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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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**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

130+/- Acres with High Quality Cropland, Country Home, Machine Sheds, Grain Storage, & Woods offered in 6 Tracts!

This property will be offered via Auction on Thursday, October 3, 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost 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 buyer is responsible for all costs associated with the financing process. 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 24 hours 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 22, 2024. Tracts 1&4: possession will be at closing; Tracts 2,3,5,&6: possession is subject to the current tenants rights. Seller retains the 2024 farm income & pays the 2024 due in 2025 taxes at closing based on the most current tax rate available with the buyer to assume all those thereafter. Real estate taxes for all tracts in 23' due in 24' were approximately \$5,262.71. Metzger Property Services LLC, Chad Metzger & 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 any showings your client attends. The Client Registration form is available upon request.

Auction: Thursday, October 3, 2024 at 6:30 pm

Bid Live In-Person or Online!

5208 E. 775 S., Star City, IN 46985

Van Buren Township • Pulaski County

www.BidMetzger.com



Metzger PROPERTY SERVICES, LLC
CHAD METZGER CAL CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION


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

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TRACT MAP



Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202434275	5208 E 775 S	Star City	IN 46985	LP \$0
	Area Pulaski County	Parcel ID 66-09-23-300-007.000-017	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 1
	Township Van Buren	Style One Story	REO No	H Baths 0
	School District EASPC	Elem Eastern Pulaski	JrH Winamac	Short Sale No
	Legal Description Approximately 8+/- acres part of: 017-01133-00 PT N.2 SW SEC 23 71.776A ROYER (626) INDIAN			
	Directions From Hwy 35, head south out of Star City & turn east onto 800 S. Turn north onto 800 E. & east onto 775 S.			
	Inside City N	City Zoning	County Zoning A1	Zoning Description

Remarks 130+/- Acres with High Quality Cropland, Country Home, Machine Sheds, Grain Storage, & Woods offered in 6 Tracts going to Auction on Thursday, October 3, 2024 at 6:30pm! Tract 1: Country retreat featuring a country home with 3 spacious bedrooms and 1 bath & multiple outbuildings situated on 8+/- acres. The main level of the home boasts 2 of the bedrooms, a cozy living room, an expansive family room, and a practical office nook for your work-from-home needs. The kitchen is complete with a breakfast nook. An enclosed mudroom offers a warm welcome as you step inside. Ascend to the upper level to find a third bedroom accompanied by a large landing room, perfect for relaxation or play. Recent updates, including a new roof, siding, and furnace, provide peace of mind and modern comfort. Outside, the property is a haven for hobbyists and entrepreneurs alike, featuring multiple outbuildings including a generous 104x48 pole barn with a gravel floor, a substantial 48x72 shop with a durable concrete floor, and a well-equipped shop with an office that

Agent Remarks Online Auction: Thurs. 10.3.24 6:30pm Open House: Mon. 9.30.24 5:30-6pm Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	8.0000	/	348,480	/	700x500	Lot Desc	6-9.999		
Above Gd Fin SqFt	1,838	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	101	Ttl Fin SqFt	1,838	Year Built	1980
Age	44	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Crawl, Slab, Partial Basement, Unfinished	#	8
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	16 x 16	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	x		B-Blw	0	0	Fuel /	Propane, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No
FR	16 x 24	M	Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	No
KT	12 x 20	M	Laundry L/W	6 x 8		Cooling	Central Air	Water Soft-Owned	No	Skylight	No
BK	8 x 10	M	AMENITIES Dryer Hook Up Electric, Eat-In Kitchen, Main Floor Laundry, Washer Hook-Up					Water Soft-Rented	No	ADA Features	No
DN	x							Alarm Sys-Sec	No	Fence	
1B	14 x 16	M						Alarm Sys-Rent	No	Golf Course	No
2B	14 x 16	M						Garden Tub	No	Nr Wlkg Trails	No
3B	14 x 16	U	Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No
4B	x		Outbuilding 1	Pole/Post Building	104 x 48			Pool	No	Off Street Pk	
5B	x		Outbuilding 2	Pole/Post Building	72 x 48	3456		Pool Type			
RR	x		Assn Dues			Frequency	Not Applicable				
LF	x		Other Fees								
EX	x		Restrictions								

