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Metzger
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!**



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260-982-0238

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

WWW.METZGERAUCTION.COM



September 9, 2024

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 101^{+/-} Acres being offered in 5 Tracts on Saturday, October 5, 2024 at 10 am. 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, call/text John Burnau at 574-376-5340.

We look forward to seeing you on Saturday, October 5, 2024 at 10 am onsite at 2207 E. 550 S., Warsaw, IN 46580. The Auction will Begin at 10 am!

There will be an open house at the property on Monday, September 30, 2024, from 5:30-6:00 pm.

Thanks,

Chad Metzger, CAL, CAGA
Metzger Property Services, LLC

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

Productive Cropland

Recreational Woods

Country Home & Outbuildings

Call/Text John Burnau at 574-376-5340

101

ACRES OFFERED IN 5 TRACTS



• **Country Farmstead**
• **Quality Cropland** • **Woods**

Monroe
Township,
Kosciusko
County,
Indiana

Country Home & Acreage AUCTION

Sat., **October 5** 10 AM

Location: 2207 E. 550 S., Warsaw, IN

Personal Property Auction
to follow including Farm
Equip., Vehicles, Tools,
Household Goods!

Auction Manager:
John Burnau
574-268-7172



More Photos & Info online @

www.MetzgerAuction.com

REAL ESTATE AUCTION TERMS

101+/- Acres with Country Farmstead, Quality Cropland, & Woods!

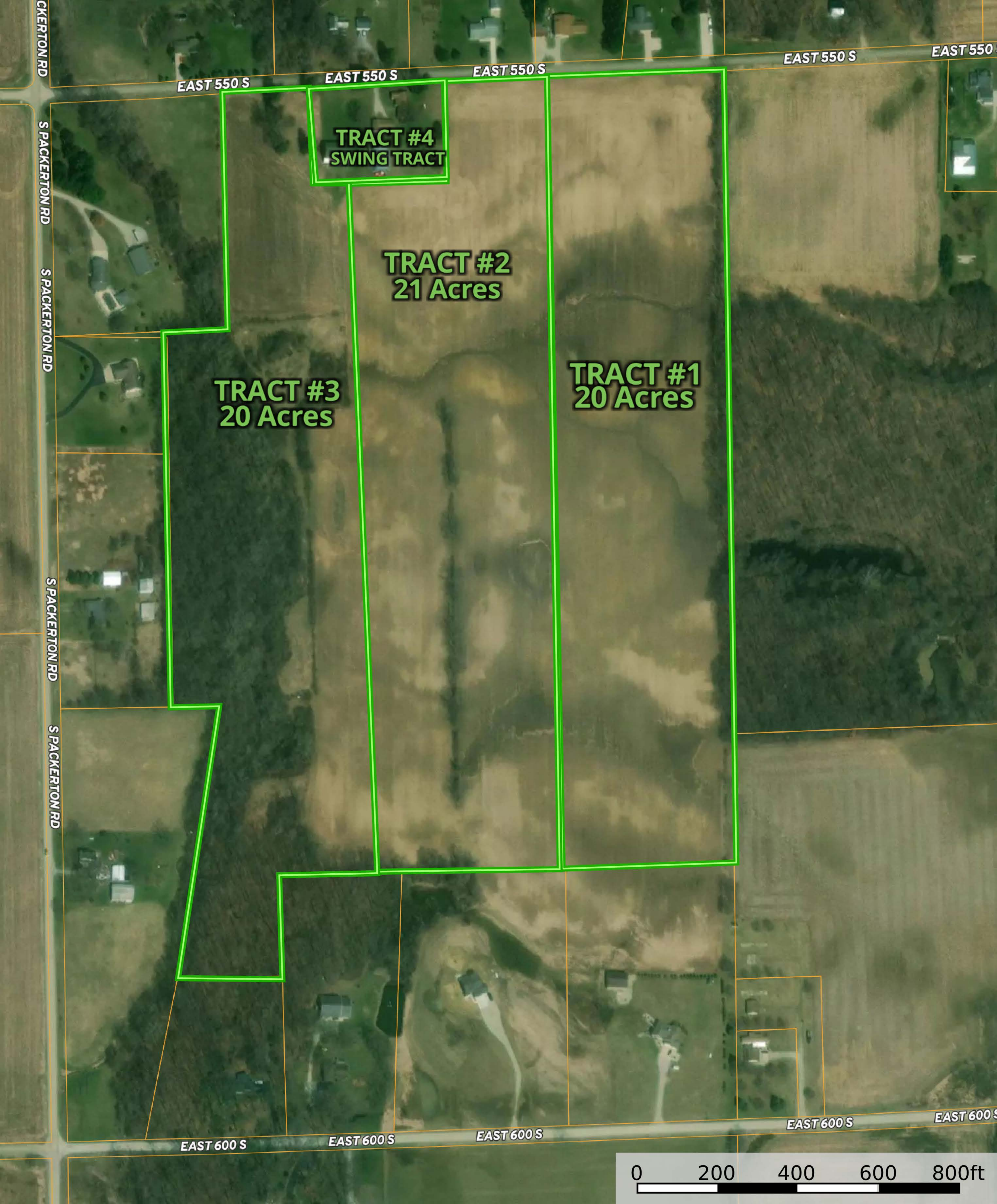
This property will be offered at Auction on Saturday, October 5, 2024 at 10 am. Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer can settle any disputes on bidding & 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 for Tracts 1, 2, 3 & 5 -- \$25,000 down on Tract 4, the home, on 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. *A 3% buyer's premium will be added on top of your bid price.* 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 Personal Representative's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 22, 2024. Possession will be at closing for the home & woods; possession is subject to the current tenant's rights for cropland. 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 \$3,488.62. 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: Saturday, October 5, 2024 at 10 am
Bid Live In-Person or Online!
2207 E. 550 S., Warsaw, IN 46580
Monroe Township • Kosciusko County

Auction Manager: John Burnau 574.376.5340
www.BidMetzger.com



The image is a promotional banner for Metzger Property Services, LLC. It features a green and blue color scheme with a background image of a sunlit field. The logo includes a red star in a yellow circle next to the name 'Metzger' in a large, bold, serif font. Below the name, it says 'PROPERTY SERVICES, LLC' and 'CHAD METZGER CAL. C.A.G.A.'. The tagline 'EXPANDING YOUR HORIZON... _GENERATION AFTER GENERATION' is written in a smaller font. The phone number '260-982-0238' is prominently displayed in the upper right. At the bottom, there is a list of services: '★ FARMLAND AUCTIONS', '★ ANTIQUE APPRAISALS', '★ FARM SALES', '★ PERSONAL PROPERTY AUCTIONS', '★ REAL ESTATE APPRAISALS', and '★ REAL ESTATE SALES'. The website 'www.METZGERAUCTION.COM' is also listed at the bottom right.



**TRACT #4
SWING TRACT**

**TRACT #2
21 Acres**

**TRACT #3
20 Acres**

**TRACT #1
20 Acres**

EAST 550 S

EAST 550 S

EAST 550 S

EAST 550 S

EAST 550 S

S PACKERTON RD

S PACKERTON RD

S PACKERTON RD

S PACKERTON RD

S PACKERTON RD

EAST 600 S

EAST 600 S

EAST 600 S

EAST 600 S

EAST 600 S

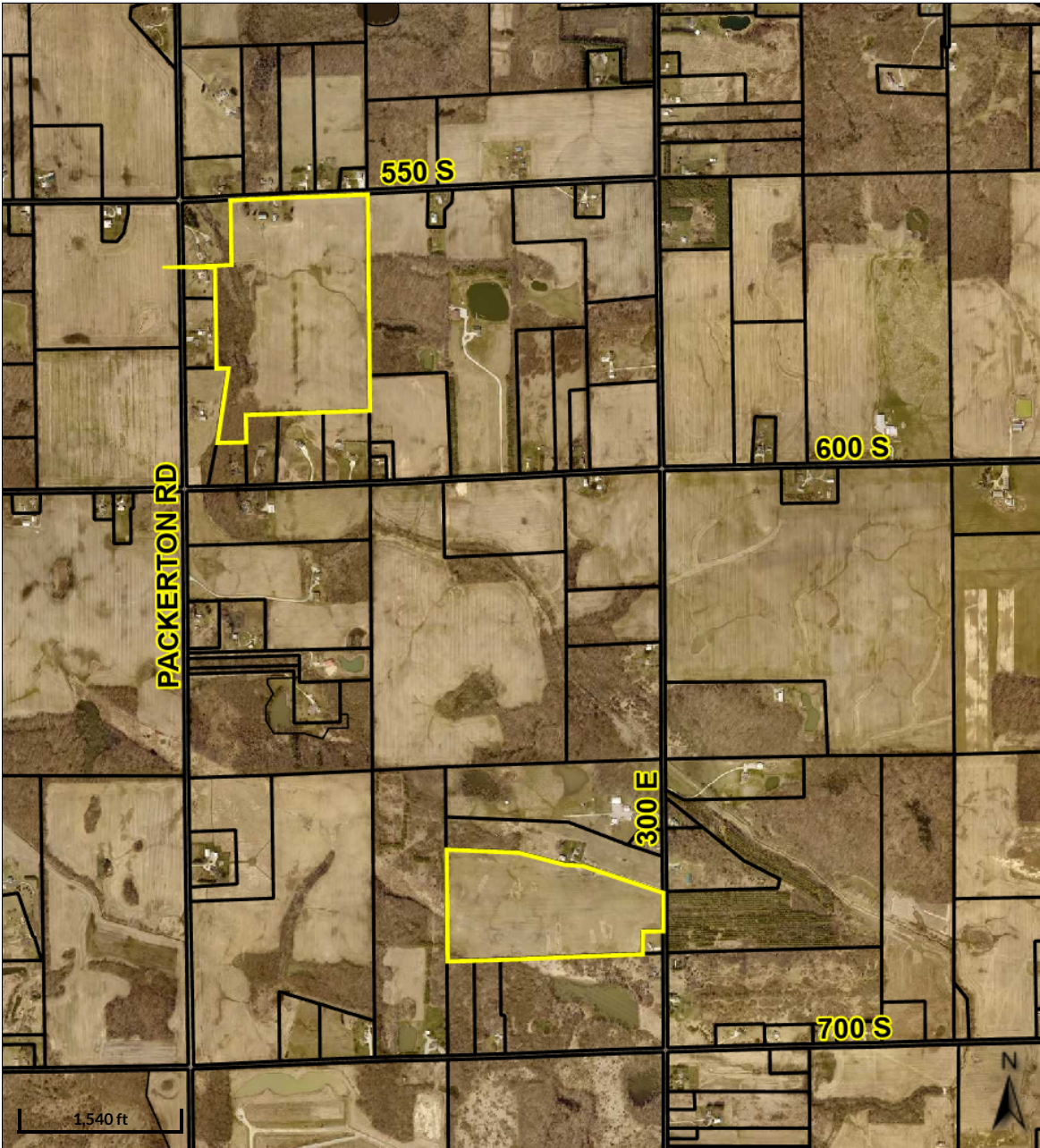
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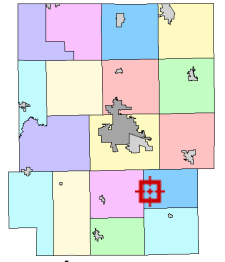
Tract #5
38+/- Acres

