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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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AUCTION

SCOTT TWP., STEBEN CO., INDIANA

Tract 2
30 Acres

Tract 1
80 Acres



Metzger
Property Services, LLC

Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Bert Bakeman • Tim Pitts • Jason Conley • Rainelle Shockone
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Romer • Dustin Hart • John Blumatt • Austin Metzger
Neil Snyder • Justin Nisodemus

260-982-0238

SECLUDED LAKEFRONT HOME, SHOP, CABIN & PRIVATE RUNWAY!

110

ACRES

OFFERED IN 2 TRACTS

Farm Location:
418 S 200 E, Angola, IN

Thursday, **Feb. 22**
6:30 PM

www.MetzgerAuction.com



REAL ESTATE AUCTION TERMS

Cropland, Secluded Lakefront Home, Shop, Cabin & Private Runway on Pigeon Lake with 110+/- Acres offered in 2 tracts!

This property will be offered at Auction on Thursday, February 22, 2024 at 6:30 pm. 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 \$10,000 down on the home; 10% down on the land 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. Buyer(s) agrees 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) agrees 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 April 5, 2024. Possession will be at closing for Tract 1 & subject to the current tenant's rights according to optional lease buyout for Tract 2. Farm Income is subject to optional farm lease buyout. Taxes are prorated based on the most current rate available at the time of closing. The buyer is responsible for all taxes thereafter. Real estate taxes for the entirety in 22' due in 23' were \$1,731.53. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made on 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 if their client attends & any showings your client attends to receive compensation. The Client Registration form is in the documents section of the MLS.

***Auction: Thursday, February 22, 2024, at 6:30 pm
Bid Live In-Person or Online!***

**Auction Location: Commons Hall - 501 S. John St., Angola, IN 46703
Property Location: 418 S. 200 E., Angola, IN 46703
Scott Township • Steuben County**

www.BidMetzger.com

S/2001E

GRAVITY

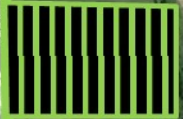
S/2001E



Pigeon Lake

**Tract 1
80 Acres**

**Tract 2
30 Acres**



Pigeon Creek

Secluded Lakefront Home, Shop, Cabin & Private Runway on Pigeon Lake with 110+/- Acres!

418 S. 200 E., Angola, IN




Tract 1:

- 80+/- Acres
- 6 bedrooms, 3 baths
- Wrap-around Deck
- Finished Walk-Out Basement
- New High-Efficiency Furnace & A/C, windows, doors, flooring, & tile shower
- Guest Cabin
 - New spray foam insulation
- Pontoon Boat
- 42x108 Shop:
 - 2 overhead 14' Doors
 - Heated & Air Conditioned
 - Office/Mancave Area
 - Full Bath
 - Short side is insulated & finished



Tract 2:

- 30+/- Acres
- Tillable
- 3-year lease with 70/30 split on shares
- Buyout is available to release farming lease

Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202401612	418 S 200 E	Angola	IN 46703	LP \$0
	Area Steuben County	Parcel ID 76-07-29-000-010.000-016	Type Site-Built Home	Waterfront Yes
	Sub None	Cross Street	Bedrms 5	F Baths 3
	Township Scott	Style One Story	REO No	H Baths 0
	School District MSD	Elem Carlin Park	JrH Angola	SrH Angola
Legal Description Approximately 80+/- acres part of: PT N1/2 SEC 29 110.29A PER DEED				
Directions Heading east of Angola on Hwy 20, turn north on 200 E.				
Inside City N	City Zoning	County Zoning OTH	Zoning Description EC	

Remarks Secluded Lakefront Home, Shop, Cabin & Private Runway on Pigeon Lake going to Auction on Thursday, February 22, 2024 at 6:30 pm! Welcome to this stunning, secluded home situated on 80+/- acres surrounding Pigeon Lake. This exquisite property boasts a one-story home with a full, finished, walk-out basement, offering expansive living space and breathtaking views. The open concept layout creates a seamless flow throughout the main floor. A corner stone fireplace provides warmth and charm to the space. The master bedroom offers a private sanctuary with an ensuite featuring a double vanity, walk-in shower, and a convenient walk-through closet. Additionally, the main level includes a laundry area and another full bathroom, ensuring convenience and functionality for everyday living. The finished basement is a haven for relaxation and entertainment, with a spacious family room that can accommodate various activities. 4 generously sized bedrooms provide ample space for family and guests, while a full bathroom offers convenience and comfort. Outside, a large