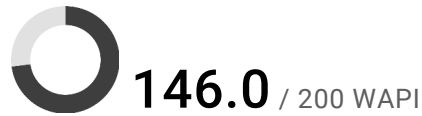
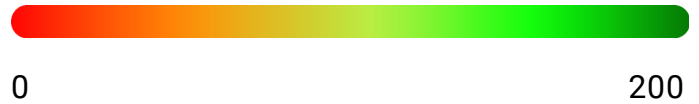
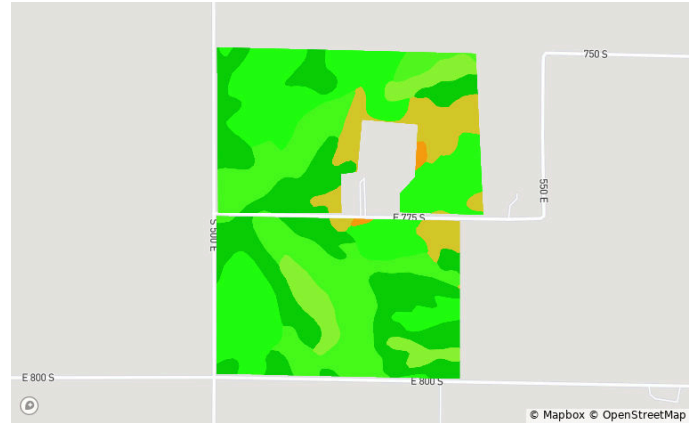
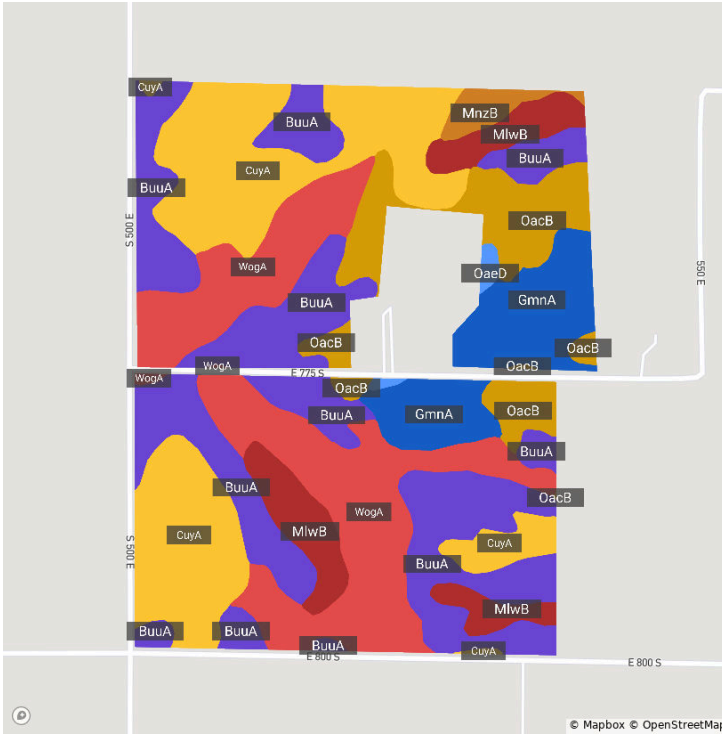
Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	10/3/2024	Time	6:30
Financing:	Existing	Proposed		Location	at the property		
Annual Taxes	\$3,829.34	Exemption	Homestead, Supplemental	Year Taxes Payable	2024		
Possession	at closing			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						
List Date	9/6/2024	Start Showing Date		Exp Date	11/30/2024	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Seller Concession Amount \$		Agent/Owner Related	No		
Contract Type	Exclusive Right to Sell			Special List Cond.	None		
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a		
Pending Date		Closing Date		Selling Price			
Ttl Concessions Paid		Sold/Concession Remarks		How Sold			
Sell Office		Sell Agent		Conc Paid By			
Co-Sell Office		Co-Sell Agent		Sell Team			
Presented	Jen Rice - Cell: 260-982-0238			/ Metzger Property Services, LLC - Off: 260-982-0238			

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.