700 S

300 E



Overview




Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- State Roads and US Highways
- Road Centerlines

Date created: 8/23/2024
Last Data Uploaded: 8/23/2024 1:02:48 PM

Developed by  Schneider
GEOSPATIAL

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202434692	2207 E 550 S	Warsaw	IN 46580	LP \$0
	Area Kosciusko County	Parcel ID 43-16-07-300-019.000-015	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township Monroe	Style One Story	REO No	H Baths 0
	School District WTK	Elem Pierceton	JrH Whitko	SrH Whitko
	Legal Description	Approximately 2+/- acres part of: 17-27-1 PT SW 7-31-7 63.12A		
	Directions	Take Packerton Rd south from Warsaw, turn east onto 550 S. Property is on the south side of the road.		
Inside City	N	City Zoning	County Zoning A1	Zoning Description

Remarks 63+/- Acres with Country Farmstead, Quality Cropland, & Woods offered in Tracts going to Auction on Saturday, October 5, 2024 at 10 am! Tract 4: This is a SWING TRACT which means it must be bid on in combination with adjoining tract. This country retreat is situated on 2+/- acres in the peaceful country. The home features 3 spacious bedrooms and 2 full baths. The heart of the home features a large kitchen equipped with a convenient breakfast bar that seamlessly opens into the inviting dining room, creating an ideal space for gatherings and culinary adventures. Outside, you'll find a 2-car detached garage, a 26x23 car shed, and a generous 26x36 barn, offering ample storage and workspace for all your hobbies or agricultural pursuits. Embrace the tranquility of country living while enjoying the modern comforts of this delightful property! Bid Live In-Person or Online! Bid on individually, in combination, or for the entirety! Open House: Monday, September 30th 5:30-6pm

Agent Remarks Auction: Sat. 10.5.24 10 am Open House: Mon. 9.30.24 5:30-6pm A 3% buyer's premium added to the winning invoice. 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	2.0000	/	87,120	/	430x230	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,692	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	504	Ttl Fin SqFt	1,692	Year Built	1938		
Age	86	New Const	No	Date Complete		Ext	Wood	Bsmnt	Crawl, Partial Basement, Unfinished	#	9		
Room Dimensions		Baths		Full		Hal		Water	WELL	Basement Material	Block		
	RM DIM	LV	B-Main	2	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No		
LR	13 x 20	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	12 x 12	M	B-Blw	0	0	Fuel /	Propane	Dryer Hookup G/E	No	Split FlrPln	No		
FR	x		Laundry Rm	Main		Heating		Disposal	Yes	Ceiling Fan	Yes		
KT	12 x 14	M	Laundry L/W	12 x 14		Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES	Breakfast Bar, Ceiling Fan(s), Countertops				Water Soft-Rented	No	ADA Features	No		
DN	x			-Laminate, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Porch Covered, Range/Oven Hook Up				Alarm Sys-Sec	No	Fence	Farm		
1B	12 x 10	M						Alarm Sys-Rent	No	Golf Course	No		
2B	9 x 12	B						Garden Tub	No	Nr Wlkg Trails	No		
3B	22 x 18	M	Garage	2.0	/ Detached	/	26 x 27 / 702.00	Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding 1	Barn			36 x 64	Pool	No	Off Street Pk			
5B	x		Outbuilding 2				x	Pool Type					
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES	Dishwasher, Refrigerator, Cooktop-Gas, Dryer -Electric, Water Heater Electric, 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 & John Burnau	Lic #	AC31300015	Auction Date	10/5/2024	Time	10 am
Financing:	Existing	Proposed		Location	at the property		
Annual Taxes	\$2,708.92	Exemption	Homestead, Supplemental	Year Taxes Payable	2024	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	9/9/2024	Start Showing Date		Exp Date	12/30/2024	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	Mechanical/Combo	Lockbox Location	front door		
Pending Date		Closing Date		Selling Price		Type of Sale	
Ttl Concessions Paid		Sold/Concession Remarks		How Sold		Conc Paid By	
Sell Office		Sell Agent					
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.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

08-05-2024

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)

2207 E 550S WURSAW IN 46580

1. The following are in the conditions indicated:

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

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

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.

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

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

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

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 <i>Mixie Bagan</i>	Date (mm/dd/yy) 8-5-24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Anthony McBrye</i>	Date (mm/dd/yy) 8-5-24	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	YES	NO	DO NOT KNOW
Age, if known: _____ Years.		X	
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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?		X	X
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?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

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 <i>Marya Pagan</i>	Date (mm/dd/yy) 8-5-24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Anthony Maciszewski</i>	Date (mm/dd/yy) 8-5-24	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)
----------------------------------	-----------------	----------------------------------	-----------------

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Average Utilities

	Company	Average Amount
Gas	LP Stumps LP	\$ 0/k.
Electric	Remc Kosciusko County	\$ 65.00
Water	well	\$
Other	N/A	\$
HOA	N/A	\$

LP tank is rented

Rental agreement needs changed
to buyers names

LP gas Will be Included

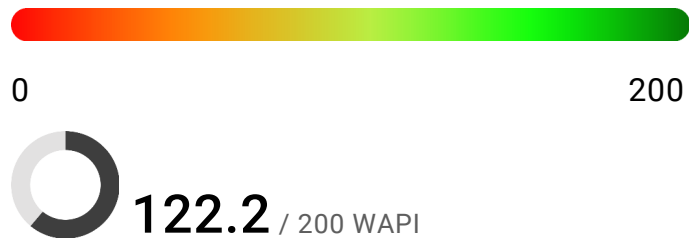
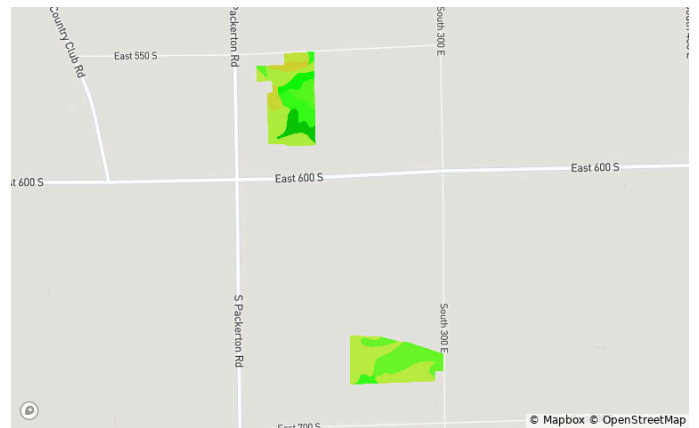
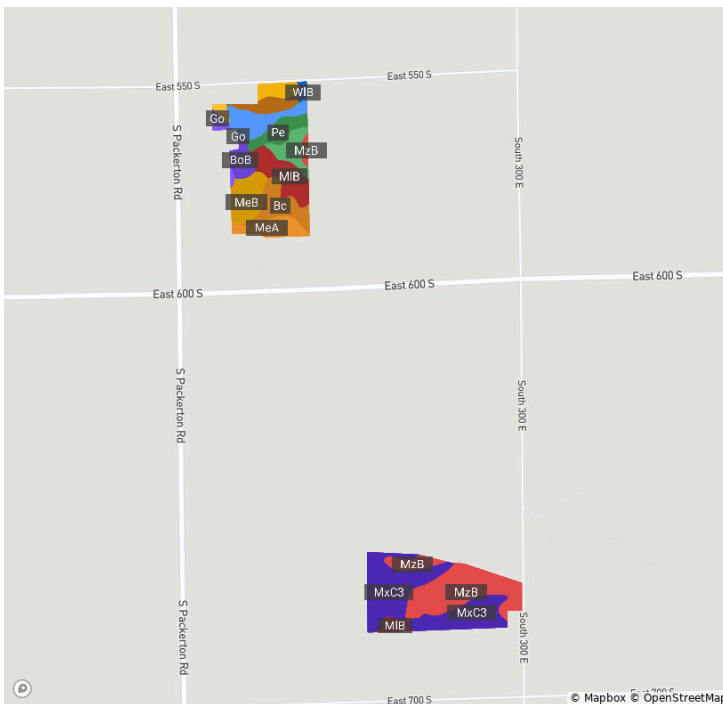
330 gal. @ 85¢ = ✓

265 @ 1.60 per gal. 424

Soils

Kosciusko, IN • Township: Monroe
 Locations: 7-31N-7E, 18-31N-7E

80.87 acres, 2 selections



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
MxC3	Morley silty clay loam, 5 to 15 percent slopes, severely eroded	20.5	25.5%	6e	—	105.0
MzB	Morley-Glynwood complex, 1 to 4 percent slopes	16.3	20.3%	3e	—	130.0
MIB	Miami loam, 2 to 6 percent slopes	7.6	9.5%	2e	—	144.1
MeB	Metaea loamy fine sand, moderately slowly permeable, 2 to 6 percent slopes	5.4	6.8%	3e	—	110.0
MbB	Metaea loamy sand, 2 to 6 percent slopes	5.3	6.6%	3e	—	110.0
Bc	Barry loam	5.2	6.4%	2w	—	175.0
MeA	Metaea loamy fine sand, moderately slowly permeable, 0 to 2 percent slopes	3.7	4.7%	3s	—	110.0
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	3.5	4.3%	2w	—	157.3
BnB	Blount-Glynwood complex, 1 to 3 percent slopes	3.4	4.2%	3e	—	136.1

