

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

26+/- Acres of Cropland, Woods, & Country Home offered in 3 Tracts!

This property will be offered at Online Only Auction on Tuesday, December 19, 2023 -- Bidding begins closing out at 6 pm. 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 on tract 1, 10% on tracts 2&3 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 February 2, 2024. Possession is subject to the current tenant's rights to the 2023 harvest for the cropland & at closing for the home & woods. Seller retains the 2023 income and pays the 2023 taxes due in 2024 based on the most recent tax rate available with the buyer to assume all those thereafter. Real estate taxes for the entirety in 22' due in 23' were approximately \$711.86. 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: Tuesday, December 19, 2023

Bidding begins closing out at 6 pm!

10428 S 700 E., LaFontaine, IN 46940

Liberty Township • Wabash County

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




Tract 3
5 Acres

Tract 2
20 Acres

Tract 1
1.5 Acres

50'

700 E.

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202342560	10428 S 700 E	LaFontaine	IN 46940	LP \$0
	Area Wabash County	Parcel ID 85-20-30-200-010.000-005	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 2	F Baths 1
	Township Liberty	Style One Story	REO No	Short Sale No
	School District WAC	Elem Southwood	JrH Southwood	SrH Southwood
Legal Description Approximately 1.5+/- Acres part of: SE PT NE 30-26-8 26.58AC DITCH 621-00541-00				
Directions Head north on 700 E from SR 218. Property is on the west side.				
Inside City N	City Zoning	County Zoning A1	Zoning Description	

Remarks 26+/- Acres with Cropland & Country Home offered in 3 Tracts selling via Online Only Auction on Tuesday, December 19, 2023 -- Bidding begins closing out at 6 pm! Tract 1: 2 bedroom Country Home with Multiple Outbuildings on 1.5+/- Acres. Spacious Kitchen with Island is open to Dining Room with patio door leading to a nice deck to enjoy the peaceful country setting. There are 2 bedrooms & 1.5 baths. Home has newer metal roof & new gutters. There is a 30x30 Pole Barn for equipment storage as well as multiple utility sheds & a car shed. Bid on this tract individually, in combination, or for the entirety! Open House: Sunday, December 10th 1-2pm

Agent Remarks Online Auction: Tues. 12.19.23 6pm Open House: Sun. 12.10.23 1-2pm TERMS: \$5,000 down on the home, 10% on the cropland 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	1.5000	/	65,340	/	440X440	Lot Desc	0-2.9999				
Above Gd Fin	SqFt 1,312	Above Gd Unfin	SqFt 0	Below Gd Fin	SqFt 0	Ttl Below Gd	SqFt 0	Ttl Fin	SqFt 1,312	Year Built	1955		
Age 68	New Const No	Date Complete		Ext Vinyl		Bsmnt Crawl		#			4		
Room Dimensions		Baths	Full	Hal	Water WELL	Basement Material							
RM DIM	LV	B-Main	1	1	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, Forced Air	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 Central Air	Water Soft-Owned	Yes	Skylight	No				
BK x		AMENITIES Ceiling Fan(s), Deck Open, Dryer Hook Up				Water Soft-Rented	No	ADA Features	No				
DN x		Electric, Kitchen Island, Range/Oven Hook Up Gas, Main Floor Laundry, Washer Hook-Up				Alarm Sys-Sec	No	Fence					
1B 12 x 12						Alarm Sys-Rent	No	Golf Course	No				
2B 12 x 10						Garden Tub	No	Nr Wlkg Trails	No				
3B x		Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No			
4B x		Outbuilding 1	Barn		30 x 30		Pool	No	Off Street Pk				
5B x		Outbuilding 2			x		Pool Type						
RR x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Water Softener-Owned					
LF x		Other Fees											
EX x		Restrictions											

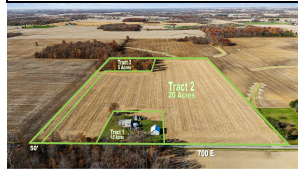
Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 12/19/2023	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$711.86	Exemption Homestead, Supplemental	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 11/21/2023	Start Showing Date	Exp Date 3/31/2024	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%	Variable Rate No	Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location front door	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid By
Sell Office	Sell Agent		Sell Team
Co-Sell Office	Co-Sell Agent		

Presented 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). © 2023 IRMLS. All Rights Reserved.