Agent Remarks Auction: Thurs. 2.22.24 6:30 pm Open Houses: Thursday, February 8, 5 – 6 pm & Saturday, February 17 at 1-2 pm TERMS: \$10,000 down on the home; 10% down on the land the 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). Metzger Property Service will charge a 4% buyer's premium. RE BROKERS: Must Register Clients 24

Sec 80.0000	Lot / 3,484,800	Lot / 3500x1200	Lot Desc Partially Wooded, 15+, Lake
Above Gd Fin SqFt 1,512	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 1,512
Age 24	New Const No	Date Complete	Ext Vinyl
Room Dimensions		Baths Full Hal	Water WELL
RM DIM	LV	B-Main 2 0	Well Type Private
LR x		B-Upper 0 0	Dryer Hookup Gas No
DR x		B-Blw 1 0	Dryer Hookup Elec No
FR x		Laundry Rm Main	Dryer Hookup G/E No
KT x		Laundry L/W x	Disposal No
BK x		AMENITIES 1st Bdrm En Suite, Breakfast Bar, Ceiling	Water Soft-Owned Yes
DN x		Fan(s), Closet(s) Walk-in, Deck Open, Deck on Waterfront,	Water Soft-Rented No
1B 14 x 14		Garage Door Opener, Open Floor Plan, Range/Oven Hook	Alarm Sys-Sec No
2B 14 x 12 L			Alarm Sys-Rent No
3B 12 x 12 L		Garage / / x /	Garden Tub No
4B 12 x 12 L		Outbuilding 1 Pole/Post Building 108 x 42	Jet Tub No
5B 10 x 12 L		Outbuilding 2 x	Pool No
RR x		Assn Dues Frequency Not Applicable	Pool Type
LF x		Other Fees	SALE INCLUDES Dishwasher, Refrigerator, Kitchen Exhaust Hood, Water Heater Gas, Water Softener-Owned
EX x		Restrictions	FIREPLACE Living/Great Rm, Wood Burning Stove

Water Access LAKE	Wtr Name Pigeon	Water Frontage 2,800.0	Channel 0.00
Water Features		Water Type Lake	Lake Type Non Ski Lake
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 2/22/2024	Time 6:30
Financing: Existing	Proposed	Location Commons Hall 501 S. John	Excluded Party None
Annual Taxes \$1,731.53	Exemption Homestead, Supplemental	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	Co-List Agent
Showing Instr Showingtime or Open House	
List Date 1/16/2024	Start Showing Date
Exp Date 4/30/2024	Owner/Seller a Real Estate Licensee No
Agent/Owner Related No	
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%
Variable Rate No	Special List Cond. None
Virtual Tours: Unbranded Virtual Tour	Lockbox Type None
Lockbox Location N/A	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). © 2024 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher			✓	
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven	✓			
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:	✓			

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
Septic Field / Bed				✓
Hot Tub	✓			
Plumbing				✓
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater / Electric	✓			
Water Heater / Gas				✓
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener				✓
Well				✓
Septic & Holding Tank/Septic Mound				✓
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks	✓			
Intercom	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarm(s)	✓			
Switches and Outlets			✓	
Vent Fan(s)	✓			
60 / 100 / 200 Amp Service (Circle one)	New + RV		✓	
Generator	✓			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning				✓
Hot Water Heat	✓			
Furnace Heat / Gas				✓
Furnace Heat / Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			✓
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

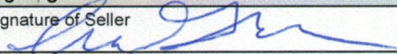
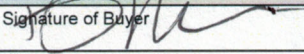
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy) 11/3/24	Signature of Buyer	Date (mm/dd/yy) 11/3/24
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

Property address (number and street, city, state, and ZIP code)

2. ROOF				4. OTHER DISCLOSURES			
YES	NO	DO NOT KNOW		YES	NO	DO NOT KNOW	
				Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Age, if known: <u>2</u> Years.				Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Does the roof leak?		<input checked="" type="checkbox"/>		Are there any encroachments?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>		Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?				Is the present use a non-conforming use? Explain:			
If yes, how many layers? _____							
3. HAZARDOUS CONDITIONS				Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
YES	NO	DO NOT KNOW		Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
			<input checked="" type="checkbox"/>	Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>	Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input checked="" type="checkbox"/>	Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input checked="" type="checkbox"/>	Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Explain:							
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)							
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>							
Signature of Seller 		Date (mm/dd/yy) <u>1/3/24</u>		Signature of Buyer 		Date (mm/dd/yy) <u>1/3/24</u>	
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.							
Signature of Seller (at closing)		Date (mm/dd/yy)		Signature of Seller (at closing)		Date (mm/dd/yy)	