Soils

Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

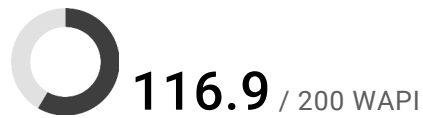
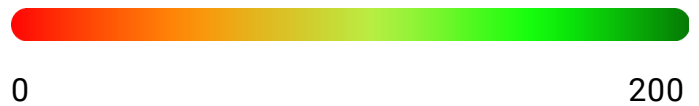
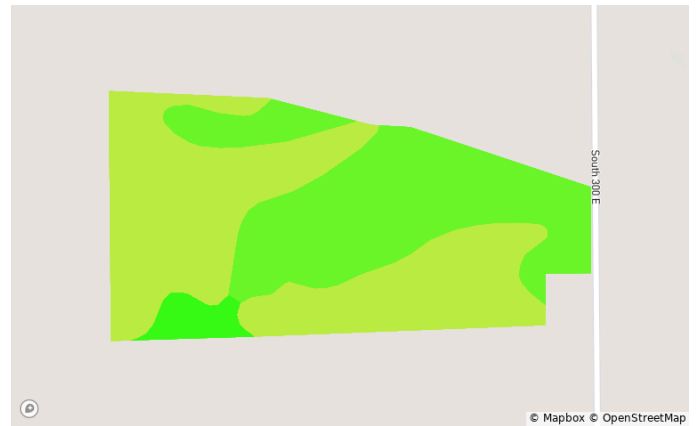
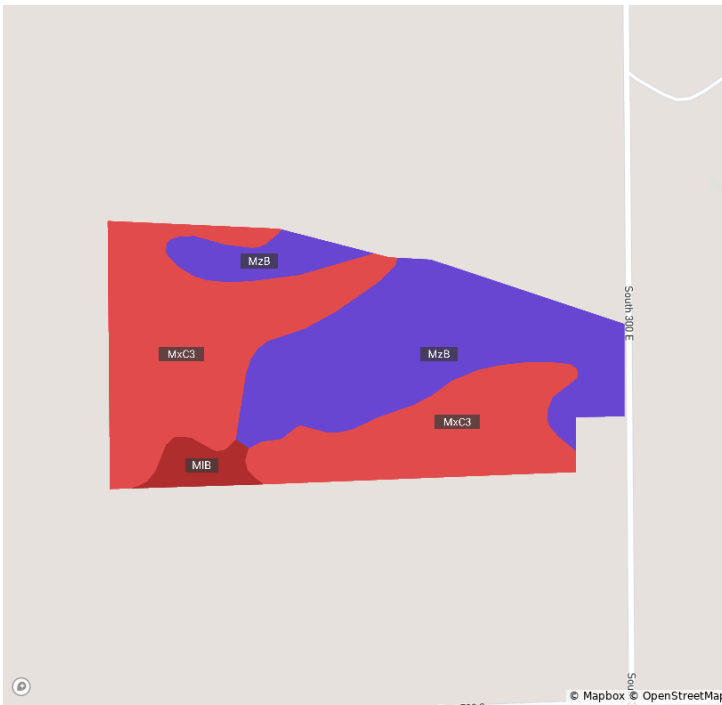
80.87 acres, 2 selections

Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
● OrC	Ormas loamy sand, 6 to 12 percent slopes	2.6	3.3%	3e	—	90.0
● BoB	Boyer loamy sand, 1 to 6 percent slopes	2.5	3.2%	3s	2e	93.3
● OrB	Ormas loamy sand, 2 to 6 percent slopes	2.1	2.6%	3e	—	100.0
● Go	Gravelton loamy sand, occasionally flooded	1.0	1.3%	3w	—	105.0
● Se	Sebewa loam, drained, 0 to 1 percent slopes	0.7	0.8%	2w	—	133.2
● WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.5	0.6%	2e	—	145.4

Soils

Kosciusko, IN • Township: Monroe
 Locations: 7-31N-7E, 18-31N-7E

38.13 acres, 1 selection

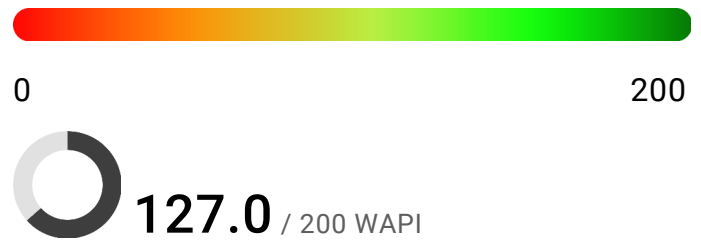
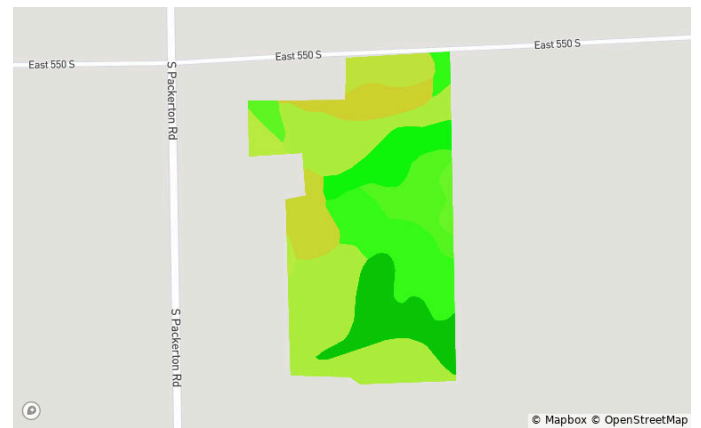
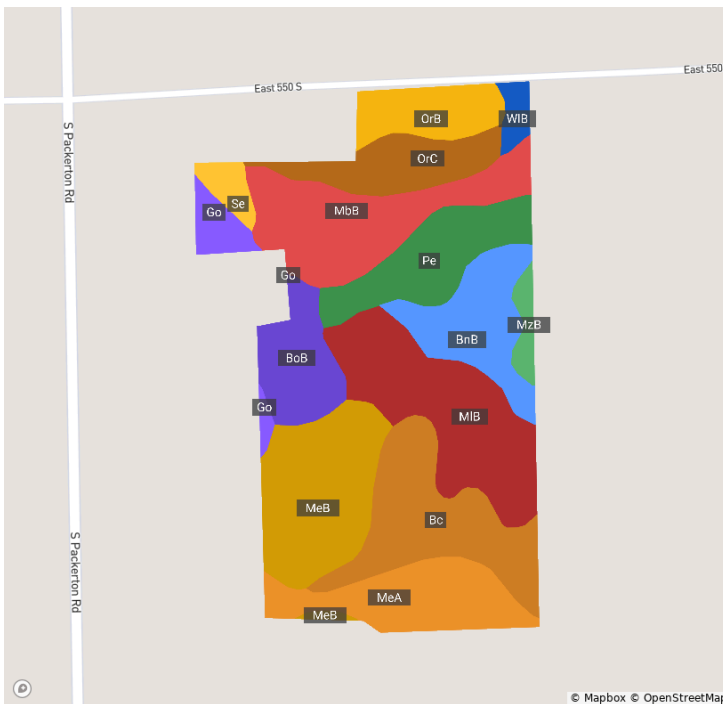


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
● MxC3	Morley silty clay loam, 5 to 15 percent slopes, severely eroded	20.5	54.6%	6e	—	105.0
● MzB	Morley-Glynwood complex, 1 to 4 percent slopes	15.7	41.9%	3e	—	130.0
● MIB	Miami loam, 2 to 6 percent slopes	1.3	3.5%	2e	—	144.1

Soils

Kosciusko, IN • Township: Monroe
 Locations: 7-31N-7E, 18-31N-7E

42.74 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
MIB	Miami loam, 2 to 6 percent slopes	6.3	14.7%	2e	—	144.1
MeB	Metea loamy fine sand, moderately slowly permeable, 2 to 6 percent slopes	5.4	12.7%	3e	—	110.0
MbB	Metea loamy sand, 2 to 6 percent slopes	5.3	12.3%	3e	—	110.0
Bc	Barry loam	5.2	12.1%	2w	—	175.0
MeA	Metea loamy fine sand, moderately slowly permeable, 0 to 2 percent slopes	3.7	8.7%	3s	—	110.0
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	3.5	8.1%	2w	—	157.3
BnB	Blount-Glynwood complex, 1 to 3 percent slopes	3.4	7.9%	3e	—	136.1
OrC	Ormas loamy sand, 6 to 12 percent slopes	2.6	6.2%	3e	—	90.0
BoB	Boyer loamy sand, 1 to 6 percent slopes	2.5	5.9%	3s	2e	93.3
OrB	Ormas loamy sand, 2 to 6 percent slopes	2.1	4.9%	3e	—	100.0

