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Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

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

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REAL ESTATE AUCTION TERMS

113+/- Acres of Quality Cropland & Recreational Woods Offered in 2 Tracts!

This property will be offered at Auction on Thursday, October 10, 2024 at 6:30 pm from the property. 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 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 Trustee's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 29, 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 \$2,305.14. 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 10, 2024 at 6:30 pm
Bid Live In-Person or Online!

Auction Location: 3027 E. 900 S., Claypool, IN 46510
Jackson Township • Kosciusko County

Auction Manager: John Burnau 574.376.5340

www.BidMetzger.com



EAST 900 S

EAST 900 S

EAST 900 S

EAST 900 S

EAST 900 S

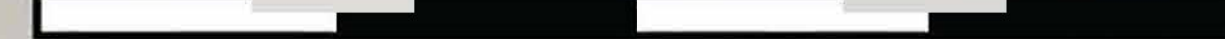
EAST 900 S

**TRACT #1
58 Acres**

**NOT
INCLUDED**

**TRACT #2
55 ACRES**

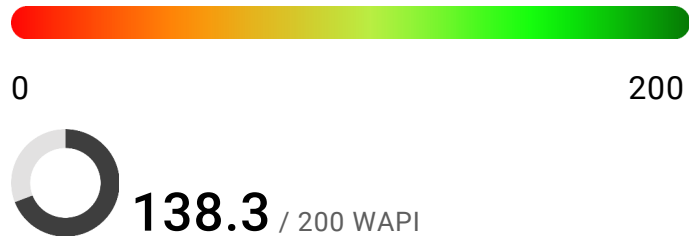
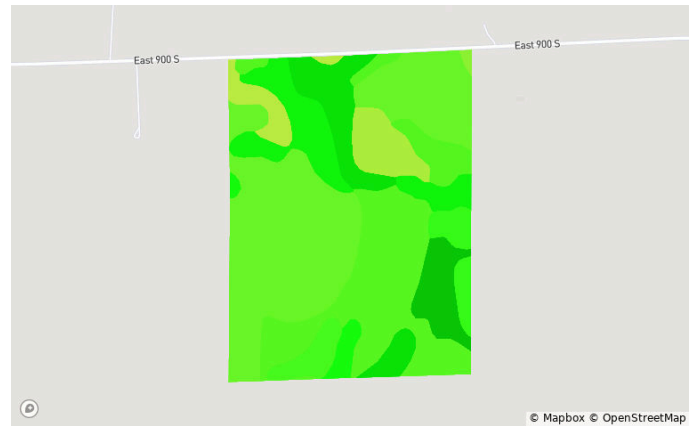
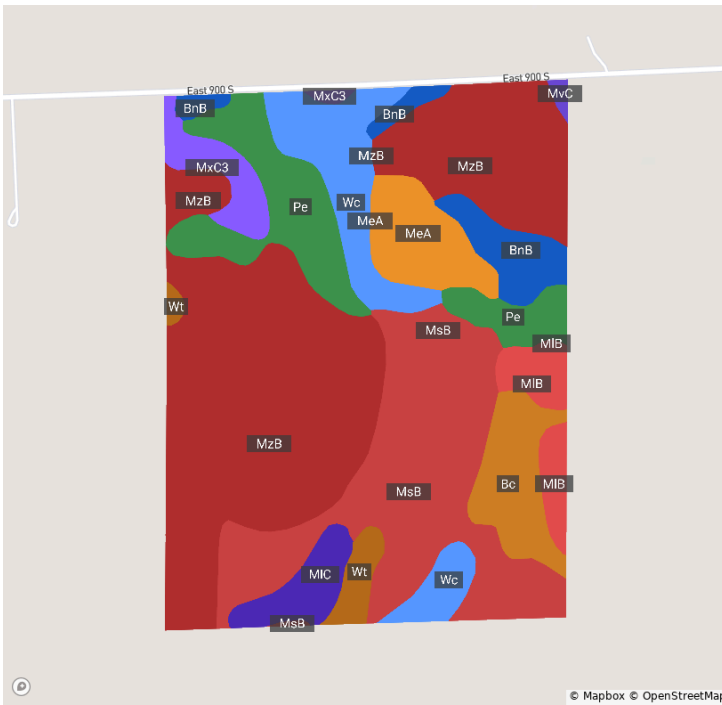
0 200 400 600 800ft



