

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

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

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



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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

26 ACRES

AUCTION

TUES., OCT. 29 6 PM

**PRIME RECREATIONAL LAND
HIGH QUALITY HUNTING
POTENTIAL BUILDING SITE**

26.5 Acres of rolling cropland/pasture and woods creating an ideal setting for tremendous deer hunting or a beautiful spot to build your dream home. Centrally located this property offers quick recreation from Kokomo, Peru, Warsaw & Rochester.

**14500 E 400 S
Macy, IN**

**ONLINE
ONLY!**

**Don't Miss
this One!**


AC31300015
Metzger



MetzgerAuction.com



REAL ESTATE AUCTION TERMS

26.5+/- Acres of Recreational Land, Prime Hunting, & Potential Building Site!

This property will be offered via Online Only Auction on Tuesday, October 29, 2024 -- Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer 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 December 13, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$546.16. 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.

Online Auction: Tuesday, October 29, 2024

Bidding begins closing out at 6 pm!

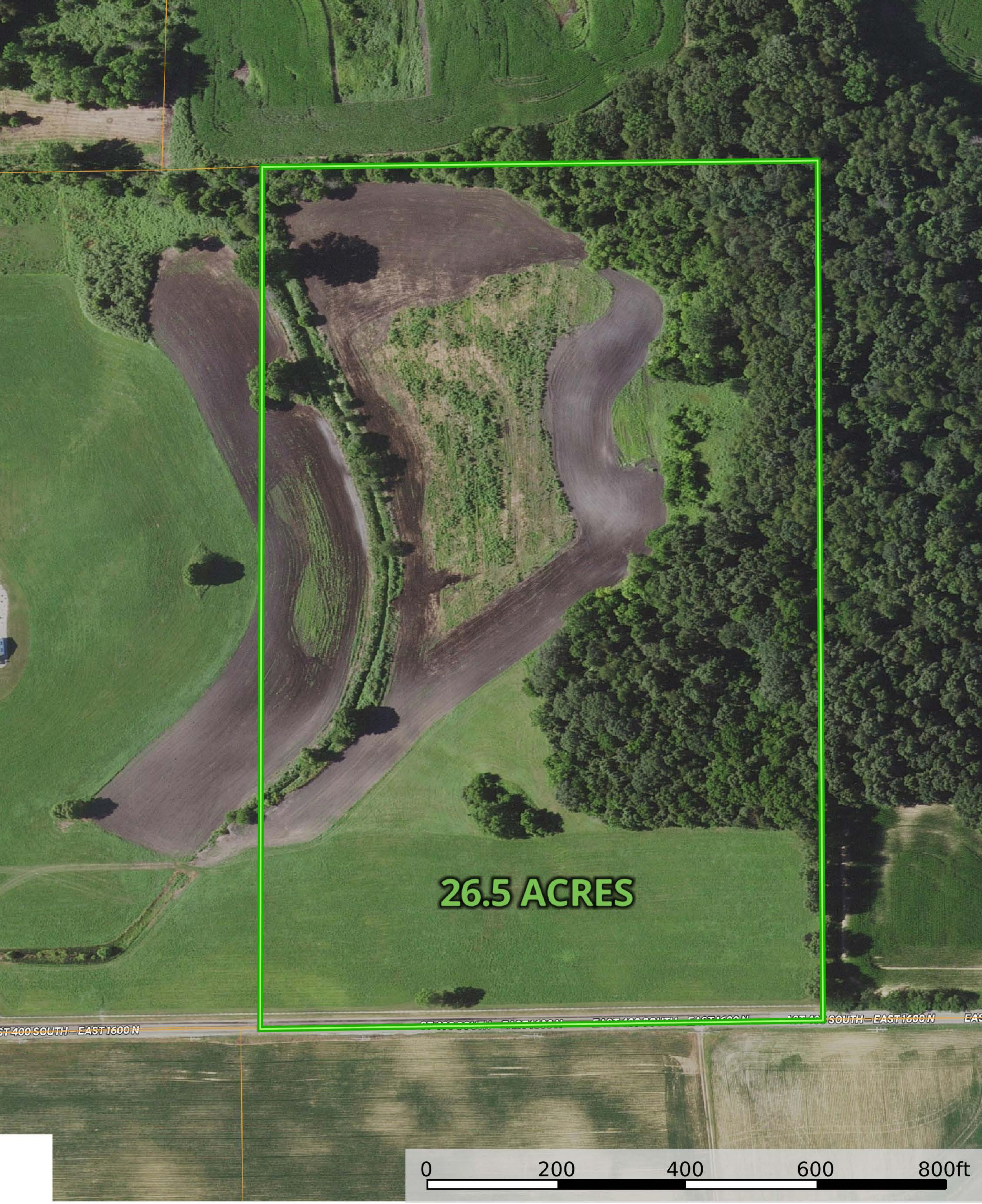
14500 E 400 S, Macy, IN 46951

Henry Township • Fulton County

www.BidMetzger.com



The image is a promotional banner for Metzger Property Services, LLC. It features a green and yellow color scheme with a background image of a field under a bright sun. 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 CAGA'. The tagline 'EXPANDING YOUR HORIZON... _GENERATION AFTER GENERATION' is written in a smaller font. The phone number '260-982-0238' is displayed in a large, bold font. At the bottom, there is a list of services: '★ FARMLAND AUCTIONS', '★ FARM SALES', '★ REAL ESTATE APPRAISALS', '★ ANTIQUE APPRAISALS', '★ PERSONAL PROPERTY AUCTIONS', and '★ REAL ESTATE SALES'. The website 'www.METZGERAUCTION.COM' is also listed at the bottom right.



26.5 ACRES

ST 400 SOUTH - EAST 1600 N

ST 400 SOUTH - EAST 1600 N

ST 400 SOUTH - EAST 1600 N

ST 400 SOUTH - EAST 1600 N

ST 400 SOUTH - EAST 1600 N

0 200 400 600 800ft

Listings as of 10/03/2024