Soils

Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

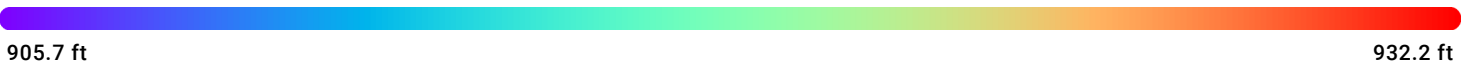
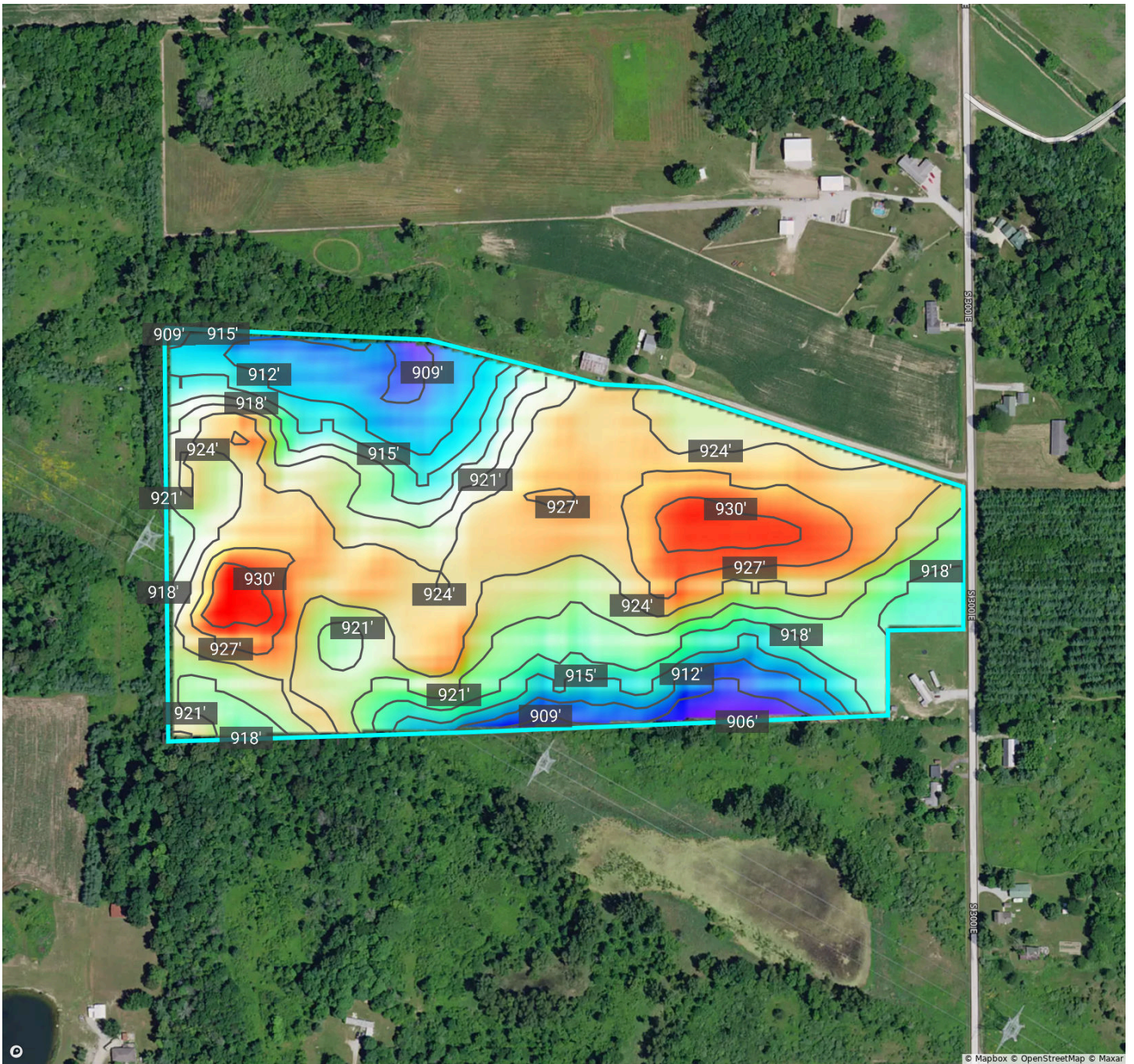
42.74 acres, 1 selection

	Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
●	Go	Gravelton loamy sand, occasionally flooded	1.0	2.4%	3w	—	105.0
●	Se	Sebewa loam, drained, 0 to 1 percent slopes	0.7	1.6%	2w	—	133.2
●	MzB	Morley-Glynwood complex, 1 to 4 percent slopes	0.5	1.3%	3e	—	130.0
●	WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.5	1.2%	2e	—	145.4

Elevation

Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

38.13 acres, 1 selection



Source: USGS 3 Meter Dem

Interval: 3.0 ft

Range: 26.5 ft

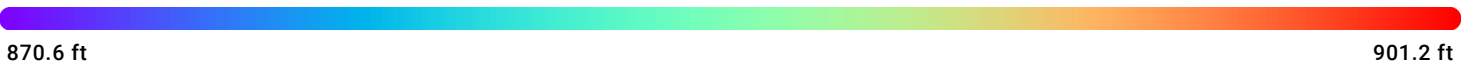
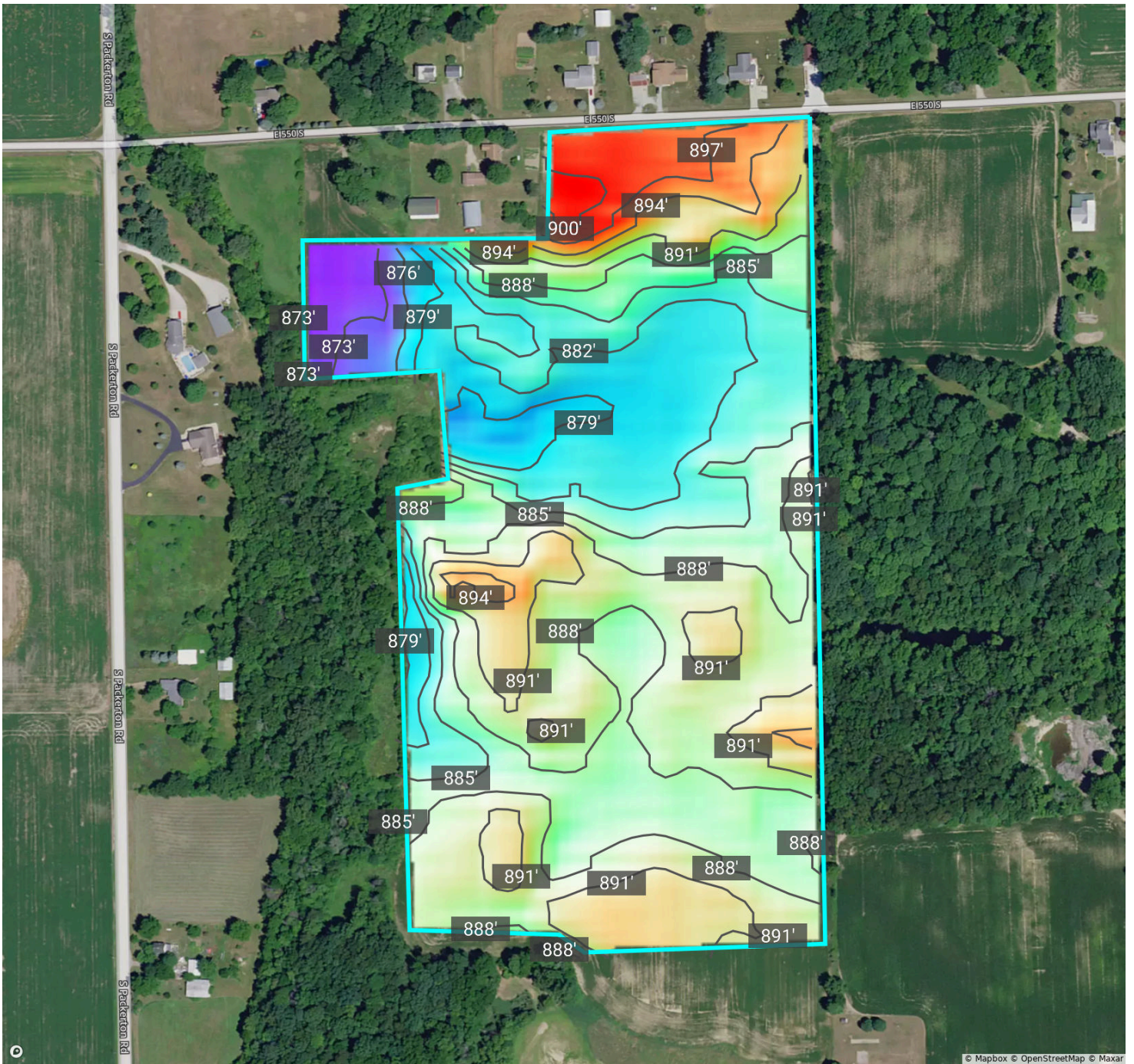
Min: 905.7

Max: 932.2

Elevation

Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

42.74 acres, 1 selection



Source: USGS 3 Meter Dem

Interval: 3.0 ft

Range: 30.5 ft

Min: 870.6

Max: 901.2

Crop History

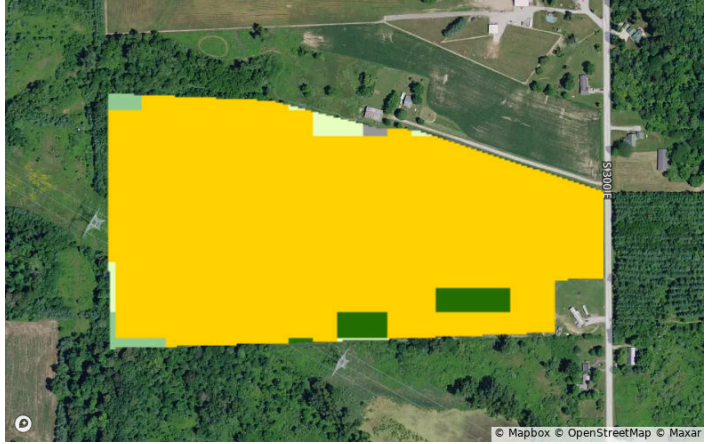
Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

38.13 acres, 1 selection

2023



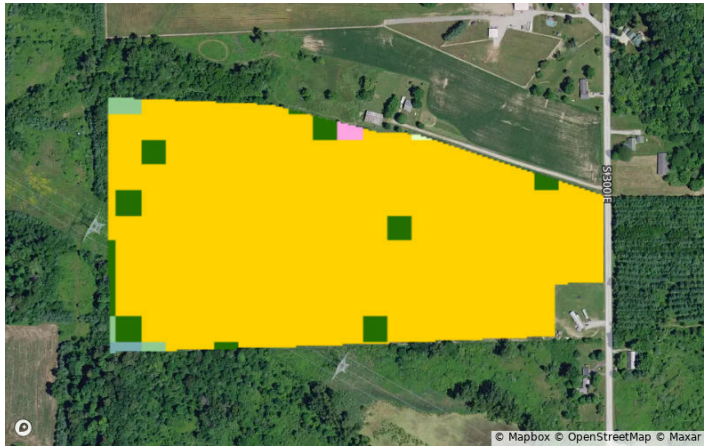
2022



2021



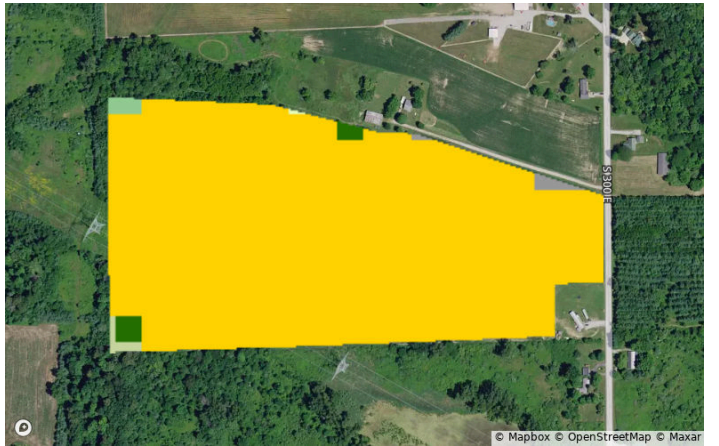
2020



2019



2018



Crop History

Kosciusko, IN • Township: Monroe
 Locations: 7-31N-7E, 18-31N-7E

38.13 acres, 1 selection

All Selections



Crop	2023	2022	2021	2020	2019	2018
● Soybeans	96.3%	3.1%	97.3%	4.6%	96.5%	1.0%
● Corn	1.0%	94.1%	0.0%	93.8%	2.0%	97.4%
● Deciduous Forest	0.8%	1.2%	1.2%	0.9%	1.2%	0.5%
● Grassland/Pasture	1.3%	1.4%	1.3%	0.1%	0.0%	0.1%
● Other	0.4%	0.0%	0.0%	0.7%	0.3%	0.4%
● Developed/Open Space	0.2%	0.2%	0.2%	0.0%	0.0%	0.5%