Soils

Kosciusko, IN • Township: Jackson
 Locations: 31-31N-7E, 32-31N-7E

120.00 acres, 4 selections



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
MzB	Morley-Glynwood complex, 1 to 4 percent slopes	44.5	37.7%	3e	—	130.0
MsB	Miami-Owosso-Metea complex, 2 to 8 percent slopes	24.3	20.6%	3e	—	134.8
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	11.4	9.7%	2w	—	157.3
Wc	Washtenaw silt loam	9.6	8.2%	2w	—	165.0
Bc	Barry loam	5.7	4.8%	2w	—	175.0
MeA	Metea loamy fine sand, moderately slowly permeable, 0 to 2 percent slopes	5.5	4.6%	3s	—	110.0
BnB	Blount-Glynwood complex, 1 to 3 percent slopes	4.8	4.0%	3e	—	136.1
MIB	Miami loam, 2 to 6 percent slopes	3.6	3.0%	2e	—	144.1
MxC3	Morley silty clay loam, 5 to 15 percent slopes, severely eroded	3.3	2.8%	6e	—	105.0

Soils

Kosciusko, IN • Township: Jackson
Locations: 31-31N-7E, 32-31N-7E

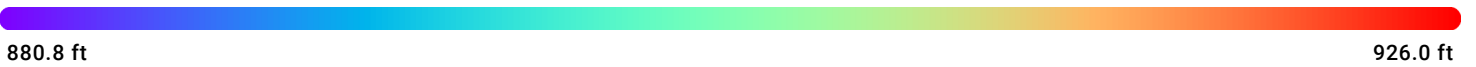
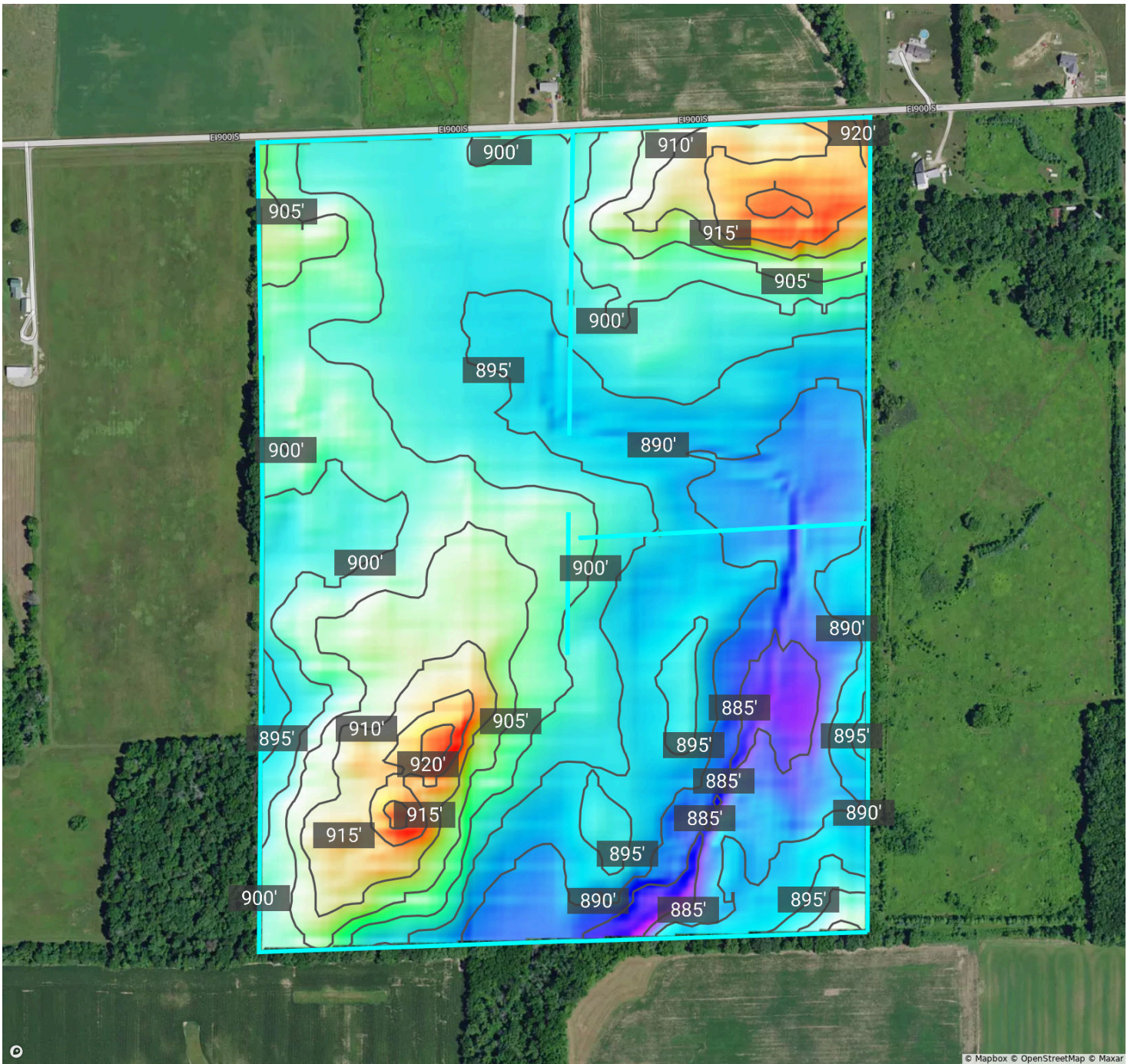
120.00 acres, 4 selections

	Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
●	MIC	Miami loam, 6 to 12 percent slopes	3.2	2.7%	3e	—	139.2
●	Wt	Whitaker loam	1.9	1.6%	2w	—	153.8
●	MvC	Morley loam, 6 to 12 percent slopes	0.3	0.2%	3e	—	120.0

Elevation

Kosciusko, IN • Township: Jackson
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120.00 acres, 4 selections



Source: USGS 3 Meter Dem

Interval: 5.0 ft

Range: 45.2 ft

Min: 880.8

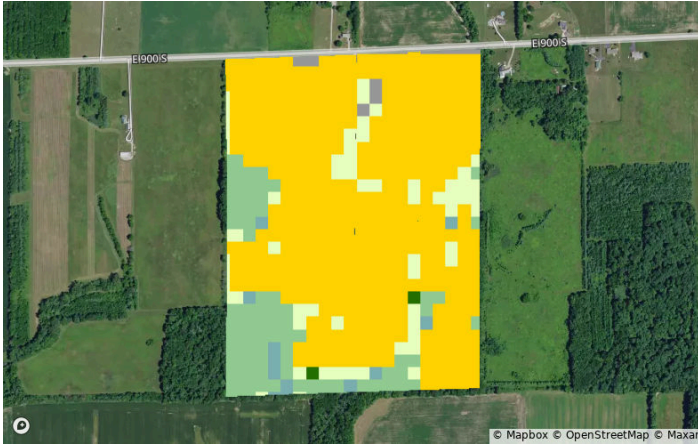
Max: 926.0

Crop History

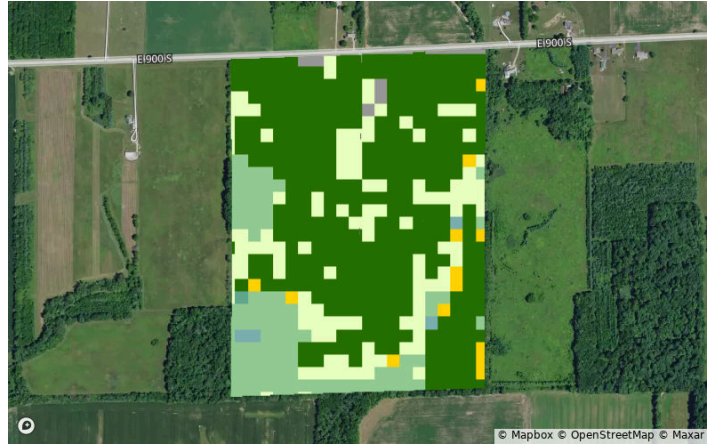
Kosciusko, IN • Township: Jackson
Locations: 31-31N-7E, 32-31N-7E

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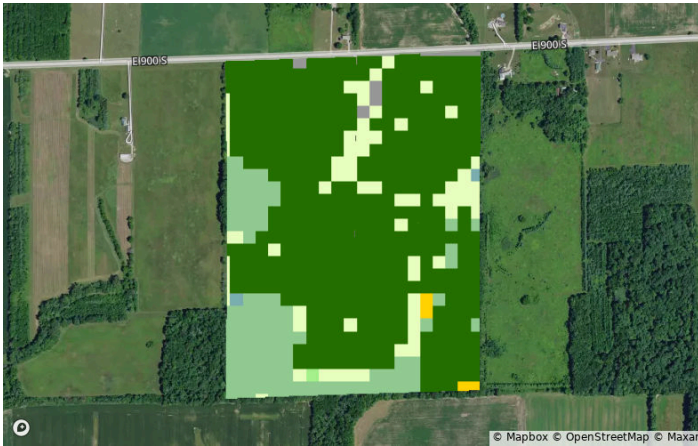
2023