Metzger Property Services, LLC Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC and Chad Metzger represent,
(MPS, LLC Agent)

The Owner: X The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

[Signature] 1/3/24
Owner Date

[Signature] 1/3/24
Owner Date

Purchaser Date

Purchaser Date

260-982-0238

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Average Utilities

	Company	Average Amount
Gas	LP	2 refills per year
Electric	REMC	\$ 125 house \$100 shop
Water	4" well services house	\$
Other	Septic in 1990's	\$
HOA		\$

Internet Fiber Through REMC

Listings as of 01/16/2024

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

MLS 202401611 ** S 200 E Angola IN 46703 Status Active LP \$0



Area Steuben County **Parcel ID** 76-07-29-000-010.000-016 **Type** Agricultural Land

Sub None **Cross Street**

School District MSD Elem Carlin Park JrH Angola **SrH** Angola **Lot #**

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

Legal Description Approximately 30+/- acres part of: PT N1/2 SEC 29 110.29A PER DEED

Directions Heading east of Angola on Hwy 20, turn north on 200 E.

Inside City Limits N **City** **County Zoning** OT **Zoning Description** EC

Remarks Cropland, Secluded Lakefront Home, Shop, Cabin & Private Runway on Pigeon Lake offered in 2 tracts going to Auction on Thursday, February 22, 2024 at 6:30 pm! Tract 2: 30+/- Acres of Cropland & Recreational Woods. Cropland has a soil index of 137.9. Cropland has a 3 year lease with a 70/30 split on shares. A buyout is available if wanting to farm yourself. Could also make a great potential building site for your dream home! Don't miss out on this unique opportunity! Bid on each tract individually or for entire 110+/- acres!

Agent Remarks Auction: Thurs. 2.22.24 6:30 pm TERMS: \$10,000 down on the home; 10% down on the land the 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). Metzger Property Service will charge a 4% buyer's premium. RE BROKERS: Must Register Clients 24 hrs. in advance of the

Sec Lot **Lot Ac/SF/Dim** 30.0000 / 1,306,800 / 2200x1100

Parcel Desc Partially Wooded, Tillable, 15+ **Platted Development** No **Platted Y/N** Yes

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

Type Use Agriculture, Residential, **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 Commons Hall 501 S. John St., **Auction Start Date** 2/22/2024

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

Annual Taxes \$1,731.5 **Exemption** Homestead, Supplemental **Year Taxes Payable** 2023 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** subject 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 1/16/2024 **Exp Date** 4/30/2024