Crop History

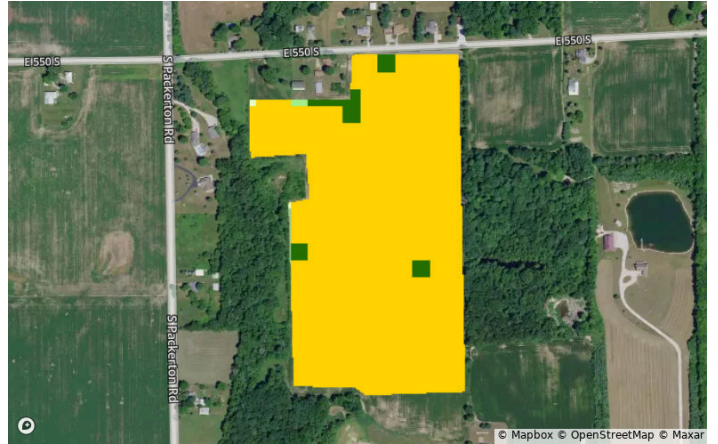
Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

42.74 acres, 1 selection

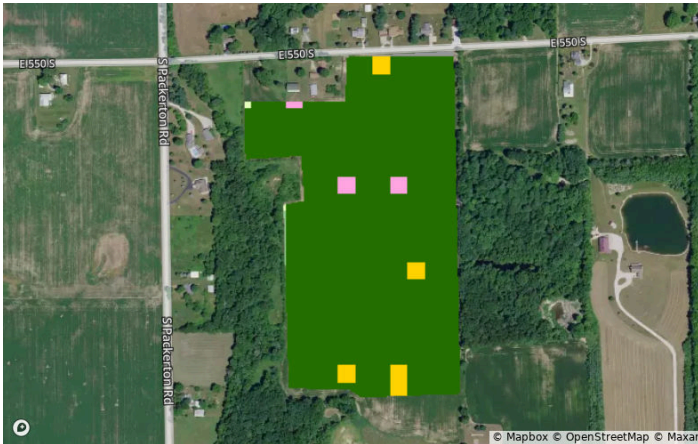
2023



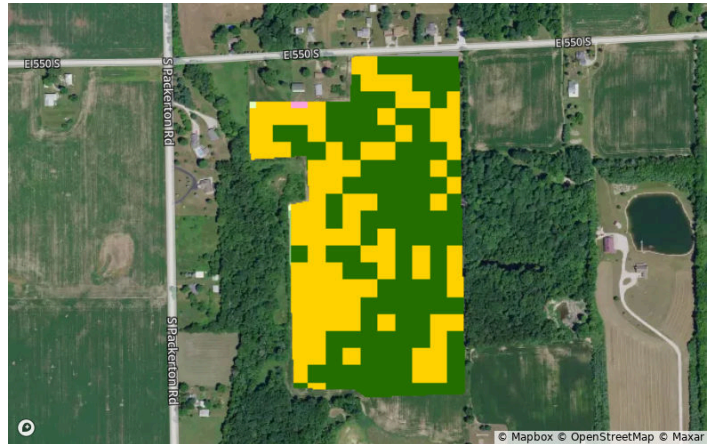
2022



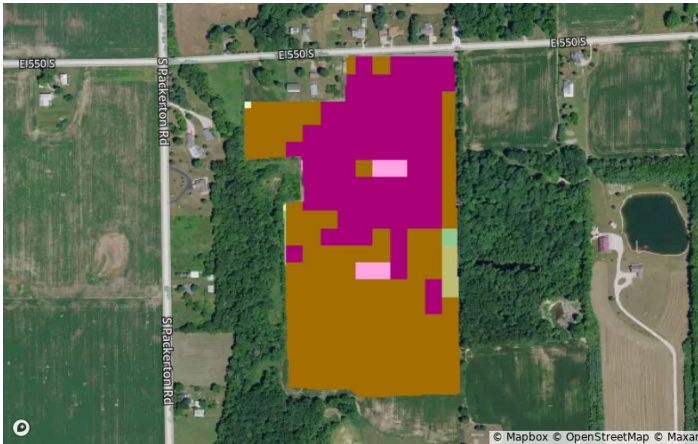
2021



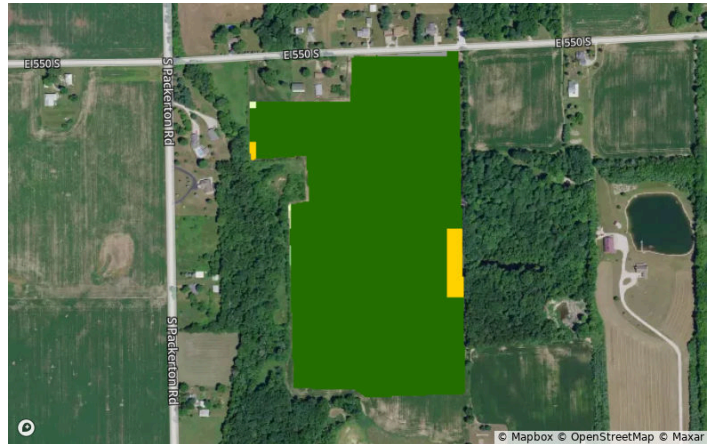
2020



2019



2018



Crop History

Kosciusko, IN • Township: Monroe
 Locations: 7-31N-7E, 18-31N-7E

42.74 acres, 1 selection

All Selections



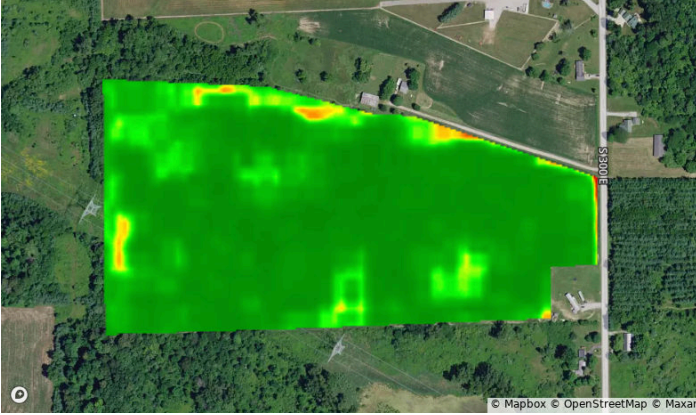
Crop	2023	2022	2021	2020	2019	2018
Soybeans	99.3%	2.9%	95.5%	54.7%	0.0%	97.3%
Corn	0.0%	96.2%	2.6%	44.4%	0.0%	2.1%
Winter Wheat	0.0%	0.0%	0.0%	0.0%	54.9%	0.0%
Rye	0.0%	0.0%	0.0%	0.0%	40.4%	0.0%
Alfalfa	0.0%	0.0%	1.2%	0.2%	2.1%	0.0%
Other	0.2%	0.4%	0.2%	0.1%	1.6%	0.2%
Developed/Open Space	0.3%	0.3%	0.3%	0.5%	0.5%	0.3%
Deciduous Forest	0.1%	0.1%	0.1%	0.1%	0.6%	0.0%

Vegetation Index (NDVI)

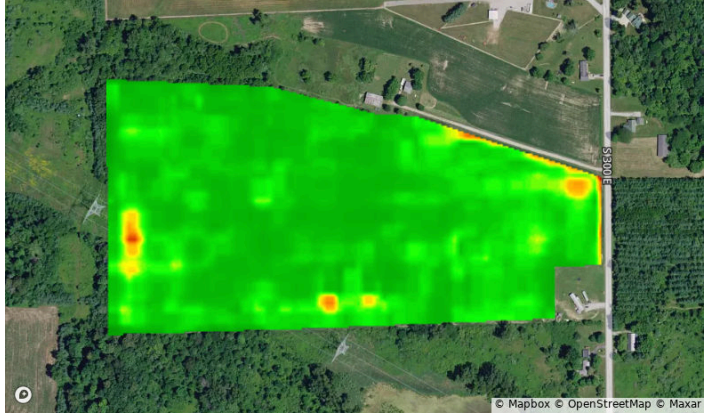
Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