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

MLS 202438348
14500 E 400 S
Macy
IN 46951
Status Active
LP \$0



Area Fulton County
Parcel ID 25-09-33-300-001.015-002
Type Agricultural Land
Sub None
Cross Street
School District TIP Elem Akron
JrH Tippe Valley
SrH Tippe Valley
REO No
Short Sale No
Waterfront Y/N N
Legal Description MID DIV SW SE 33-30-5 26.50A
Directions From SR 19, head east on 400 S. Property is on the north side of the road.
Inside City Limits N
City
County Zoning A1
Zoning Description

Remarks 26.5+/- Acres of Recreational Land selling via Online Only Auction on Tuesday, October 29, 2024 -- Bidding begins closing out at 6 pm! 26.5+/- Acres of rolling cropland/pasture & woods. Ideal for deer hunting and other outdoor sports, income potential, or a beautiful potential building site for your dream home. Centrally located, this property offers quick recreation from Kokomo, Peru, Warsaw, & Rochester.

Agent Remarks Online Auction: Tues. 10.29.24 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 Ac/SF/Dim 26.5000 / 1,154,340 / 875x1330
Parcel Desc Partially Wooded, Tillable, 15+
Platted Development No
Platted Y/N Yes
Township Henry
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, Soil Map

Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access
Water Name
Lake Type
Water Features
Water Frontage
Channel Frontage
Water Access
Auction Yes
Auctioneer Name Chad Metzger
Auctioneer License # AC31300015
Auction Location Online Only: bidmetzger.com
Auction Start Date 10/29/2024
Financing: Existing
Proposed
Excluded Party None
Annual Taxes \$546.16
Exemption No Exemptions
Year Taxes Payable 2024
Assessed Value
Is Owner/Seller a Real Estate Licensee No
Possession subject to current tenant's rights
List Office Metzger Property Services, LLC - Off: 260-982-0238
List Agent Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939
Agent E-mail chad@metzgerauction.com
Co-List Office
Co-List Agent
Showing Instr
List Date 10/3/2024
Exp Date 1/31/2025
Contract Type Exclusive Right to Sell
Special Listing Cond. None
Seller Concessions Offer Y/N
Seller Concession Amount \$
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 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.