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

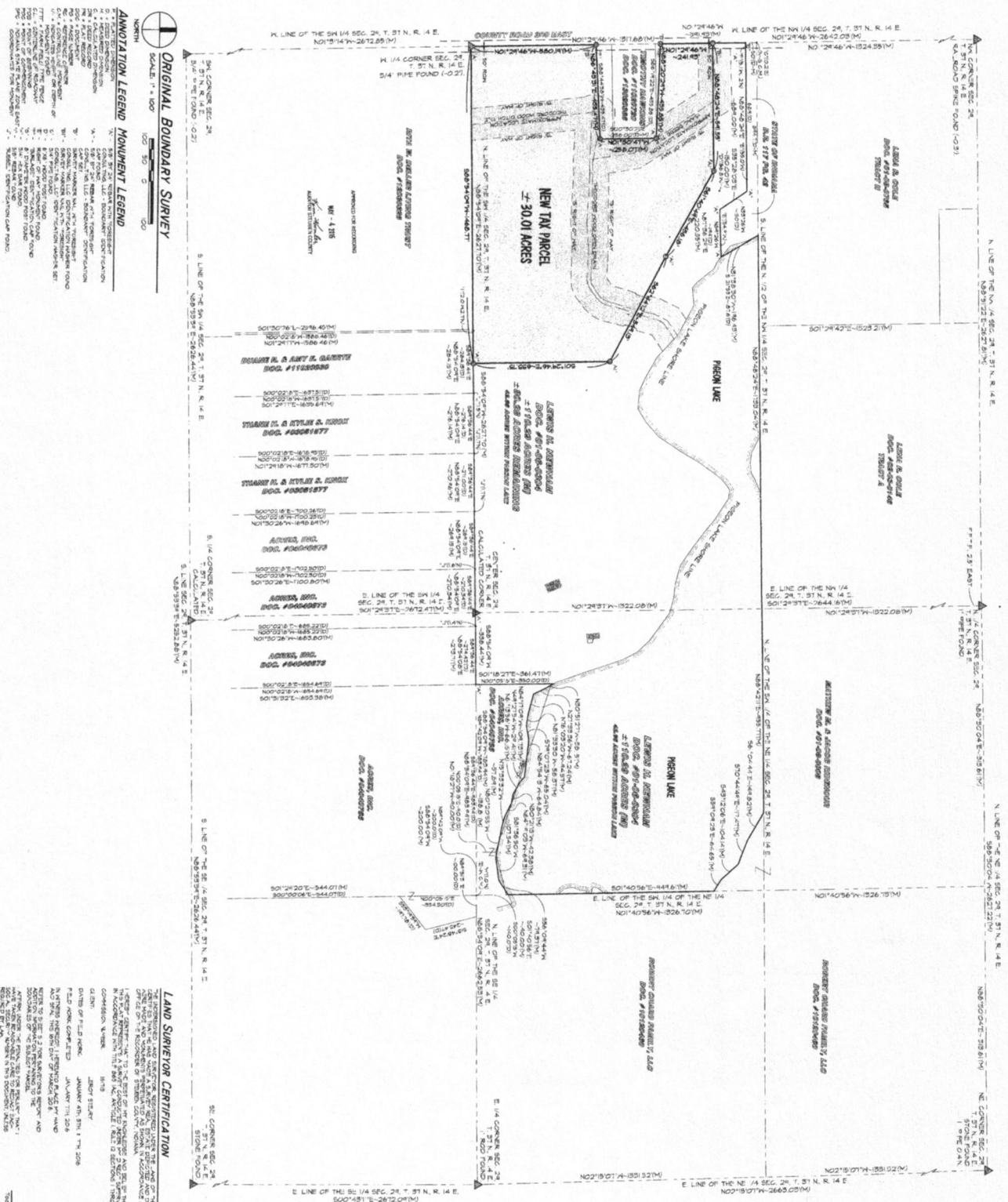
Total Concessions Paid **Sold/Concession Remarks**

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

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MONUMENT LEGEND

1. 1/2" IRON PIN
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LAND SURVEYOR CERTIFICATION

I, the undersigned, being a duly Licensed Land Surveyor in the State of Indiana, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations of the above described survey, as the same were taken and reduced to writing by me or under my direct supervision and in my presence, and that I am a duly Licensed Land Surveyor in the State of Indiana.

DATE: JANUARY 21, 2016
 COUNTY: ANGOLA, INDIANA
 TOWNSHIP: 14 NORTH
 RANGE: 14 EAST
 SECTION: 24

Commission Number
18173

Date
March 16th, 2016

Title

Sheet Number
S1.1

SHEET 1 OF 2

"ORIGINAL" BOUNDARY SURVEY FOR:

Leroy Steury
410 South 200 East
Angola, Indiana 46703

Drawing Revisions

Performed for:

ForeSight Consulting, LLC
Civil Engineering ~ Land Surveying
1220 North 200 West, Suite A
Angola, Indiana 46703
260.624.2885 phone
260.624.2395 fax
www.4site.biz

Serving Northeast Indiana with Offices in Fort Wayne, Auburn and Angola



LAND SURVEYOR'S REPORT

STATE OF INDIANA, COUNTY OF MADISON, TOWNSHIP OF ...

THE FOLLOWING IS A SUMMARY OF THE SURVEY ...

THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION ...

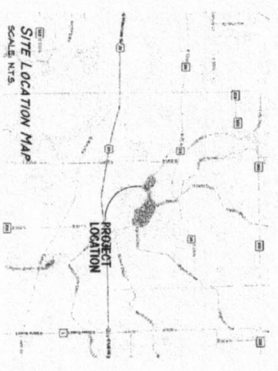
THE BOUNDARIES OF THE LAND ARE ...

THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION ...

THE SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION ...

NEW TAX PARCEL REAL ESTATE DESCRIPTION

A PART OF THE LAND OF ...