38.13 acres, 1 selection

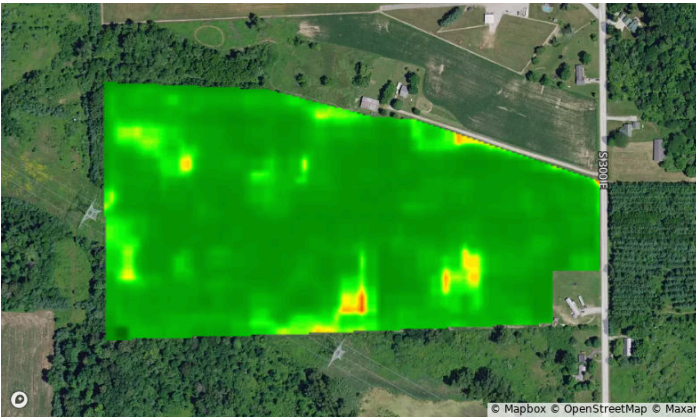
2023



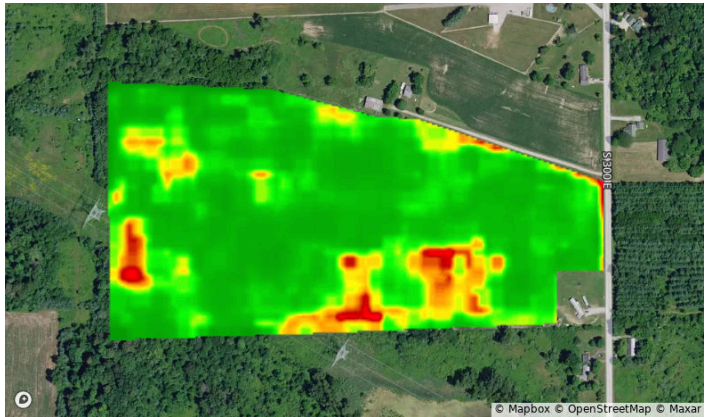
2022



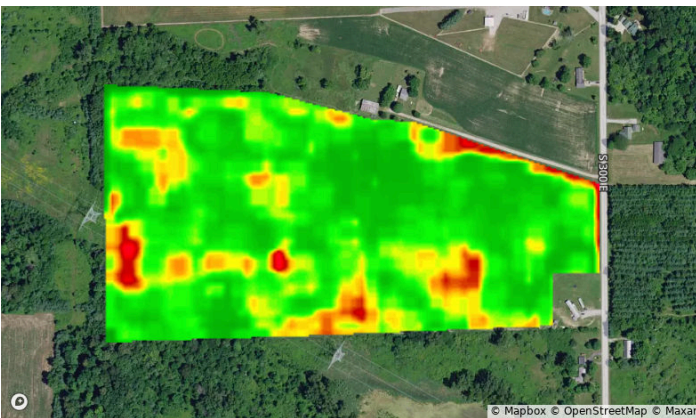
2021



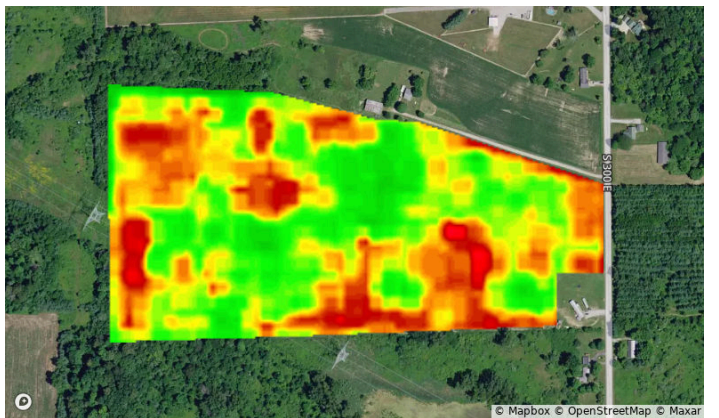
2020



2019



2018



Vegetation Index (NDVI)

Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

38.13 acres, 1 selection

Year	2023	2022	2021	2020	2019	2018
Standard Deviation	5	3	4	5	5	5
Mean	89	83	88	82	80	74
Min	60	64	68	54	52	56
Max	94	91	99	93	92	86

Vegetation Index (NDVI)

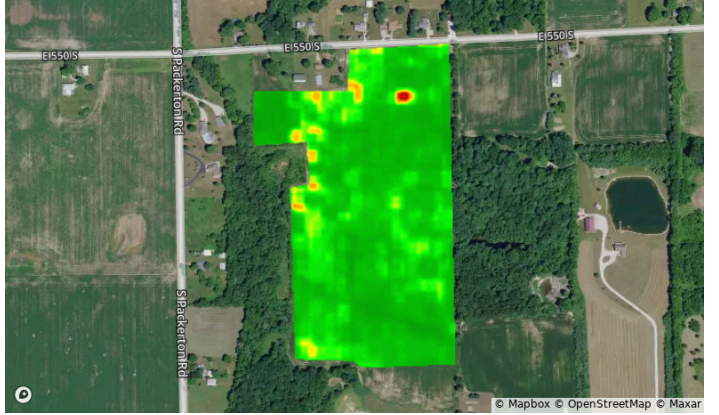
Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

42.74 acres, 1 selection

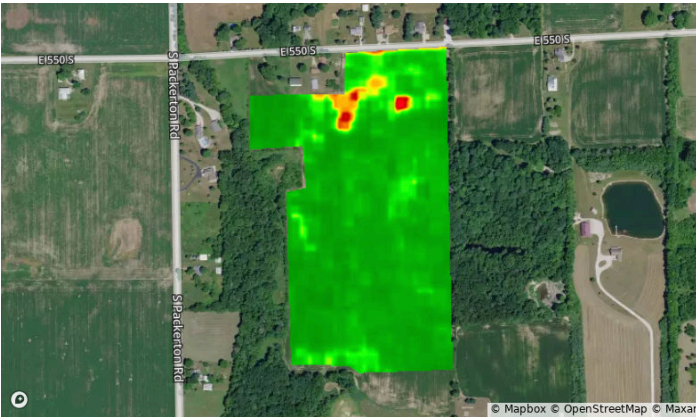
2023



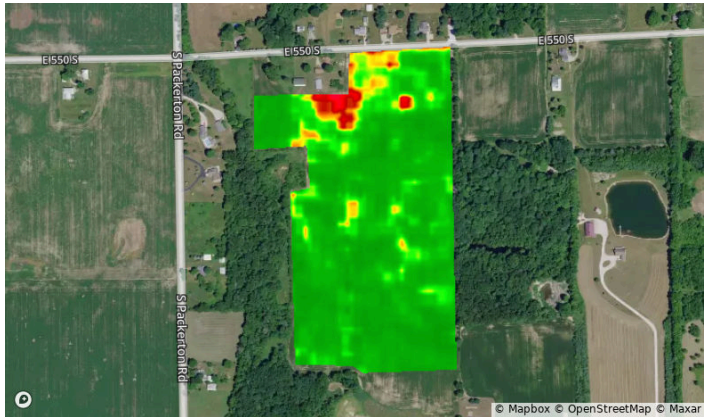
2022



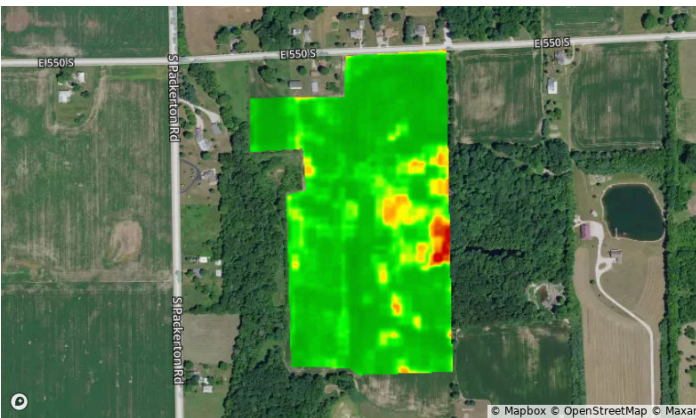
2021



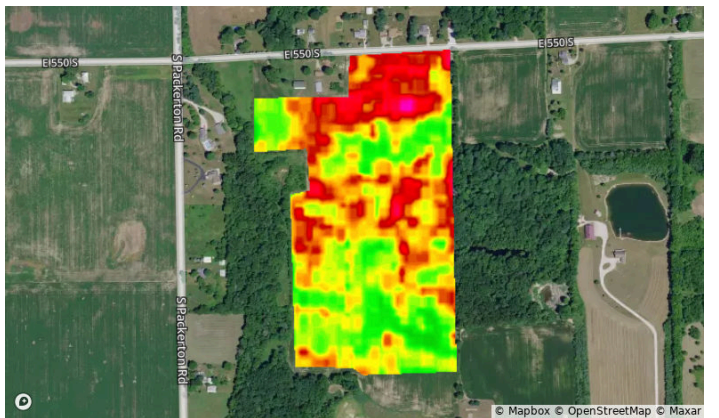
2020



2019



2018



Vegetation Index (NDVI)

Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

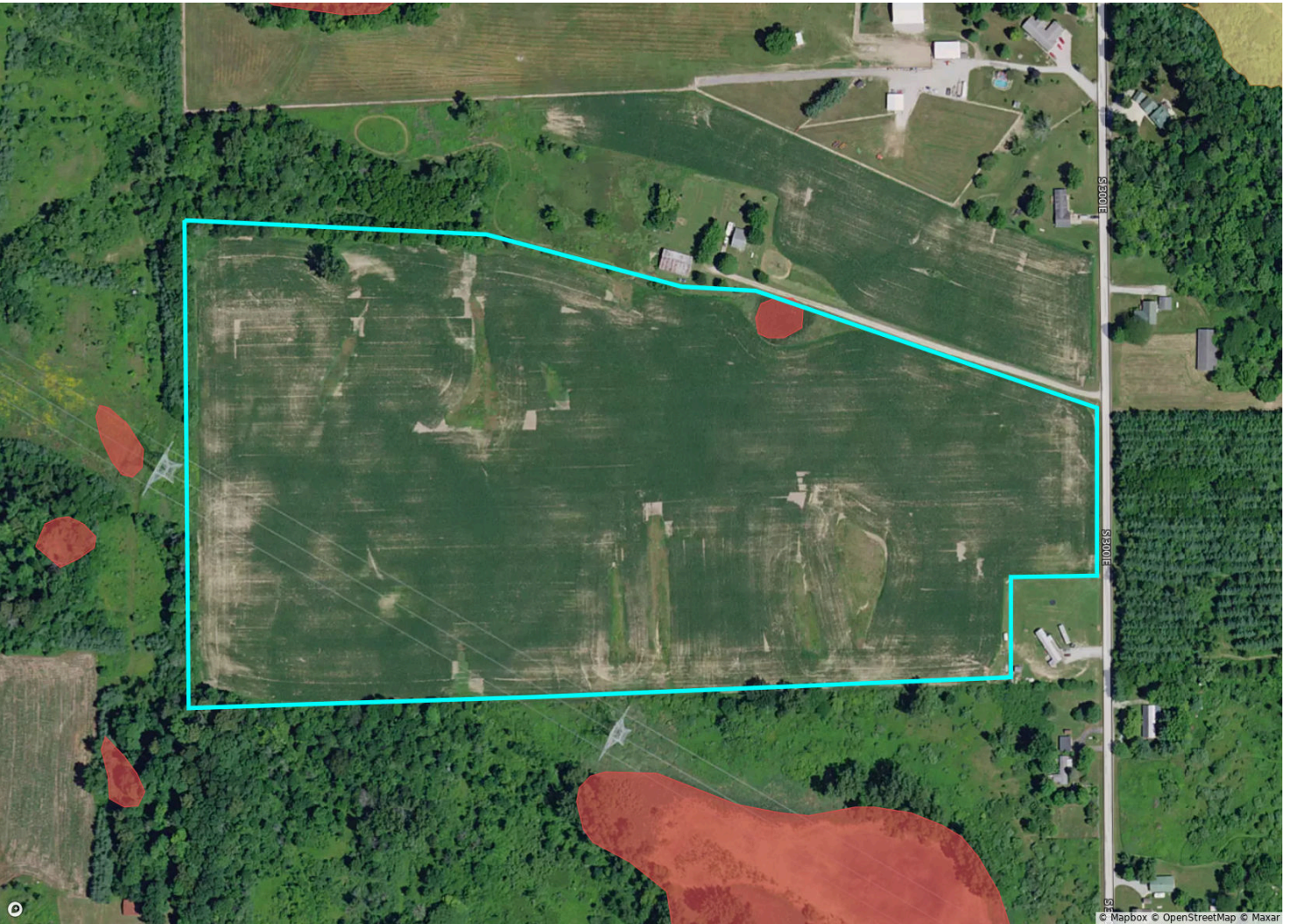
42.74 acres, 1 selection

Year	2023	2022	2021	2020	2019	2018
Standard Deviation	5	3	4	5	4	6
Mean	91	84	87	85	83	72
Min	50	63	57	55	63	44
Max	94	90	93	92	91	83