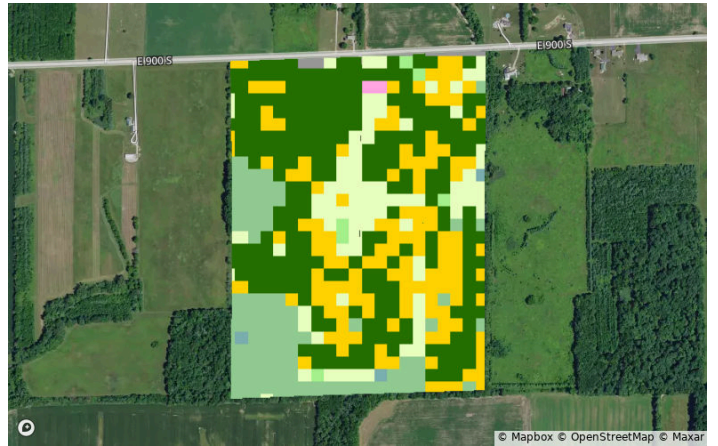
2022



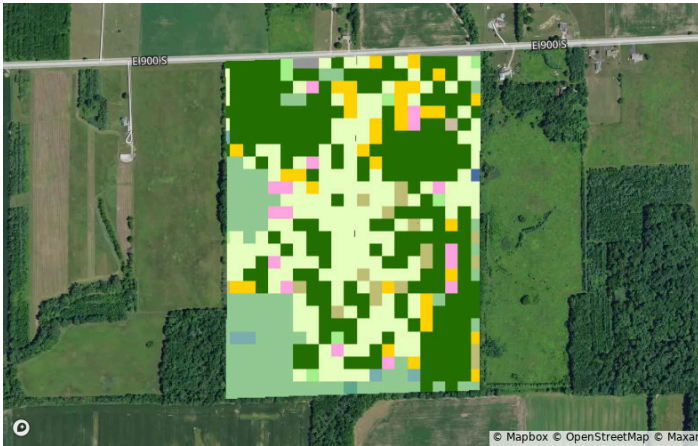
2021



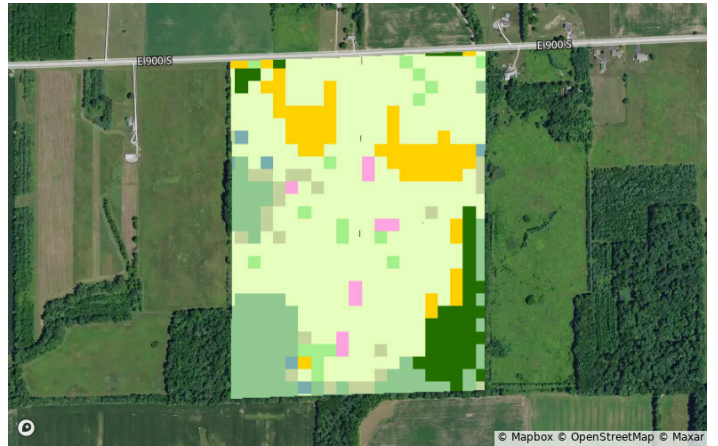
2020



2019



2018



Crop History

Kosciusko, IN • Township: Jackson
 Locations: 31-31N-7E, 32-31N-7E

120.00 acres, 4 selections

All Selections



Crop	2023	2022	2021	2020	2019	2018
● Soybeans	0.4%	59.4%	69.0%	42.3%	37.2%	7.0%
● Grassland/Pasture	9.6%	18.8%	10.7%	13.9%	28.6%	57.3%
● Corn	70.9%	2.4%	0.6%	22.7%	6.2%	9.2%
● Deciduous Forest	15.0%	16.4%	17.5%	17.7%	17.9%	16.4%
● Other	4.1%	3.0%	2.3%	3.4%	10.2%	10.2%

Vegetation Index (NDVI)

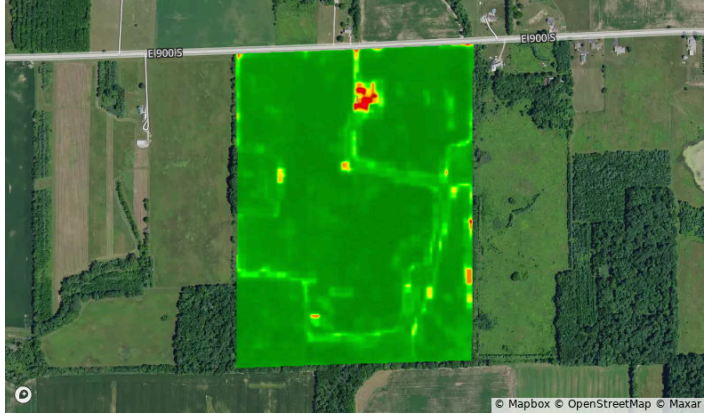
Kosciusko, IN • Township: Jackson
Locations: 31-31N-7E, 32-31N-7E