Listings as of 11/21/2023

Property Type LOTS AND LAND
 Status Active
 CDOM 0
 DOM 0
 Auction Yes
MLS 202342561
**** S 700 E**
LaFontaine
IN 46940
Status Active
LP \$0



Area Wabash County
Parcel ID 85-20-30-200-010.000-005
Type Agricultural Land
Sub None
Cross Street
School District WAC Elem
 Southwood
 JrH Southwood
SrH Southwood
REO No
Short Sale No
Waterfront Y/N N
Legal Description Approximately 20+/- acres part of: SE PT NE 30-26-8 26.58AC DITCH 621-00541-00
Directions Head north on 700 E from SR 218. Property is on the west side.
Inside City Limits N
City
County Zoning A1
Zoning Description

Remarks 26+/- Acres with Cropland & Country Home offered in 3 Tracts selling via Online Only Auction on Tuesday, December 19, 2023 -- Bidding begins closing out at 6 pm! Tract 2: 20+/- Acres of Quality Cropland. Soil Index: 142.9. Bid on this tract individually, in combination, or for the entirety!

Agent Remarks Online Auction: Tues. 12.19.23 6pm TERMS: \$5,000 down on the home, 10% on the cropland 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 20.0000 / 871,200 / 1300x440
Parcel Desc Tillable, 15+
Platted Development No
Platted Y/N Yes
Township Liberty
Date Lots Available
Price per Acre \$ \$0.00
Type Use Agriculture
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

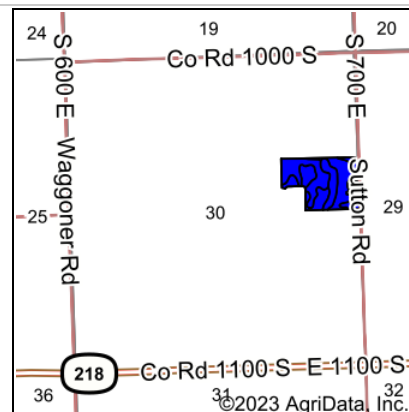
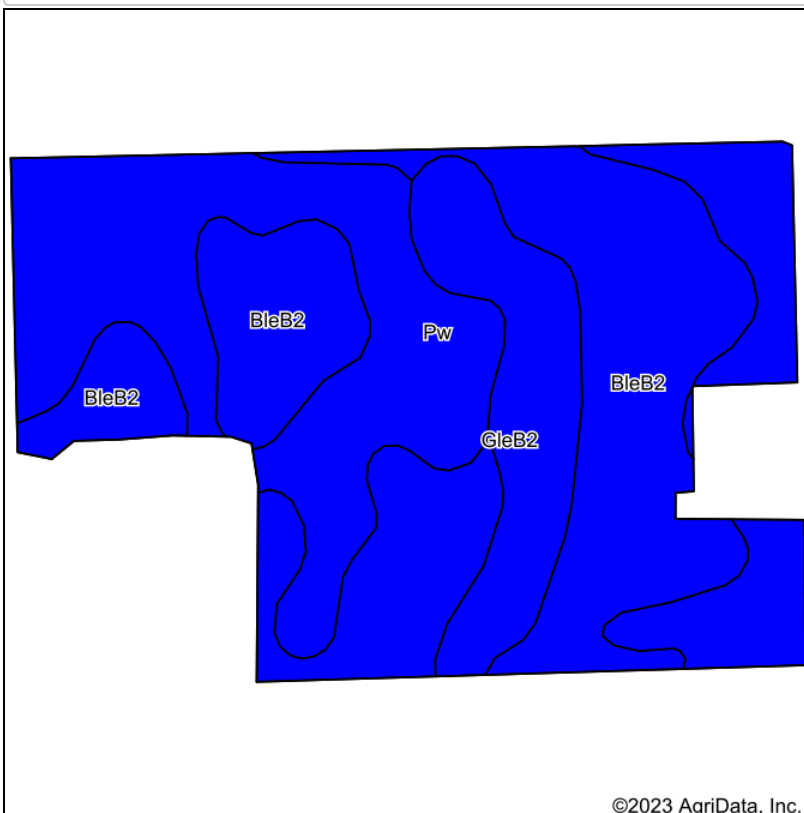
Features **DOCUMENTS AVAILABLE** Aerial Photo, Soil Map