Soils

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections

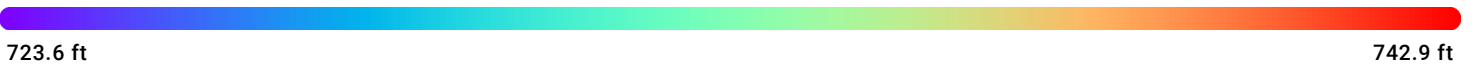
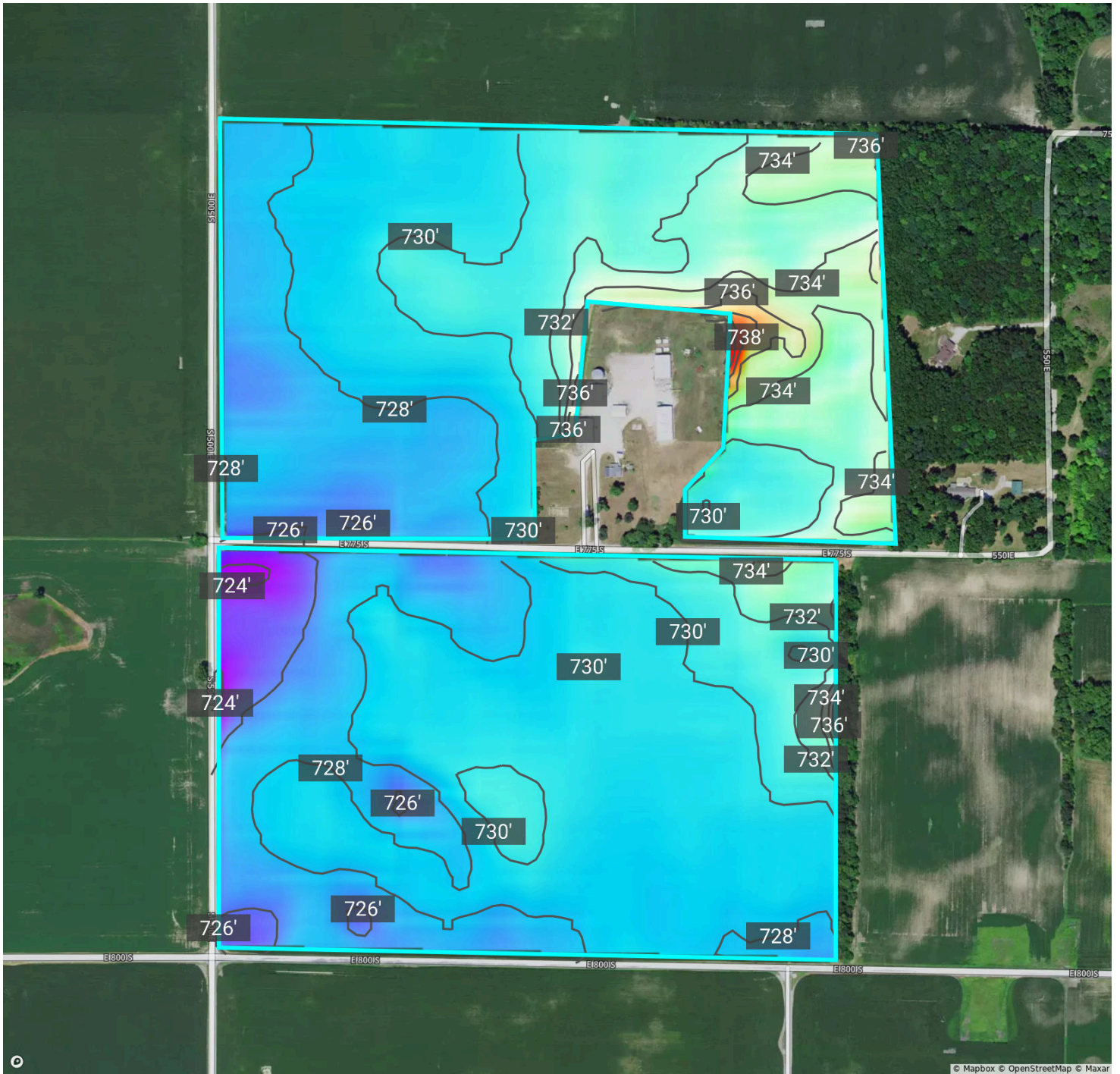