Overview

Fulton, IN • Township: Henry • Location: 33-30N-5E

26.50 acres, 1 selection



Overview 26.50 acres, 1 selection

Fulton, IN • Township: Henry • Location: 33-30N-5E

Type: Parcel



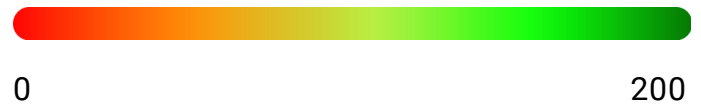
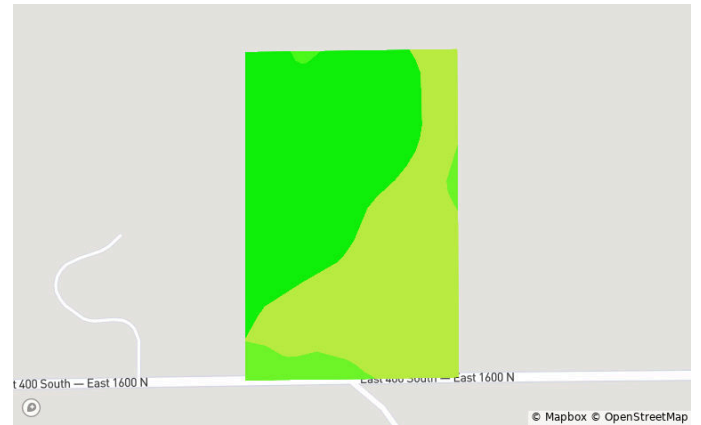
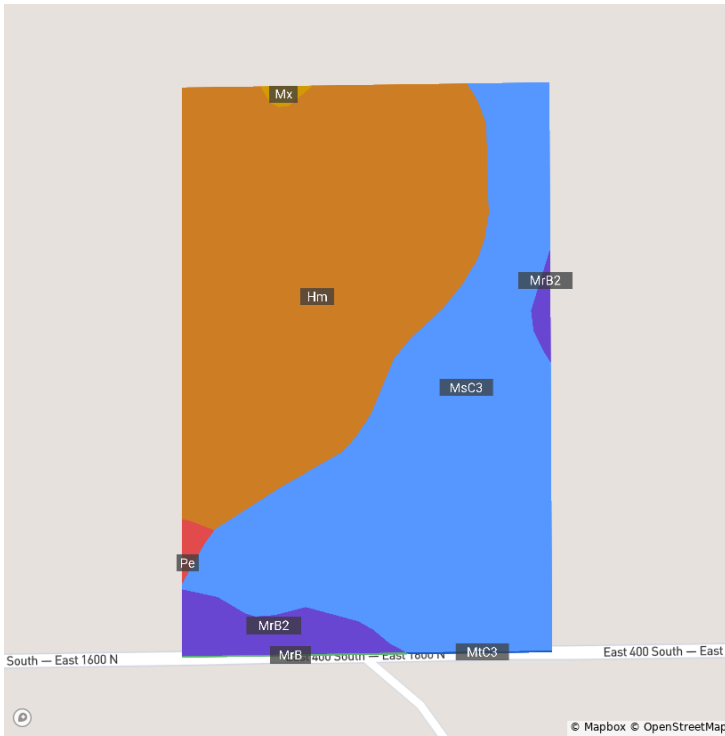
Acres
26.50