120.00 acres, 4 selections

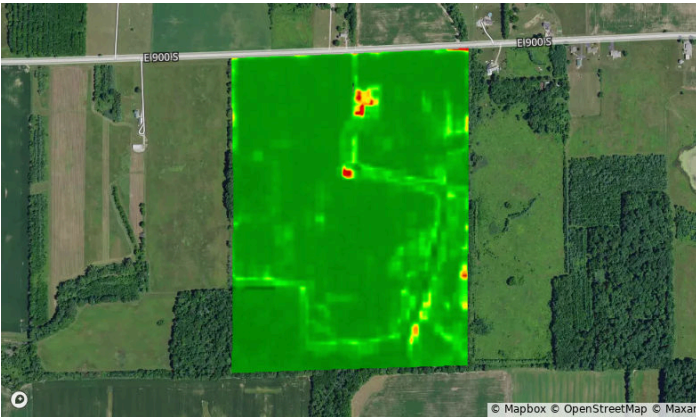
2023



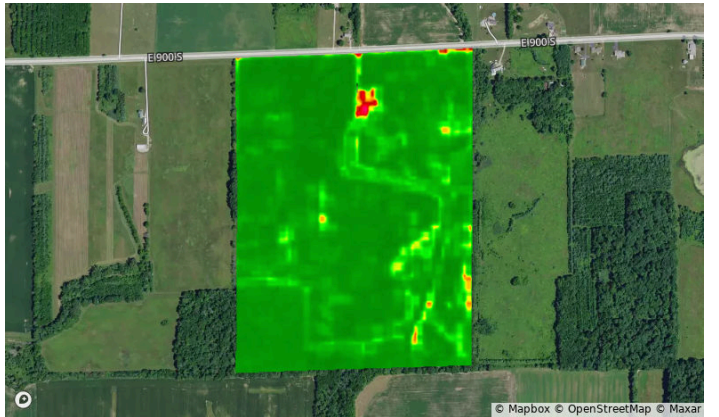
2022



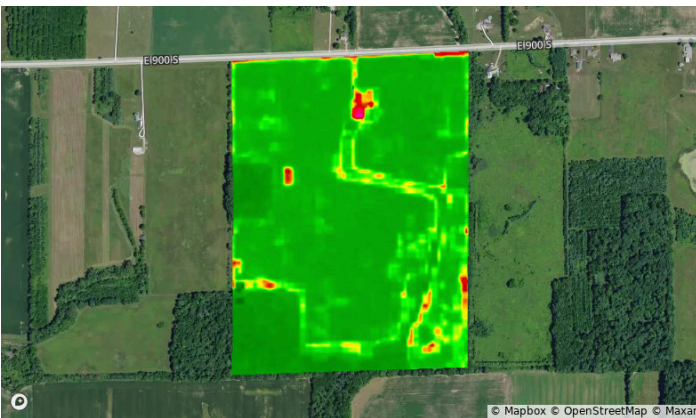
2021



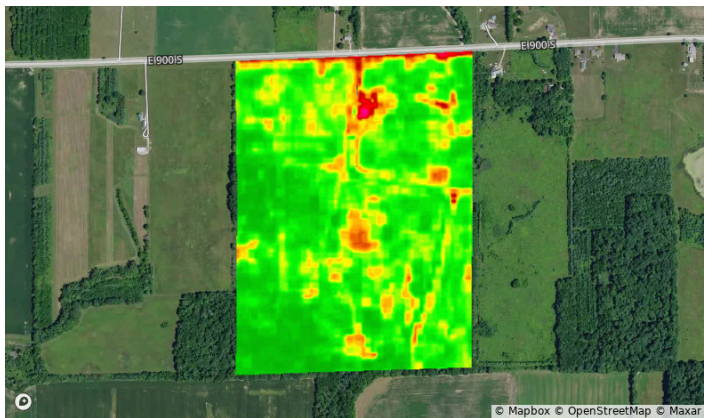
2020



2019



2018



Vegetation Index (NDVI)