Flood (FEMA Report)

Kosciusko, IN • Township: Monroe
 Locations: 7-31N-7E, 18-31N-7E

38.13 acres, 1 selection

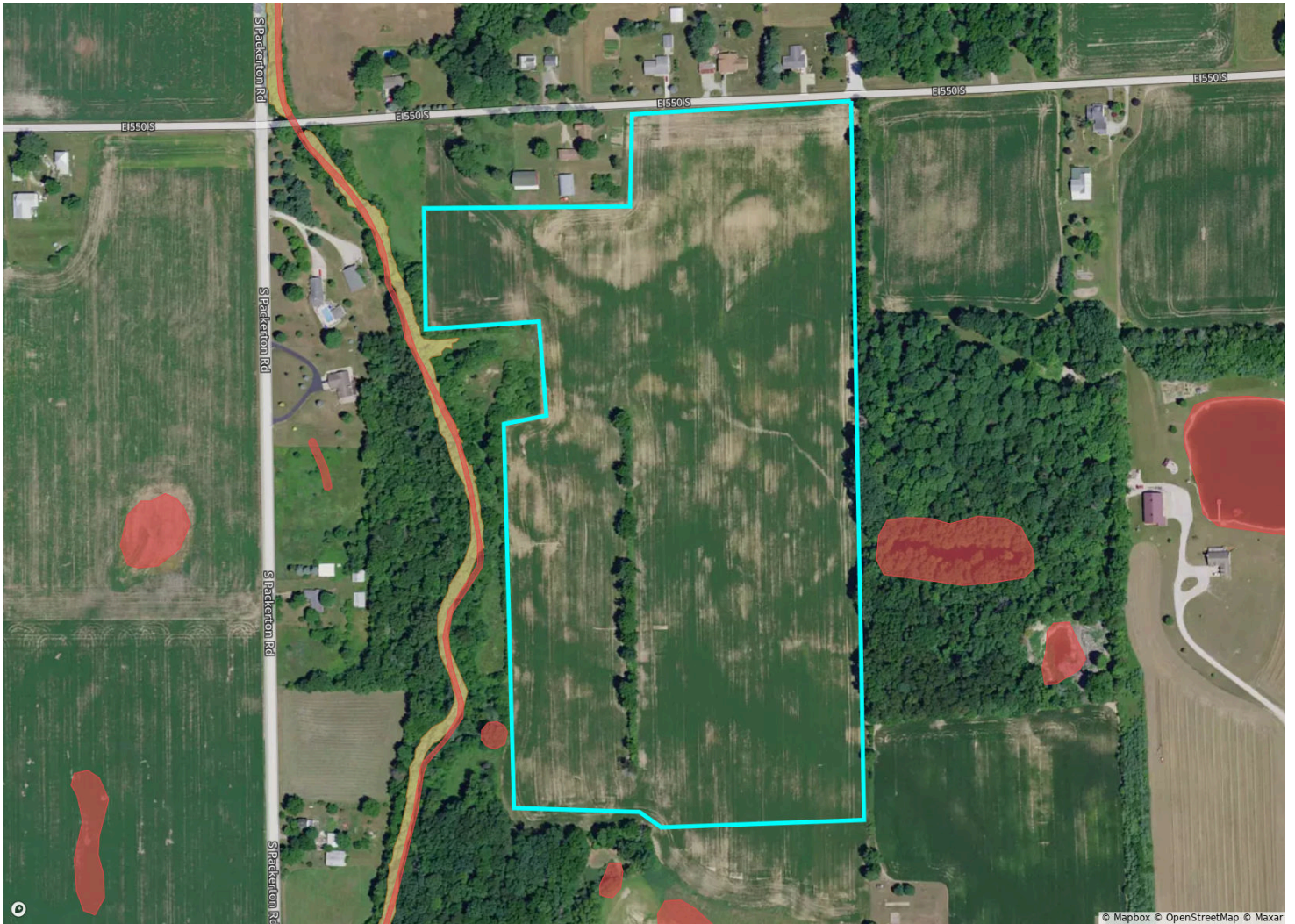


Flood Hazard Zone	% of Selection	Acres
● 100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
● 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
● Regulatory Floodway	0.0%	0.0
○ No Flood Hazard Zone	100.0%	37.5
Wetlands	% of Selection	Acres
● Assorted Wetlands	0.4%	0.2

Flood (FEMA Report)

Kosciusko, IN • Township: Monroe
 Locations: 7-31N-7E, 18-31N-7E

42.74 acres, 1 selection

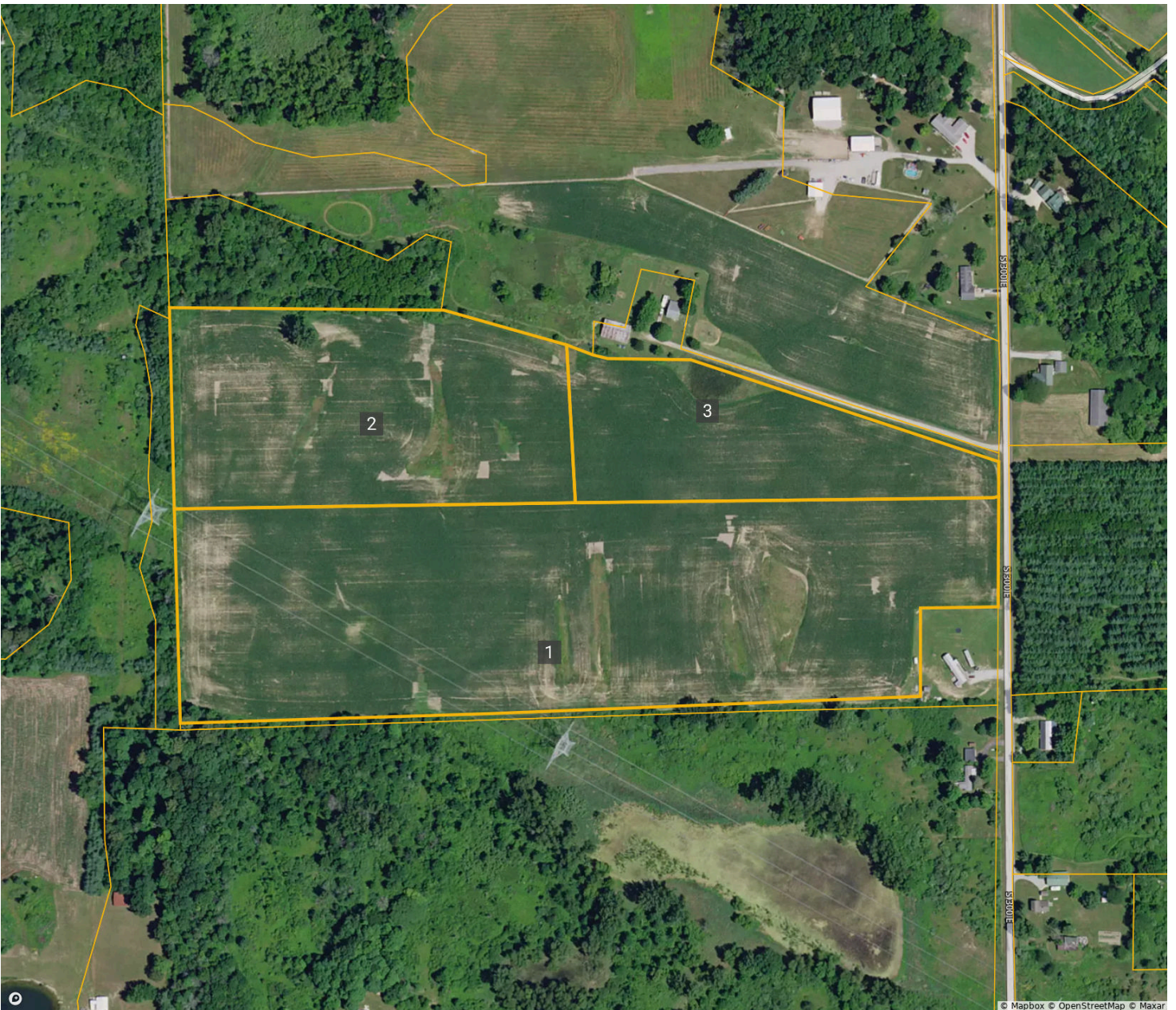





Flood Hazard Zone	% of Selection	Acres
● 100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
● 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
● Regulatory Floodway	0.0%	0.0
○ No Flood Hazard Zone	100.0%	42.7
Wetlands	% of Selection	Acres
● Assorted Wetlands	0.0%	0.0