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
BuuA	Brookston loam, 0 to 1 percent slopes	31.3	28.6%	2w	—	172.4
CuyA	Crosier fine sandy loam, 0 to 1 percent slopes	25.6	23.3%	2w	—	150.8
WogA	Williamstown fine sandy loam, 0 to 2 percent slopes	23.8	21.7%	2s	—	139.5
GmnA	Goodell-Gilford fine sandy loams, 0 to 1 percent slopes	10.0	9.1%	2w	—	149.8
OacB	Oakville-Denham fine sands, 1 to 5 percent slopes	9.7	8.8%	4s	—	84.2
MlwB	Metea-Moon loamy sands, 1 to 5 percent slopes	7.4	6.7%	3e	—	121.5
MnzB	Miami-Williamstown fine sandy loams, 2 to 5 percent slopes	1.4	1.3%	2e	—	137.0
OaeD	Oakville fine sand, 12 to 18 percent slopes	0.5	0.4%	6s	—	59.0

Elevation

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections



Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 19.3 ft

Min: 723.6

Max: 742.9

Crop History

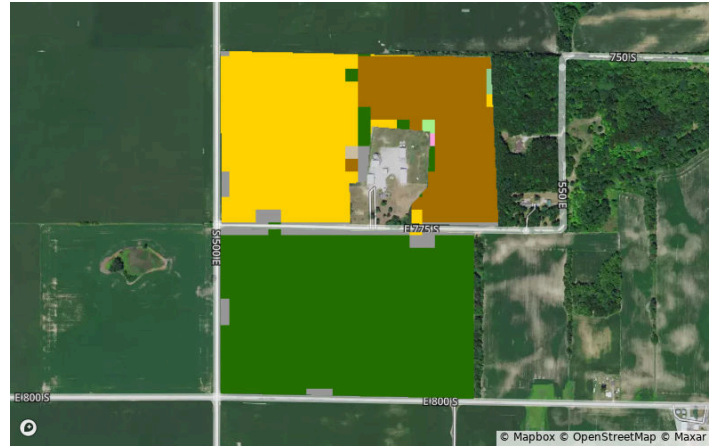
Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections

2023



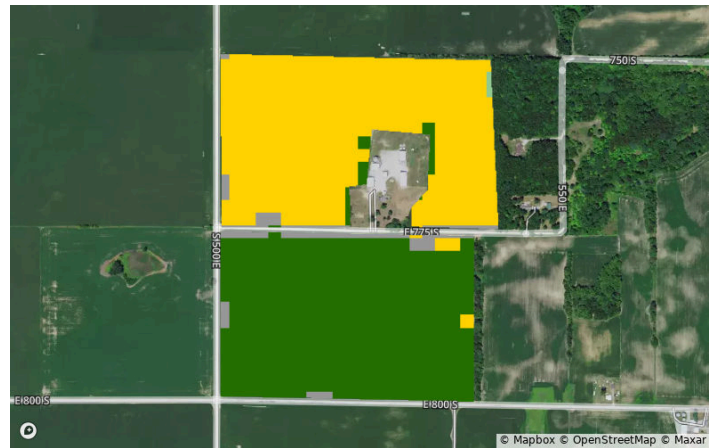
2022



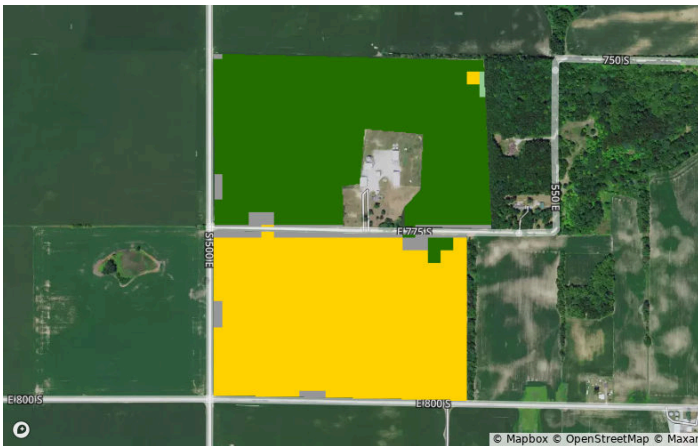
2021



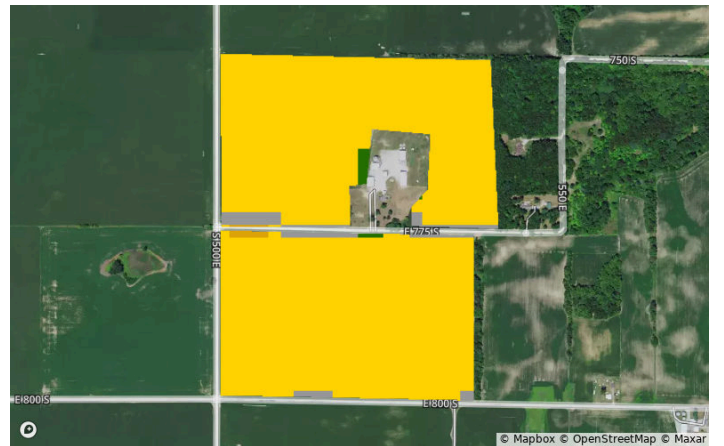
2020



2019



2018

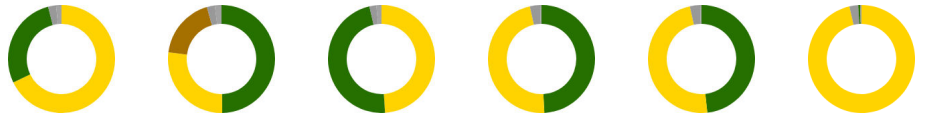


Crop History

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections

All Selections



Crop	2023	2022	2021	2020	2019	2018
● Corn	67.8%	27.2%	48.9%	47.3%	48.2%	96.4%
● Soybeans	28.1%	49.8%	47.4%	49.2%	48.3%	0.6%
● Winter Wheat	0.0%	18.6%	0.0%	0.0%	0.0%	0.0%
● Developed/Open Space	2.4%	2.4%	2.1%	3.1%	3.1%	2.7%
● Other	1.6%	2.0%	1.5%	0.4%	0.4%	0.4%

Vegetation Index (NDVI)

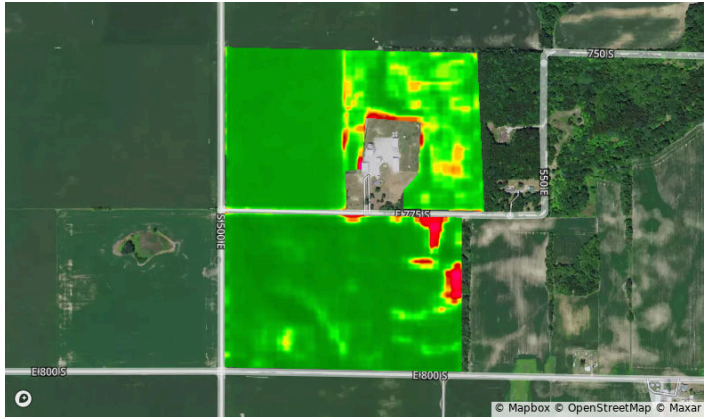
Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections

2023



2022



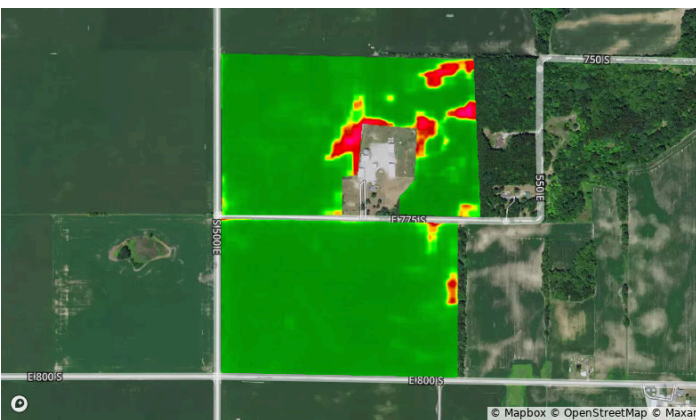
2021



2020



2019



2018



Vegetation Index (NDVI)

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

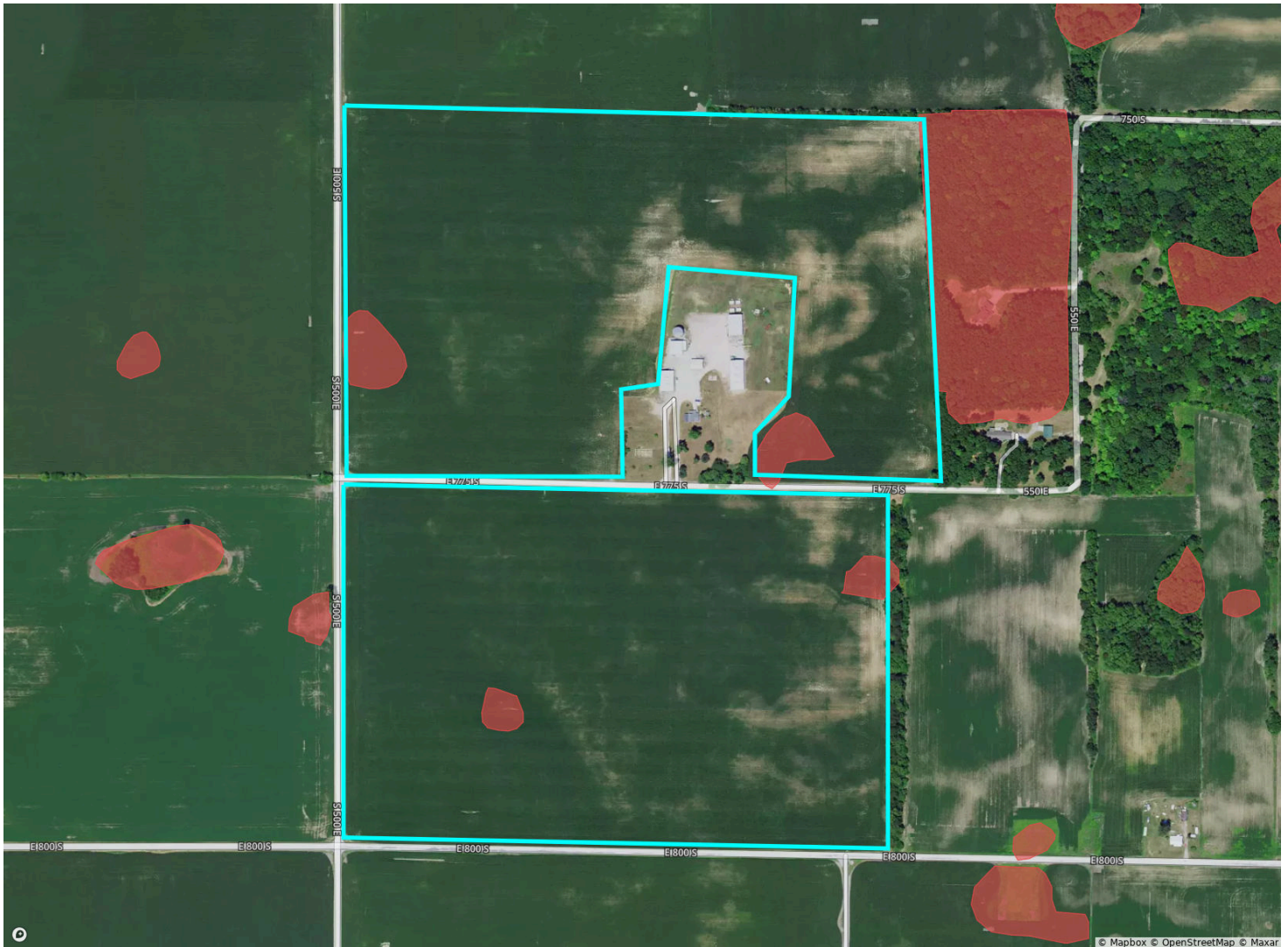
113.94 acres, 2 selections

Year	2023	2022	2021	2020	2019	2018
Standard Deviation	4	7	8	7	7	4
Mean	90	87	90	87	90	83
Min	41	46	39	45	46	54
Max	95	95	94	95	94	87

Flood (FEMA Report)

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections



Flood Hazard Zone

	% of Selection	Acres
● 100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
● 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
● Regulatory Floodway	0.0%	0.0
○ No Flood Hazard Zone	100.0%	109.7

Wetlands

	% of Selection	Acres
● Assorted Wetlands	2.7%	3.0

FSA Overview

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections



CLU	Acres
1	55.72
2	53.68

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**

66-09-23-300-007.000-017

ZEIDER, RICHARD, UND 1

5208 E 775S

101, Cash Grain/General Farm

Ag/Res (017) /917002-0 1/4

General Information
Parcel Number
66-09-23-300-007.000-017
Local Parcel Number
0170113300
Tax ID:
Routing Number
29N-R1W

Ownership
ZEIDER, RICHARD, UND 1