Kosciusko, IN • Township: Jackson
Locations: 31-31N-7E, 32-31N-7E

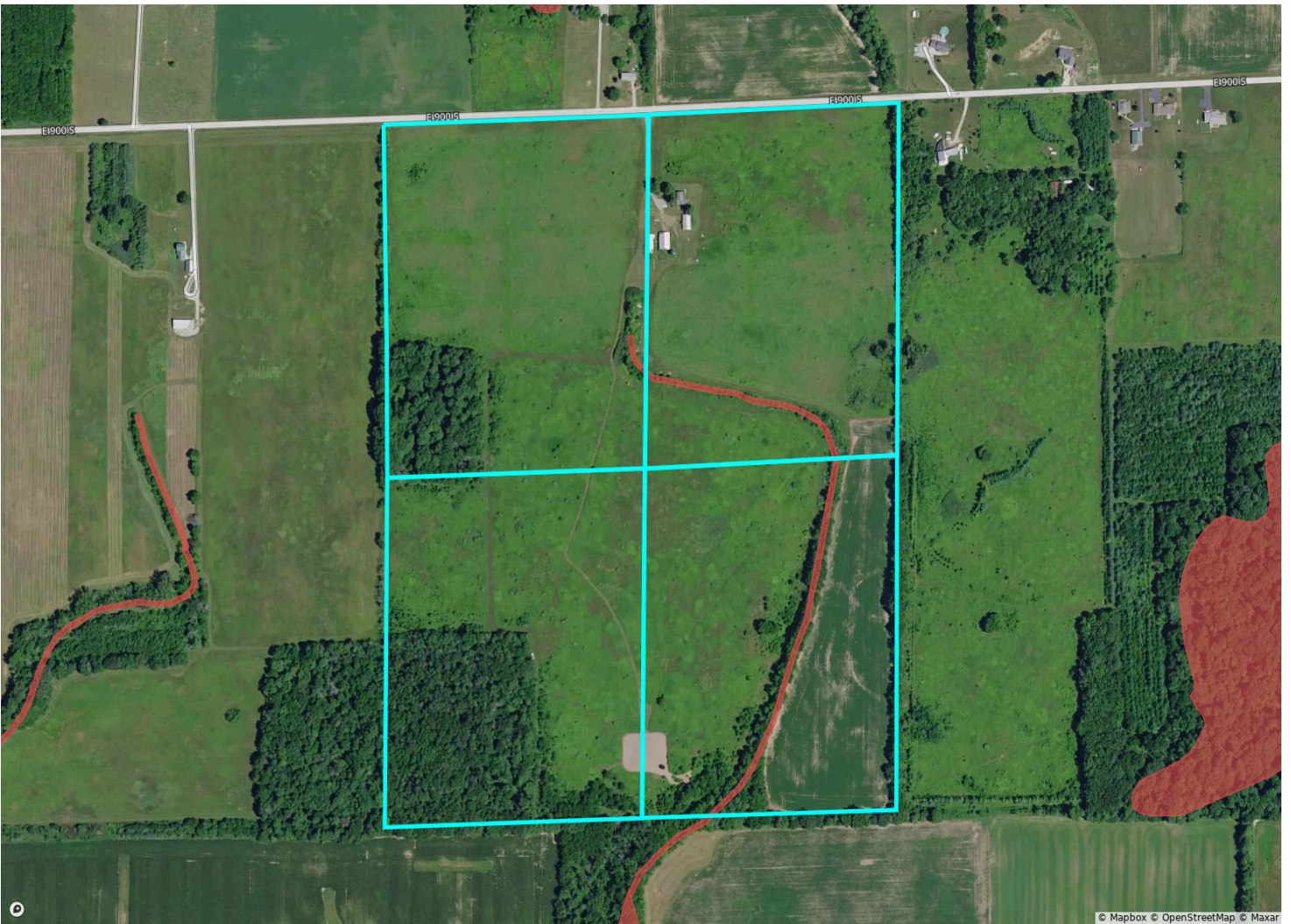
120.00 acres, 4 selections

Year	2023	2022	2021	2020	2019	2018
Standard Deviation	4	4	4	4	5	4
Mean	89	91	91	90	86	79
Min	41	52	57	48	42	45
Max	94	95	99	95	99	87

Flood (FEMA Report)

Kosciusko, IN • Township: Jackson
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120.00 acres, 4 selections