FSA Overview

Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

38.13 acres, 1 selection

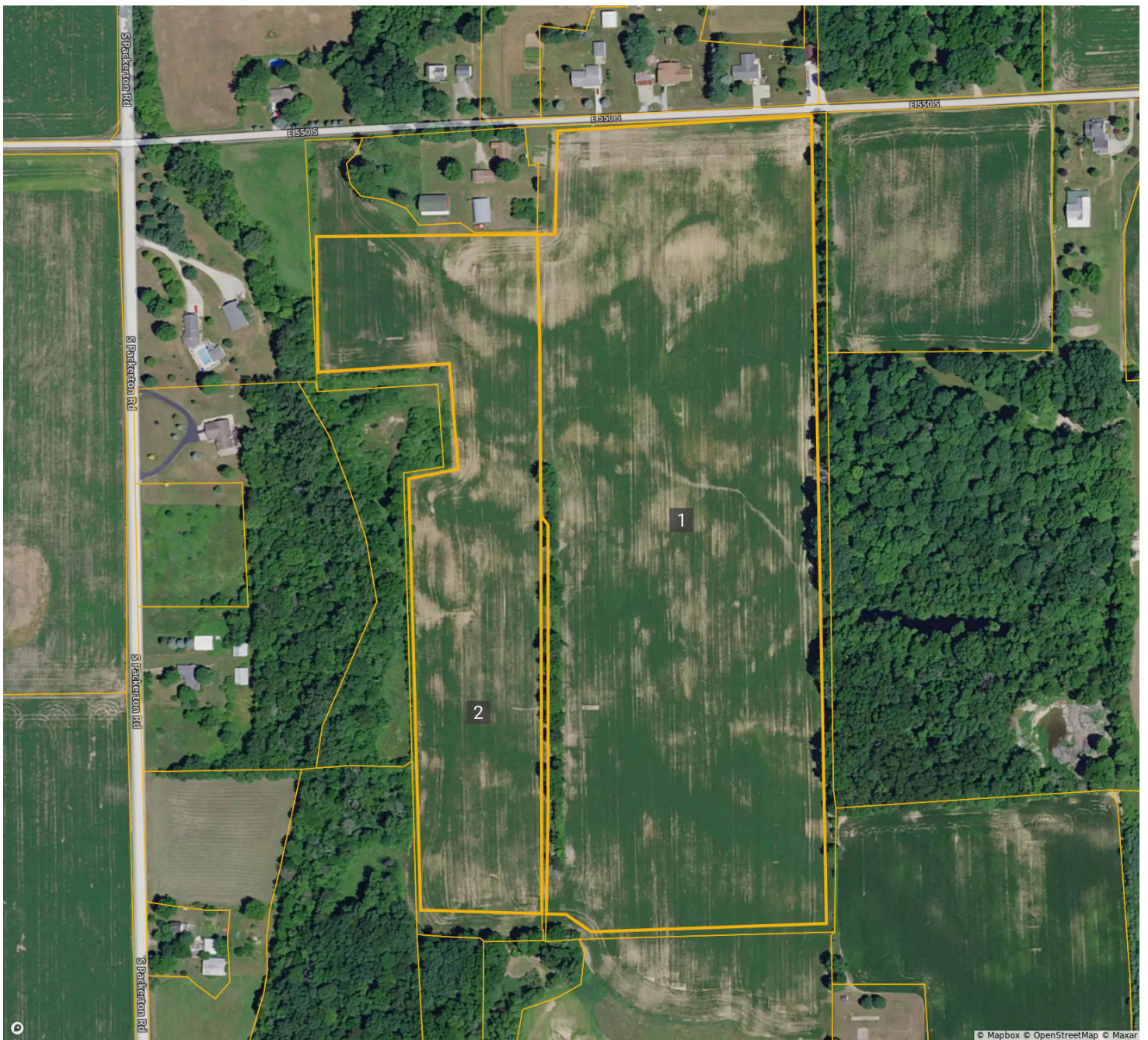


CLU	Acres
1 	21.04
2 	9.87
3 	5.79

FSA Overview

Kosciusko, IN • Township: Monroe
Locations: 7-31N-7E, 18-31N-7E

42.74 acres, 1 selection



CLU	Acres
1	29.67
2	12.72

43-16-07-300-019.000-015

MCKENZIE JACK & PHYLLIS

2207 E 550 S

101, Cash Grain/General Farm

MONROE TWP ACREAGE - 1/4

General Information

Parcel Number 43-16-07-300-019.000-015
Local Parcel Number 1771350050

Tax ID:

Routing Number 017-027-001

Property Class 101 Cash Grain/General Farm

Year: 2024

Location Information

County Kosciusko
Township MONROE
District 015 (Local 015) MONROE TOWNSHIP
School Corp 4455 WHITKO COMMUNITY
Neighborhood 1707010-015 MONROE TWP ACREAGE - AG
Section/Plat 7-31-7
Location Address (1) 2207 E 550 S WARSAW, IN 46580

Ownership

MCKENZIE JACK & PHYLLIS
2207 E 550 S
WARSAW, IN 46580

Legal

17-27-1
PT SW 7-31-7 63.12A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 03/14/2005 to 01/01/1900.

Notes

8/15/2023 REA: 2024 CHANGED EFF AGE OF T2 FROM 1900 TO 1950 & CORRECTED YEAR BUILT ON FL CNPY FROM 2005 TO 1997 PER PICTOMETRY & MASTERVIEW
5/20/2019 REA: 2020 ADDED 8X64 FEED LOT CNPY TO T2 BARN. APPEARED IN MASTER VIEWER IN 2005
ADDED FULL BATH (TOTAL OF 2) PER QUESTIONNAIRE (GC)
10/6/2015 REA: 2016 CHANGED CONDITION ON RES FROM FAIR TO AVERAGE, CHANGED CONDITION ON T2 BARN FROM POOR TO FAIR, CHANGED CONDITION ON DETGAR FROM GOOD TO AVERAGE, CHANGED EFF YEAR TO 1980 & CONDITION FROM GOOD TO AVERAGE ON CAR SHED
12/12/2006 MEM: SPLIT 12.96A TO 17-27-1.E 2006 PAY 2007

Agricultural

Valuation Records

Table with columns: Assessment Year (2024-2020), 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).

Land Computations

Table with columns: Land Computations, Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows include various land parcels with their respective attributes.

Zoning

AG AGRICULTURE

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage

Other

Printed Saturday, April 13, 2024

Review Group 2024

Data Source N/A Collector Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 story older
Finished Area	1692 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Wood Deck	180	\$3,200
Porch, Open Frame	102	\$4,900

Plumbing

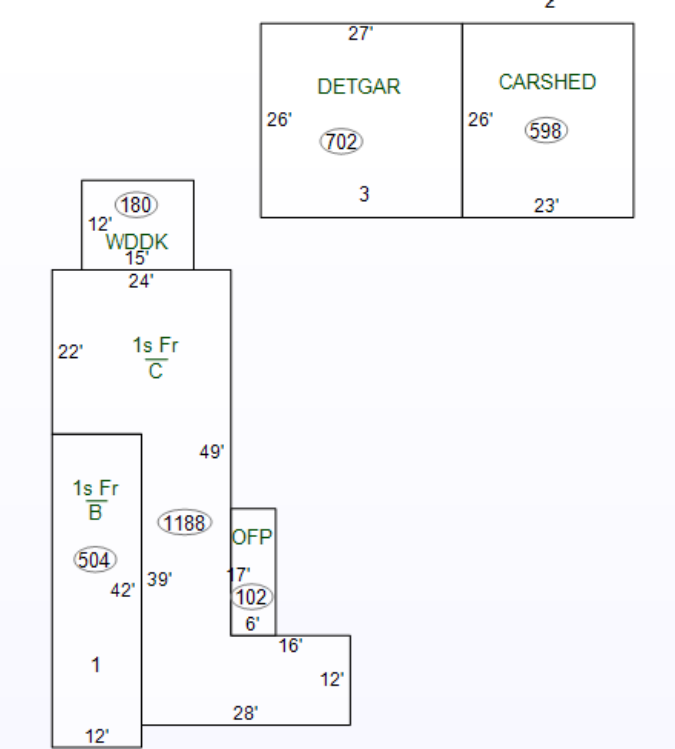
#	TF
Full Bath	2
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	4

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1692	1692	\$111,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	504	0	\$18,700	
Crawl	1188	0	\$6,400	
Slab				

Total Base \$136,400

Adjustments 1 Row Type Adj. x 1.00 \$136,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1692	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$142,800

Sub-Total, 1 Units

Exterior Features (+)	\$8,100	\$150,900
Garages (+) 0 sqft	\$0	\$150,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92
Replacement Cost		\$118,004

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	D+1	1938	1969	55 A		0.92		2,196 sqft	\$118,004	45%	\$64,900	0%	100%	1.700	1.000	100.00	0.00	0.00	\$110,300
2: Car Shed	1		C	1900	1980	44 A	\$22.53	0.92	\$19.37	23'x26'	\$11,581	60%	\$4,630	0%	100%	1.700	1.000	100.00	0.00	0.00	\$7,900
3: Detached Garage	1	Wood Fr	C	1992	1992	32 A	\$29.88	0.92	\$27.49	26'x27'	\$19,298	26%	\$14,280	0%	100%	1.700	1.000	0.00	0.00	100.00	\$24,300

General Information

Occupancy Barn, Bank & Flat (T2)
Description Barn, Bank & Flat (T2)
Story Height 0
Style N/A
Finished Area
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description **Area** **Value**

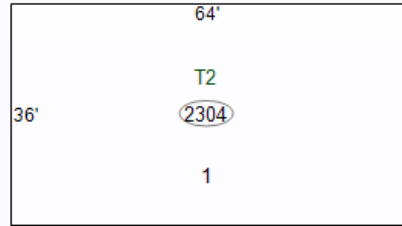
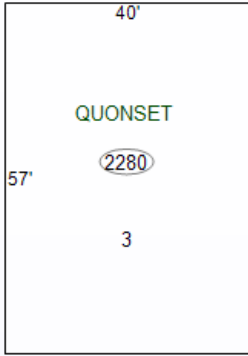
Plumbing

**TF**
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor Constr **Base** **Finish** **Value** **Totals**
 1
 2
 3
 4
 1/4
 1/2
 3/4
 Attic
 Bsmt
 Crawl
 Slab

Adjustments **Total Base**
Row Type Adj.

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0
Sub-Total, 1 Units
 Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade)
 Location Multiplier 0.92
Replacement Cost \$76,618

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Barn, Bank & Flat (T2)	2		D	1900	1950	74 F	\$52.92	0.92		36' x 64' x 24'	\$76,618	70%	\$22,990	0%	100%	1.000	1.000	0.00	0.00	100.00	\$23,000
2: FL CNPY	1	C	C	1997	1997	27 A		0.92		512 sqft	\$2,379	50%	\$1,190	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,200
3: Quonset	1		C	1994	1994	30 A	\$15.70	0.92		40' x57'	\$32,932	50%	\$16,470	0%	100%	1.000	1.000	0.00	0.00	100.00	\$16,500

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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