2 INT; ZEIDER, RICHARD; JENNINGS
5448 E 775 S
STAR CITY, IN 46985-9111

Legal
017-01133-00 PT N.2 SW SEC 23 71.776A
ROYER (626) INDIAN CREEK (579)



Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfer records from 2012/14/2016 to 2020/03/2002.

Notes
12/20/2050 001: PACKET 26/#5
10/6/2022 23/24 CR: 10/3/22 MR - 23p24 Adj grade and eff yr of house. Make adj to features on house. Corrected size of shed and added 12x12 BrP.
11/11/2019 Land Rate Change: 19 Pay 20 Land Rate Adjusted to \$12,000 for all homesite land types and \$3,200 for excess land types.
7/13/2018 19PAY20 CR: 19p20 - 7/6/18 MR - EFF YR CHNG 1900 TO 1965. ALL EXT UPDATED. CRAWL WAS CHNG TO SLAB. TRK BDY WAS REMOVED. 1962 T3 GRADE CHNG D+1 TO C. 2011 T3ISO COND CHNG TO AV. ADDED TWO MORE 10X16 T3ISO BLDGS. ADDED 10X10 SHED.

Property Class 101
Cash Grain/General Farm

Year: 2023

Location Information

County
Pulaski
Township
VAN BUREN TOWNSHIP
District 017 (Local 017)
Van Buren Township
School Corp 6620
EASTERN PULASKI COMMUNITY
Neighborhood 917002-017
Ag/Res (017)
Section/Plat
23
Location Address (1)
5208 E 775S
STAR CITY, IN 46985

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2023, 2022, 2021, 2020, 2019.