Parcel ID Number
25-09-33-300-001.015
-002

Soils

Fulton, IN • Township: Henry • Location: 33-30N-5E

26.50 acres, 1 selection

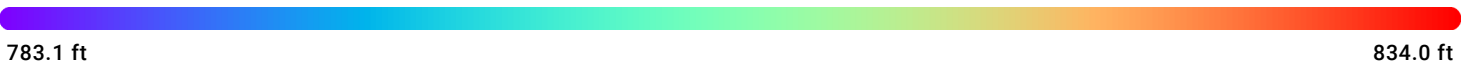
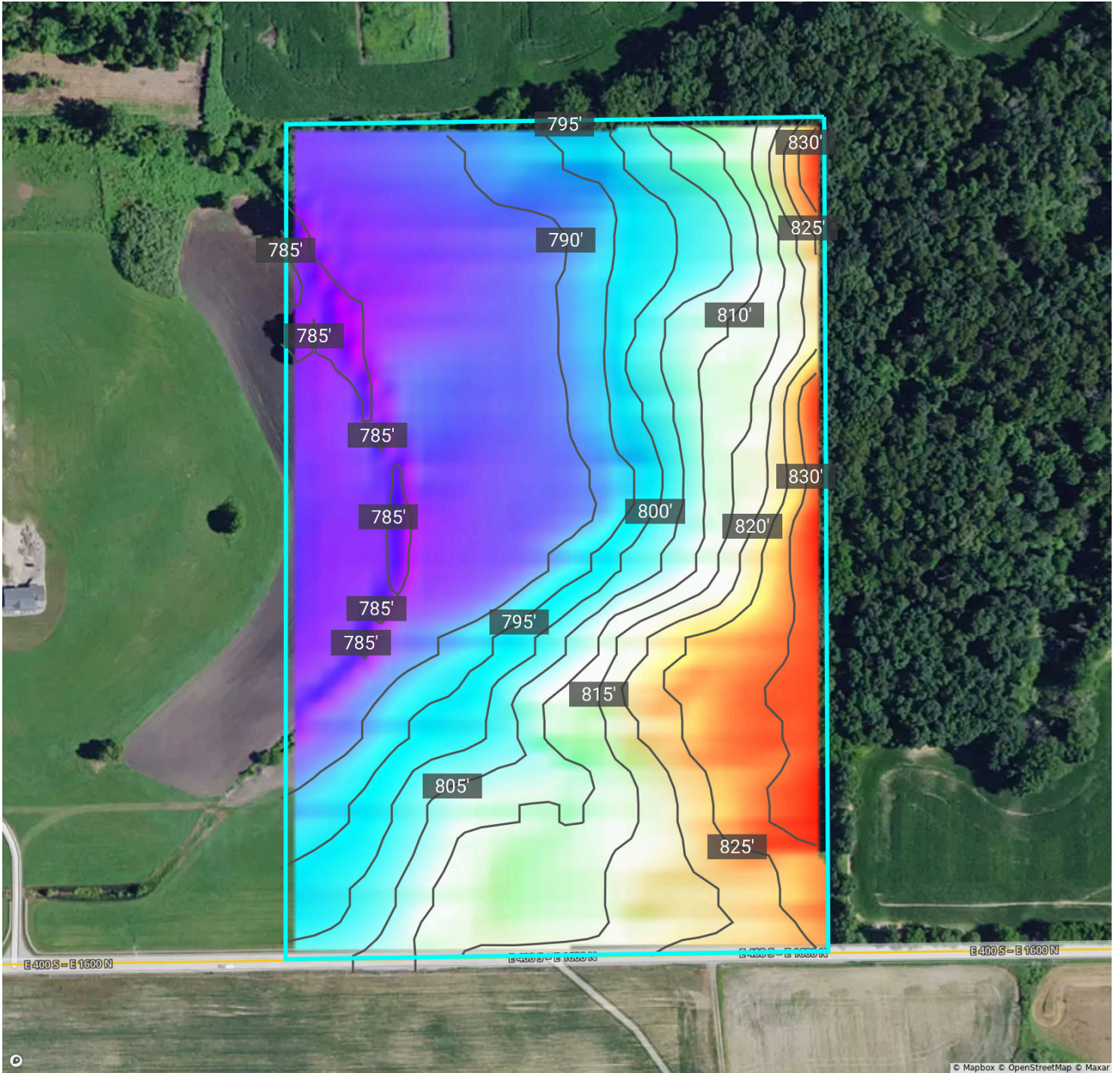