Strctr/Bldg Imprv No
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 Online Only: bidmetzger.com
Auction Start Date 12/19/2023
Financing: Existing
Proposed
Excluded Party None
Annual Taxes \$711.86
Exemption Homestead, Supplemental
Year Taxes Payable 2023
Assessed Value
Is Owner/Seller a Real Estate Licensee No
Possession subject to current tenant's rights
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 11/21/2023
Exp Date 3/31/2024
Contract Type Exclusive Right to Sell
BBC 1.5%
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

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). © 2023 IRMLS. All Rights Reserved.

Soils Map



State: **Indiana**
 County: **Wabash**
 Location: **30-26N-8E**
 Township: **Liberty**
 Acres: **21.86**
 Date: **11/16/2023**



Soils data provided by USDA and NRCS.

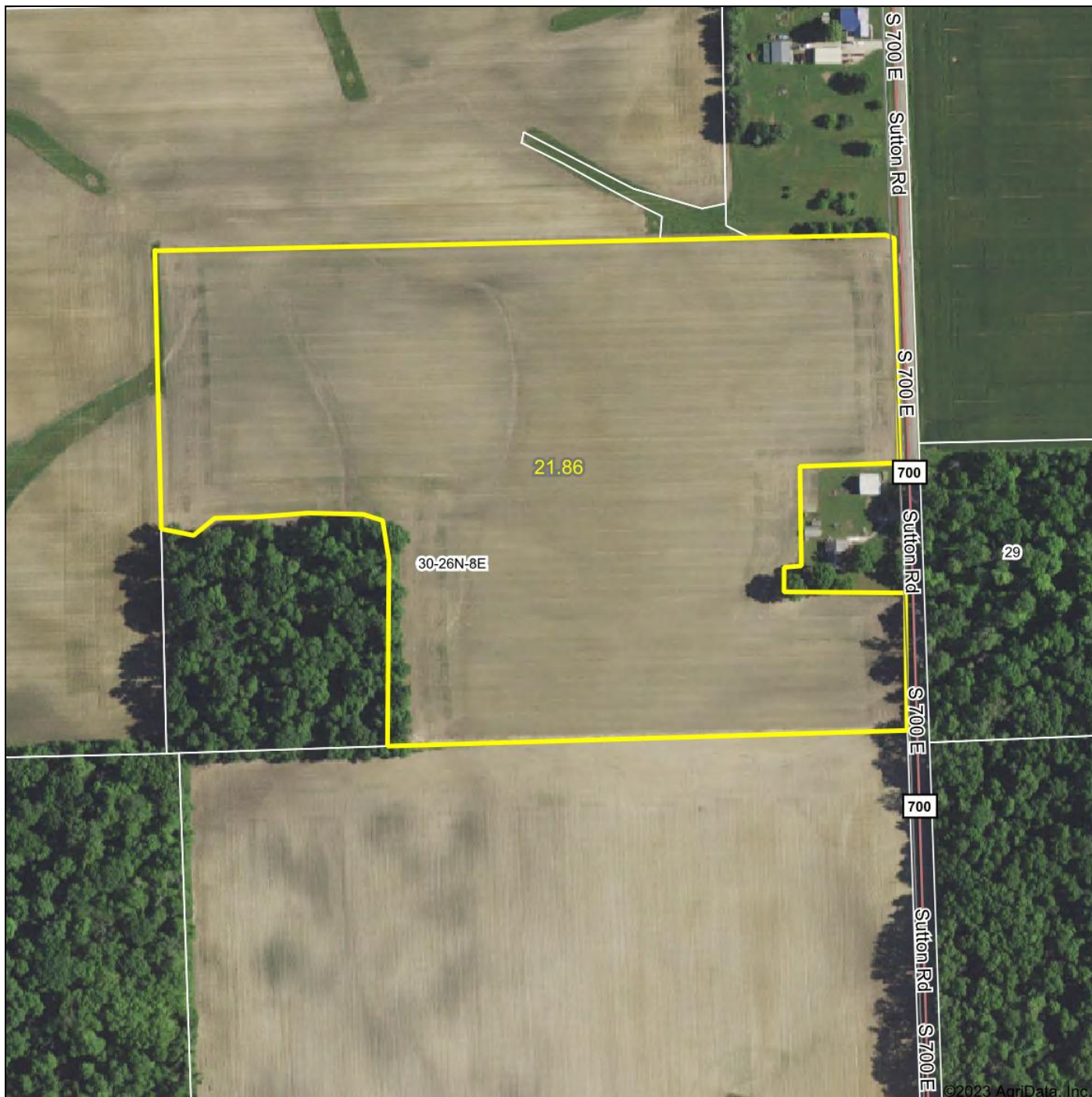
Area Symbol: IN169, Soil Area Version: 28								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
BleB2	Blount silt loam, end moraine, 1 to 4 percent slopes, eroded	10.10	46.2%		Ile	136	44	38
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	8.93	40.9%		Ilw	157	47	66
GleB2	Glynwood silt loam, end moraine, 1 to 4 percent slopes, eroded	2.83	12.9%		Ile	123	42	38
Weighted Average					2.00	142.9	45	*n 49.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