12/20/2016 005: 12/14/2016 TRANSFER INCLUDES 4 PARCELS FOR \$165,000 REC#20162235 & 20162236 (660923300021000017, 66092330007000017, 660923300018000017, 660923300010000017) SDF#6620163915545 & 6620161974536 QUIT CLAIM DEED
11/1/2015 004: 16P17 REAS M-P 6-3-15 ADD A/C TO HOME CHG CONC TO WDDK CHG COND OF HOME REMOVE UTLSHED, PIC 6986-7004, 7006
11/1/2013 003: 15/16 PARCEL APPEARED ON ERROR REPORT - A/C AS A LINE ITEM #14. DELETED #14 A/C & INCLUDED IT IN THE AV OF THE OFFICE BY CHNGING GRADE TO C+1 & COND TO GOOD.
13P14 SPLIT 3.234A LAND FROM 0170113300 ZEIDER, RICHARD & ZEIDER, RONALD J. ESTATE E/T/C & ZEIDER, CAROLYN-LIFE ESTATE TO 0170135200 ZEIDER,

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include various land parcels with their respective characteristics.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (71.78), Actual Frontage (2), Developer Discount, Parcel Acreage (71.78), 81 Legal Drain NV (0.00), 82 Public Roads NV (1.76), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (69.01), Farmland Value (\$106,300), Measured Acreage (69.01), Avg Farmland Value/Acre (1540), Value of Farmland (\$106,280), Classified Total (\$0), Farm / Classified Value (\$106,300), Homesite(s) Value (\$15,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$15,500), CAP 2 Value (\$106,300), CAP 3 Value (\$0), Total Value (\$121,800).

Zoning
Subdivision
Lot
Market Model
917002-017 - Ag/Res
Characteristics
Topography
Level
Public Utilities
Electricity
Streets or Roads
Unpaved
Neighborhood Life Cycle Stage
Static

Printed Wednesday, July 12, 2023
Review Group 2023

Data Source N/A
Collector 10/03/2022
Field Rep
Appraiser

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')												
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
6	A	PLB	0	1.2997	0.51	\$1,900	\$969	\$1,259	-80%	0%	1.0000	\$250
71	A	BN	0	0.5211	1.28	\$1,900	\$2,432	\$1,267	-40%	0%	1.0000	\$760
71	A	CTA	0	0.0133	1.02	\$1,900	\$1,938	\$26	-40%	0%	1.0000	\$20
71	A	PLB	0	4.0853	0.51	\$1,900	\$969	\$3,959	-40%	0%	1.0000	\$2,380
71	A	PLE	0	0.1292	0.50	\$1,900	\$950	\$123	-40%	0%	1.0000	\$70
82	A	BN	0	0.7654	1.28	\$1,900	\$2,432	\$1,861	-100%	0%	1.0000	\$00
82	A	CBA	0	0.1821	0.77	\$1,900	\$1,463	\$266	-100%	0%	1.0000	\$00
82	A	GF	0	0.3422	1.02	\$1,900	\$1,938	\$663	-100%	0%	1.0000	\$00
82	A	PLB	0	0.0569	0.51	\$1,900	\$969	\$55	-100%	0%	1.0000	\$00
82	A	PLE	0	0.0838	0.50	\$1,900	\$950	\$80	-100%	0%	1.0000	\$00
82	A	BN	0	0.0983	1.28	\$1,900	\$2,432	\$239	-100%	0%	1.0000	\$00
82	A	CHC	0	0.2354	0.50	\$1,900	\$950	\$224	-100%	0%	1.0000	\$00

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
12: Barn, Pole 48X72	0%	1	T3AW	C	2008	2008	15 A	\$14.69	0.90		48' x 72' x 16'	\$35,381	30%	\$24,770	0%	100%	0.950	1.0000	\$23,500
13: Patio (free standing) 1	100%	1	SV	D	2010	2010	13 A		0.90		12'x12'		15%		0%	100%	1.000	1.0000	\$200
14: Steel Grain Bin 36x26	0%	1		C	1998	1998	25 A		0.90		36' x 26'	\$40,521	55%	\$18,230	0%	100%	0.950	1.0000	\$17,300
15: Utility Shed 10x12	0%	1	SV	D	2010	2010	13 A		0.90		10'x12'		40%		0%	100%	1.000	1.0000	\$500

...Generation after Generation



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Property Services, LLC

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