LAND SURVEYOR CERTIFICATION section with a signature and seal.

ForeSight Consulting, LLC contact information and logo.

Returned for: section with contact details.

"ORIGINAL" BOUNDARY SURVEY FOR: Leroy Steury, 410 South 200 East, Angola, Indiana 46703.

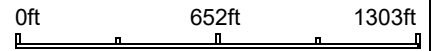
Commission Number 16713, Date March 16th, 2016, Title, and Sheet Number S1.2.

Aerial Map



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

Boundary Center: 41° 38' 15.31, -84° 57' 4.51



29-37N-14E
Steuben County
Indiana



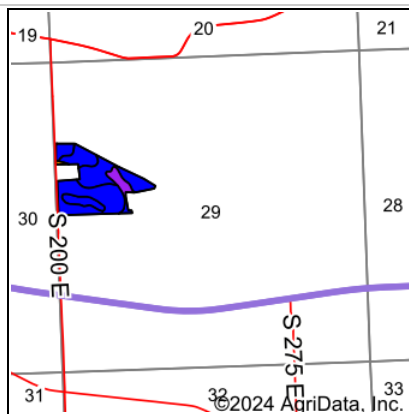
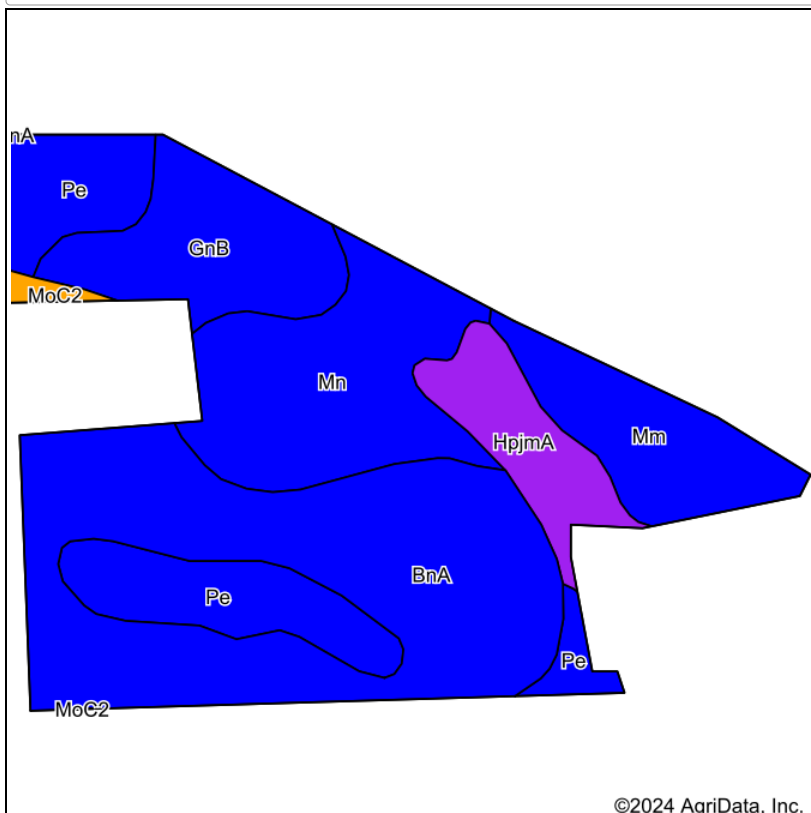
1/16/2024

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: **Steuben**
 Location: **29-37N-14E**
 Township: **Scott**
 Acres: **28.64**
 Date: **1/16/2024**



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Maps Provided By:

© AgriData, Inc. 2023 www.AgrIDataInc.com

Area Symbol: IN151, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
BnA	Blount silt loam, 0 to 2 percent slopes	10.88	38.0%	■	IIw	141	46	58
Mn	Milford silty clay loam, 0 to 2 percent slopes	5.03	17.6%	■	IIw	154	43	68
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	4.36	15.2%	■	IIw	157	47	66
GnB	Glynwood silt loam, 2 to 6 percent slopes	3.34	11.7%	■	Ile	133	46	54
Mm	Millgrove loam	2.80	9.8%	■	IIw	175	49	73
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	2.04	7.1%	■	Vw			50
MoC2	Morley silt loam, 6 to 12 percent slopes, eroded	0.19	0.7%	■	IIIe	118	41	44
Weighted Average					2.22	137.9	42.6	*n 61.3

*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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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