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
● Hm	Houghton muck, drained	12.9	48.8%	3w	—	159.4
● MsC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	12.0	45.4%	4e	—	105.4
● MrB2	Glynwood loam, 2 to 6 percent slopes, eroded	1.3	4.8%	2e	—	128.3
● Pe	Pewamo clay loam, 0 to 2 percent slopes	0.1	0.5%	2w	—	158.8
● Mx	Muskego muck, drained	0.1	0.3%	4w	—	138.2
● MrB	Morley sandy loam, 2 to 6 percent slopes	0.0	0.1%	2e	—	130.0
● MtC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	0.0	0.1%	4e	—	105.4

Elevation

Fulton, IN • Township: Henry • Location: 33-30N-5E

26.50 acres, 1 selection



Source: USGS 3 Meter Dem

Interval: 5.0 ft

Range: 50.9 ft

Min: 783.1

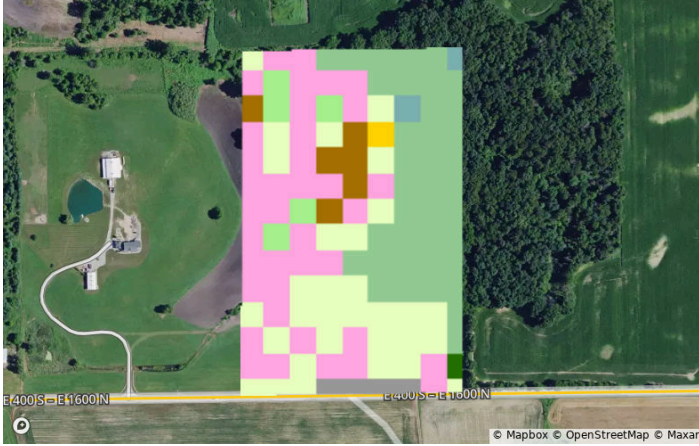
Max: 834.0

Crop History

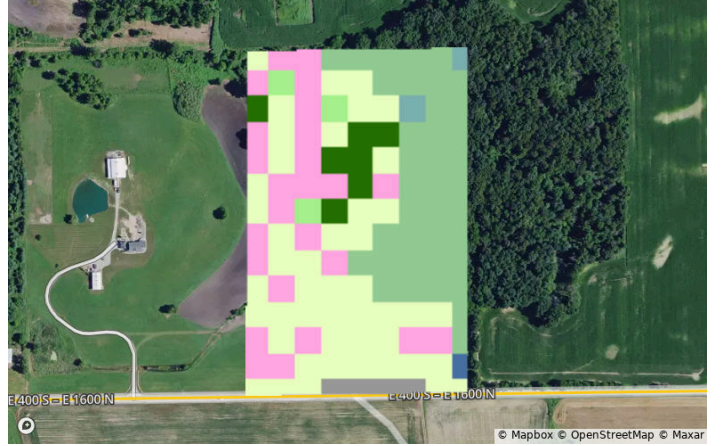
Fulton, IN • Township: Henry • Location: 33-30N-5E