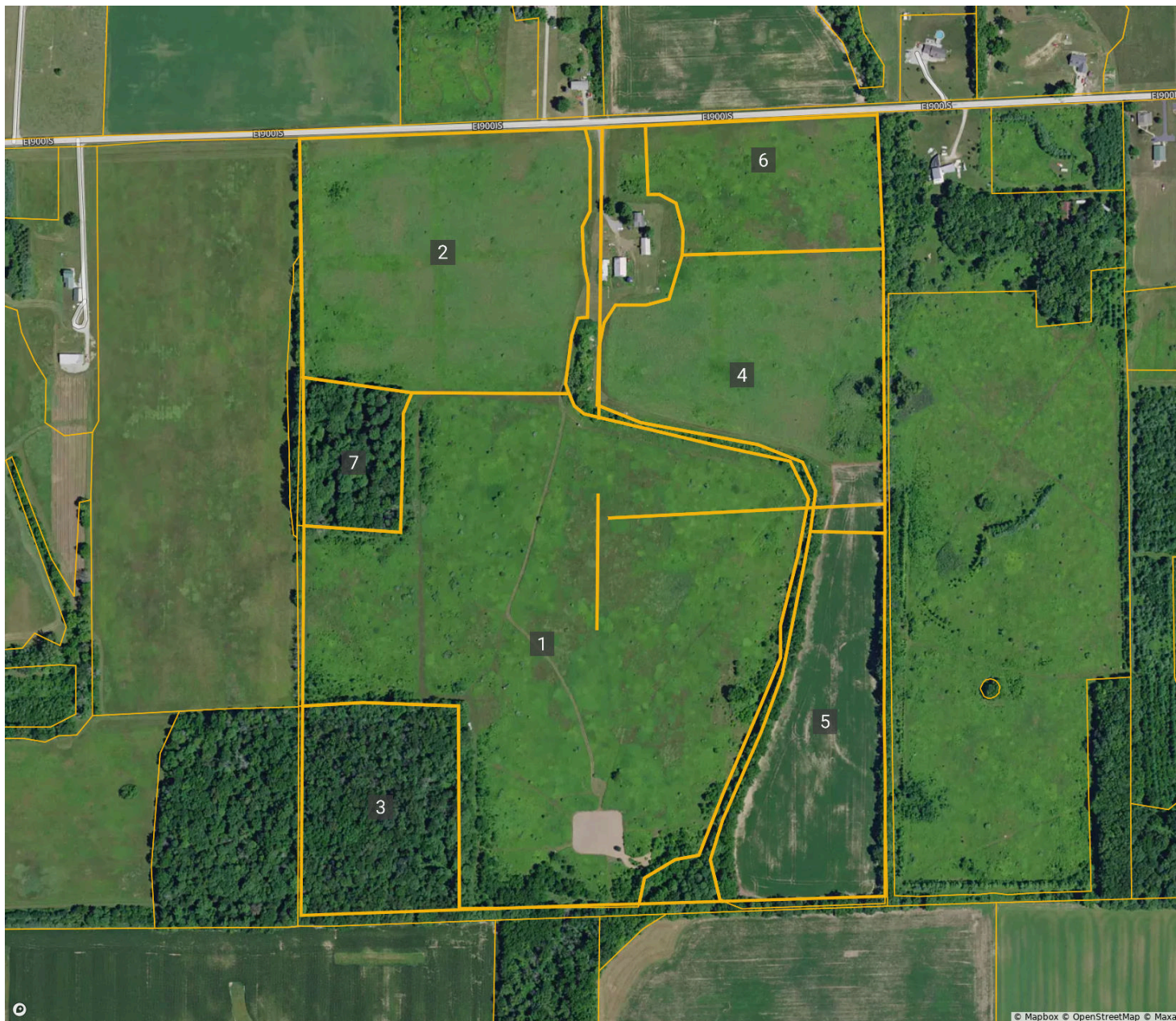









Flood Hazard Zone	% of Selection	Acres
● 100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
● 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
● Regulatory Floodway	0.0%	0.0
○ No Flood Hazard Zone	100.0%	117.9
Wetlands	% of Selection	Acres
● Assorted Wetlands	1.0%	1.1

FSA Overview

Kosciusko, IN • Township: Jackson
 Locations: 31-31N-7E, 32-31N-7E

120.00 acres, 4 selections



CLU	Acres	CLU	Acres	CLU	Acres
1 	46.49	4 	14.31	7 	3.72
2 	18.69	5 	11.68		
3 	15.03	6 	7.50		

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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