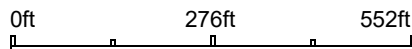
Soils data provided by USDA and NRCS.

Aerial Map



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

Boundary Center: 40° 40' 33.43, -85° 39' 38.08



30-26N-8E
Wabash County
Indiana



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

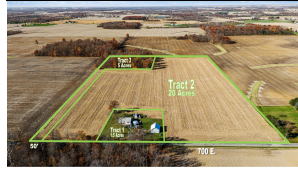
11/16/2023

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

Listings as of 11/21/2023

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

MLS 202342562 *** S 700 E LaFontaine IN 46940 Status Active LP \$0



Area Wabash County Parcel ID 85-20-30-200-010.000-005 Type Agricultural Land
 Sub None Cross Street Lot #
 School District WAC Elem Southwood JrH Southwood SrH Southwood
 REO No Short Sale No Waterfront Y/N N
 Legal Description Approximately 5+/- acres part of: SE PT NE 30-26-8 26.58AC DITCH 621-00541-00
 Directions Head north on 700 E from SR 218. Property is on the west side.
 Inside City Limits N City County Zoning A1 Zoning Description

Remarks 26+/- Acres with Cropland & Country Home offered in 3 Tracts selling via Online Only Auction on Tuesday, December 19, 2023 -- Bidding begins closing out at 6 pm! Tract 3: 5+/- Acres of Recreational Woods. Great for outdoor enthusiasts to enjoy birdwatching, hiking, and hunting. Bid on this tract individually, in combination, or for the entirety!

Agent Remarks Online Auction: Tues. 12.19.23 6pm TERMS: \$5,000 down on the home, 10% on the cropland 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 5.0000 / 217,800 / 400x425
 Parcel Desc Heavily Wooded, 3-5.9999 Platted Development No Platted Y/N Yes
 Township Liberty Date Lots Available Price per Acre \$ \$0.00
 Type Use Recreational 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 No
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 Online Only: bidmetzger.com Auction Start Date 12/19/2023

Financing: Existing Proposed Excluded Party None
Annual Taxes \$711.86 Exemption Homestead, Supplemental Year Taxes Payable 2023 Assessed Value

Is Owner/Seller a Real Estate Licensee No Possession subject to the current tenant's rights
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 11/21/2023 Exp Date 3/31/2024

Contract Type Exclusive Right to Sell BBC 1.5% 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

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). © 2023 IRMLS. All Rights Reserved.

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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM