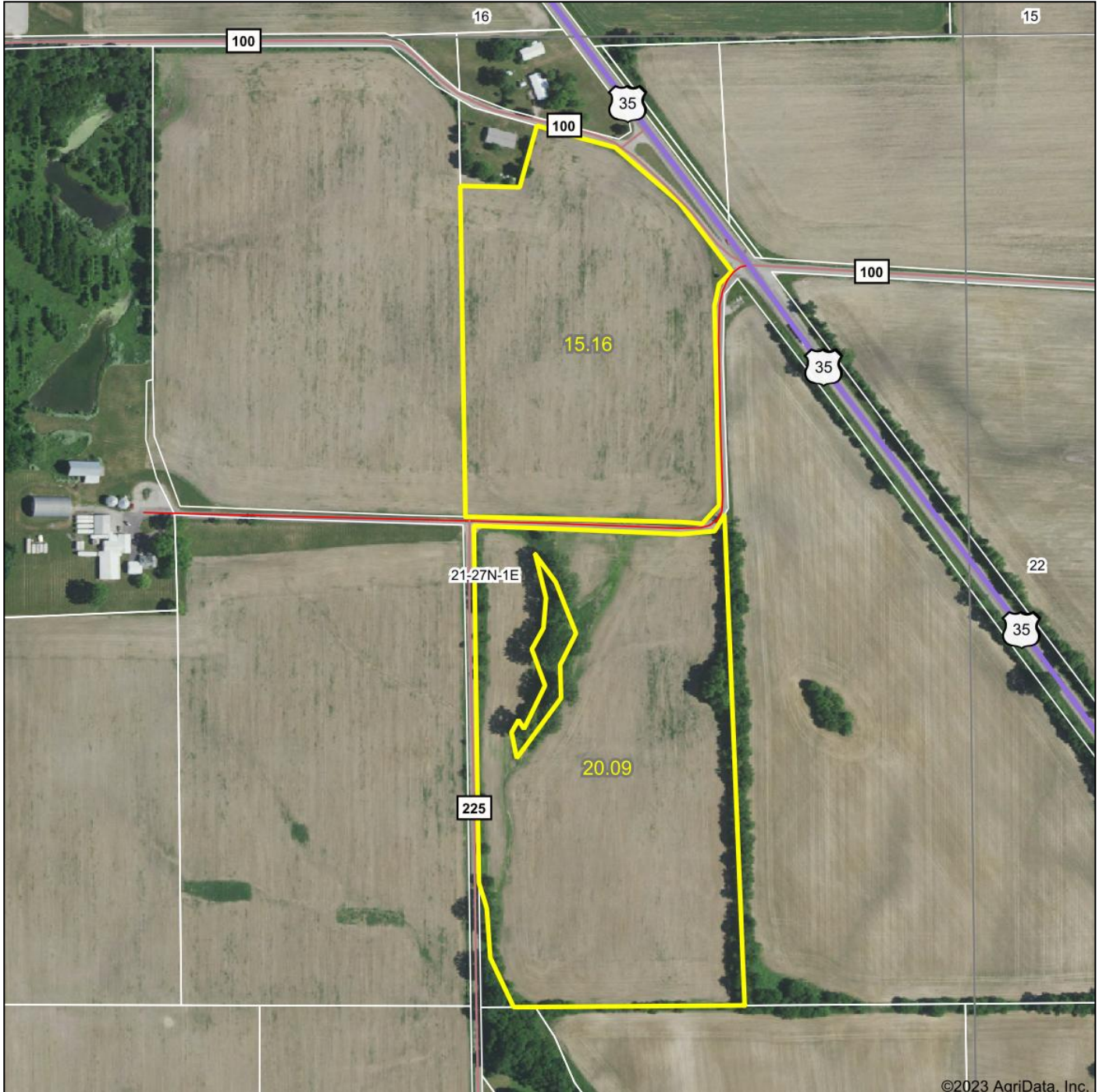
Area Symbol: IN017, Soil Area Version: 27									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans	
RsB	Riddles silt loam, 2 to 6 percent slopes	22.22	63.0%		Ile	140	49	65	
MoC3	Miami clay loam, 6 to 14 percent slopes, severely eroded	7.05	20.0%		IVe	125	44	36	
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	5.98	17.0%		IIIe	133	47	49	
Weighted Average						2.57	135.8	47.7	*n 56.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

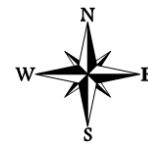
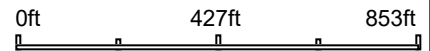
Soils data provided by USDA and NRCS.

Aerial Map



©2023 AgriData, Inc.

Boundary Center: 40° 46' 30.16, -86° 24' 55.5



9/26/2023

Metzger Auctioneers & Appraisers
 Property Services, LLC

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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21-27N-1E
Cass County
Indiana

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

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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