26.50 acres, 1 selection

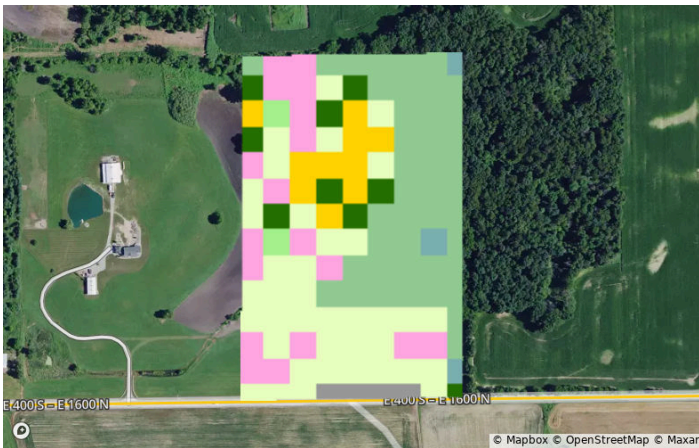
2023



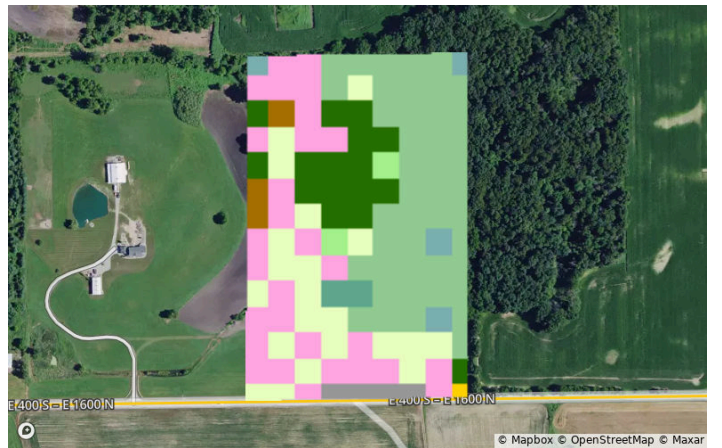
2022



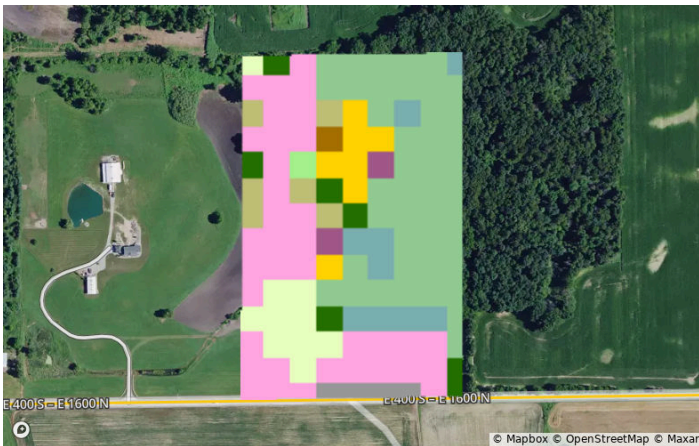
2021



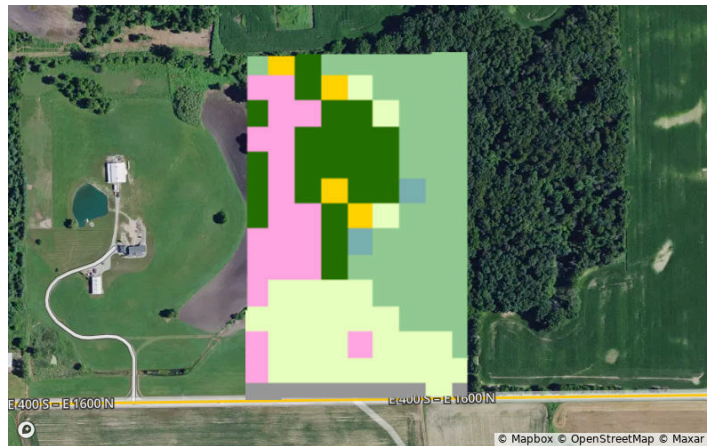
2020



2019



2018



Crop History

Fulton, IN • Township: Henry • Location: 33-30N-5E

26.50 acres, 1 selection

All Selections



Crop	2023	2022	2021	2020	2019	2018
Deciduous Forest	29.9%	29.1%	31.6%	33.3%	33.3%	32.5%
Alfalfa	31.6%	20.5%	14.5%	24.8%	29.1%	17.1%
Grassland/Pasture	23.1%	35.0%	29.1%	16.2%	8.5%	20.5%
Other	15.4%	8.5%	16.2%	12.8%	23.9%	12.8%
Soybeans	0.0%	6.8%	8.5%	12.8%	5.1%	17.1%

Flood (FEMA Report)

Fulton, IN • Township: Henry • Location: 33-30N-5E

26.50 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%	26.5

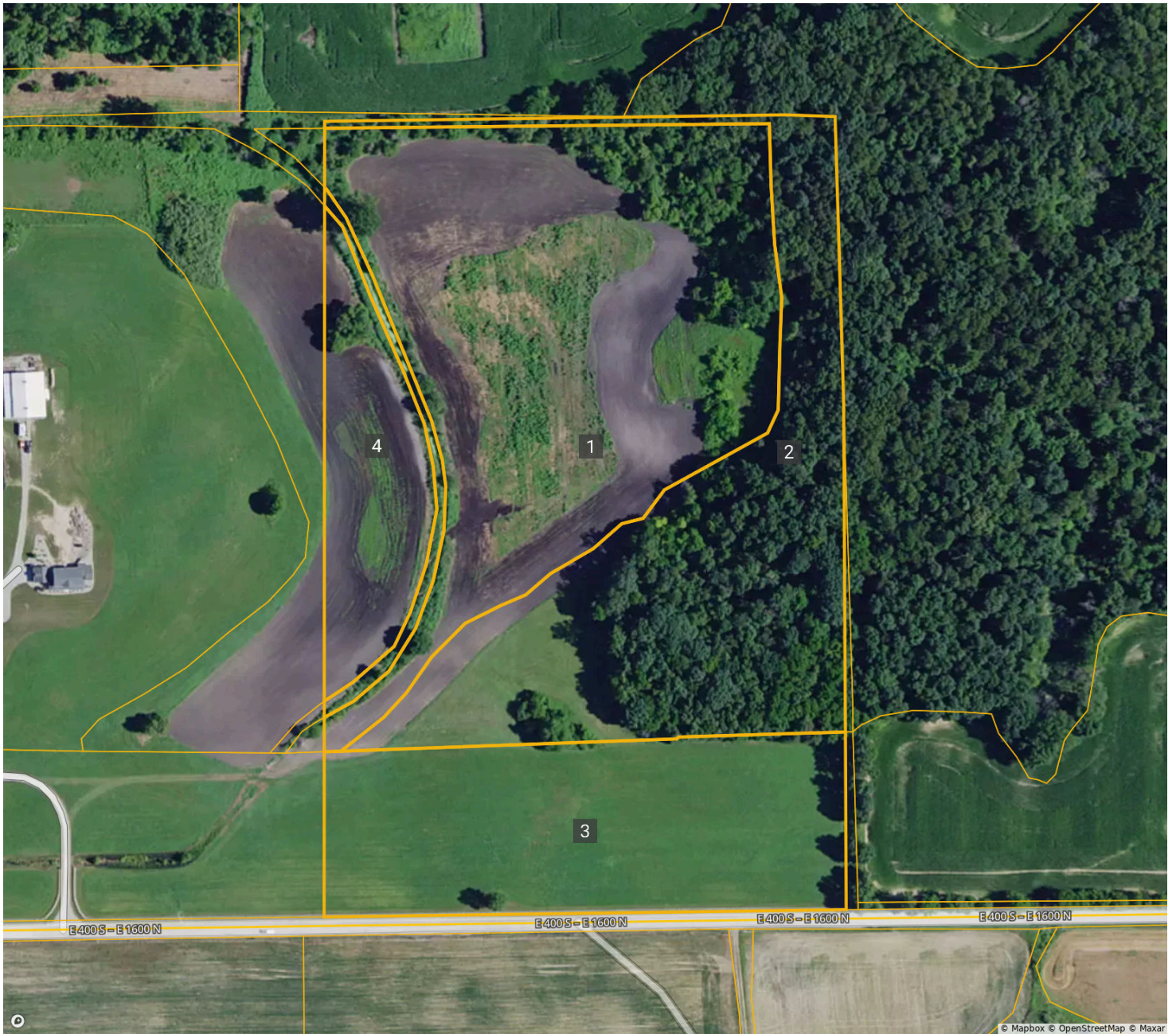
Wetlands

	% of Selection	Acres
● Assorted Wetlands	0.8%	0.2

FSA Overview

Fulton, IN • Township: Henry • Location: 33-30N-5E

26.50 acres, 1 selection



CLU	Acres	CLU	Acres
1 	10.35	4 	2.29
2 	7.86		
3 	5.67		

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**

25-09-33-300-001.015-002

West DeWayne H & Tahnee S

BESIDE 14484 E 400 S

100, Vacant Land

Henry Twp. Homesites/250 1/2

General Information

Parcel Number 25-09-33-300-001.015-002
Local Parcel Number 00310511300

Tax ID:

Routing Number 09-33-000-006

Property Class 100 Vacant Land

Year: 2024

Location Information

County Fulton
Township HENRY TOWNSHIP
District 002 (Local 003) HENRY TOWNSHIP
School Corp 4445 TIPPECANOE VALLEY
Neighborhood 2500001-002 Henry Twp. Homesites
Section/Plat
Location Address (1) BESIDE 14484 E 400 S MACY, IN 46951

Ownership

West DeWayne H & Tahnee S
14484 E 400 S
Macy, IN 46951

Legal

MID DIV SW SE 33-30-5 26.50A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 03/27/2018 to 04/27/2006.

Notes

8/5/2022 23RS: Per cycl/rev: No changes made lc
10/31/2018 : 9/18 Cyc/Rev. Chg. Rt. # ---no other chg. ---19 pay 20 Dm
12/1/2014 : CYC/REV--11/25/14--B.B.-- NO CHG.-- 15 PAY 16 ---DM.
10/16/2012 : C OF E DONE TO PUT HOUSE AND BUILDING ONTO PARCEL 003-105003-00 THIS IS ALL LAND. CORRECTED FOR 2012 PAY 2013
6/2/2010 : DROVE OUT TO SITE, NO ATTACHED GARAGE YET, PICKED UP OFF SR
3/1/2009 : RECLASSED 101 TO 100; PER CYCLICAL REVIEW CG SAY SHOULD BE IN BLOCK 400 NOT 300 RECLASSED 100 TO 101; ADDED HOMESITE AND NEW HOME FOR 2009 PAY 2010, RECHECK 2010 PAY 2011 FOR EX FEATURES AND ATTACHED GARAGE.

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 2024, 2023, 2022, 2021, 2020.

Land Data (Standard Depth: Res 100', CI 100' 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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows include land types 4, 6, 82.

Zoning

Subdivision

Lot

Market Model 2500001

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, August 7, 2024 Review Group 1

Data Source N/A

Collector 08/05/2022 PM

Appraiser 08/05/2022 AVS

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (26.50), Actual Frontage (0), Developer Discount, Parcel Acreage (26.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.33), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (26.17), Farmland Value (\$42,950), Measured Acreage (26.17), Avg Farmland Value/Acre (1641), Value of Farmland (\$42,940), Classified Total (\$0), Farm / Classified Value (\$42,900), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$42,900), CAP 3 Value (\$0), Total Value (\$42,900).

...Generation after Generation



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