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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!**



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

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REAL ESTATE AUCTION TERMS

8.69+/- ACRES OF CRP GROUND & RECREATIONAL WOODS!

This property will be offered via Online Only Auction on Thursday, December 19, 2024 -- Bidding begins closing out at 6:30 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. *A 5 % buyer's premium will be added to the invoice.* 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 February 7, 2025. Possession will be at closing. CRP income will be prorated as of the deed recording via the FSA office. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$50.64. 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.

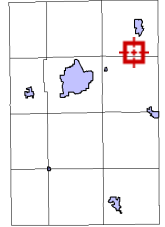
Online Auction: Thursday, December 19, 2024
Bidding begins closing out at 6:30 pm!
Ginger Rd., Huntington, IN - head east on 675 N off of US 24
Jackson Township • Huntington County

www.BidMetzger.com













Overview



Legend

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

Parcel ID	35-01-34-200-034.000-006	Alternate ID	n/a	Owner Address	Hines, Sheila J
Sec/Twp/Rng	n/a	Class	Vacant Land		2615 E 675 N
Property Address	Ginger Rd	Acreage	8.69		Huntington, IN 46750-9694
	Huntington				
District	JACKSON TOWNSHIP				
Brief Tax Description	004-00340-00 PT SW FR NW SEC 34 8.69A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/25/2024
 Last Data Uploaded: 11/22/2024 7:59:30 PM

Listings as of 12/02/2024

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

MLS 202445969 * Ginger Road **Huntington IN 46750** **Status Active** **LP \$0**



Area Huntington County **Parcel ID** 35-01-34-200-034.000-006 **Type** Agricultural Land

Sub None **Cross Street**

School District HCS Elem Roanoke **JrH** Crestview **SrH** Huntington North

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

Legal Description 004-00340-00 PT SW FR NW SEC 34 8.69A

Directions Heading northeast out of Huntington. Take 675 N east off of US 24, property is on the southeast side of the road.

Inside City Limits **City** **County Zoning** **Zoning Description**

Remarks 8.69+/- Acres of CRP ground with Little River Frontage selling via Online Only Auction on Thursday, December 19, 2024 -- Bidding begins closing out at 6:30 pm! Recreational woods with prime hunting that was part of the old canal. This property is income producing with a current Annual CRP income at \$2,545.00, that contract is set up to run through the end of September 2039. The buyer must choose if they want the property to remain in CRP or taken out, the seller will pay for it to be removed from the program at the seller's cost if they want it removed. If they want it left in, they will be responsible for removing 10% of trees per year to stay within CRP compliance.

Agent Remarks Online Auction: Thurs. 12.19.24 6:30 pm A 5% buyer's premium will be added to the 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 Ac/SF/Dim** 8.6900 / 378,536 / 770x980

Parcel Desc Partially Wooded, 6-9.999 **Platted Development** No **Platted Y/N** Yes

Township Jackson **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** 680.00

Type Fuel None **Assn Dues** Not Applicable

Electricity Available **Other Fees**

Features

DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No

Can Property Be Divided? No

Water Access River

Water Name Other **Lake Type**

Water Features

Water Frontage 680.00 **Channel Frontage** **Water Access** RVRF

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Auction Location Online Only: bidmetzger.com **Auction Start Date** 12/19/2024

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

Annual Taxes \$50.64 **Exemption** No Exemptions **Year Taxes Payable** 2024 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** at closing

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 12/2/2024 **Exp Date** 3/31/2025

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.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation <h3 style="text-align: center;">CONSERVATION RESERVE PROGRAM CONTRACT</h3>	1. ST. & CO. CODE & ADMIN. LOCATION 18 069 3. CONTRACT NUMBER 11879	2. SIGN-UP NUMBER 61 4. ACRES FOR ENROLLMENT 6.41
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) HUNTINGTON COUNTY FARM SERVICE AGENCY 2040 RIVERFORK DRIVE WEST HUNTINGTON, IN 46750-9004	6. TRACT NUMBER 11112	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2024 9/30/2029
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (260) 356-6816	8. SIGNUP TYPE: CREP - Indiana	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.

9A. Rental Rate Per Acre		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment	\$ 2,545.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment	\$	11112	0001	CP21	6.41	\$ 385.00
(Item 9C is applicable only when the first year payment is prorated.)						

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)				
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) SHEILA JO HINES HUNTINGTON, IN 46750-9694	(2) SHARE 100.00 %	(3) SIGNATURE (By) <i>Sheila Jo Hines</i>	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY) 05 28 2024
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>Deana R. Keith, CED</i>		B. DATE (MM-DD-YYYY) 8-15-2024

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

USDA Farm 589 Tract 11112

Administered by: Huntington County, Indiana

OP: HINES, SHEILA JO

OW: HINES, SHEILA JO

Source: Primarily USDA NAIP 2022 imagery; IDHS or Dynamap roads; FSA data 2024-03-26 07:05:52

2024 Certification map prepared on: 3/29/2024

9.52 Tract acres

6.41 Cropland acres

6.41 CRP acres

CRP

CLU

Wetland Determination Identifiers:

- Restricted Use **TRS: 29N10E34**
- ▼ Limited Restrictions **Huntington**
- Exempt from Conservation Compliance Provisions



Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	6.41	N	2	11029A	21	24	Y

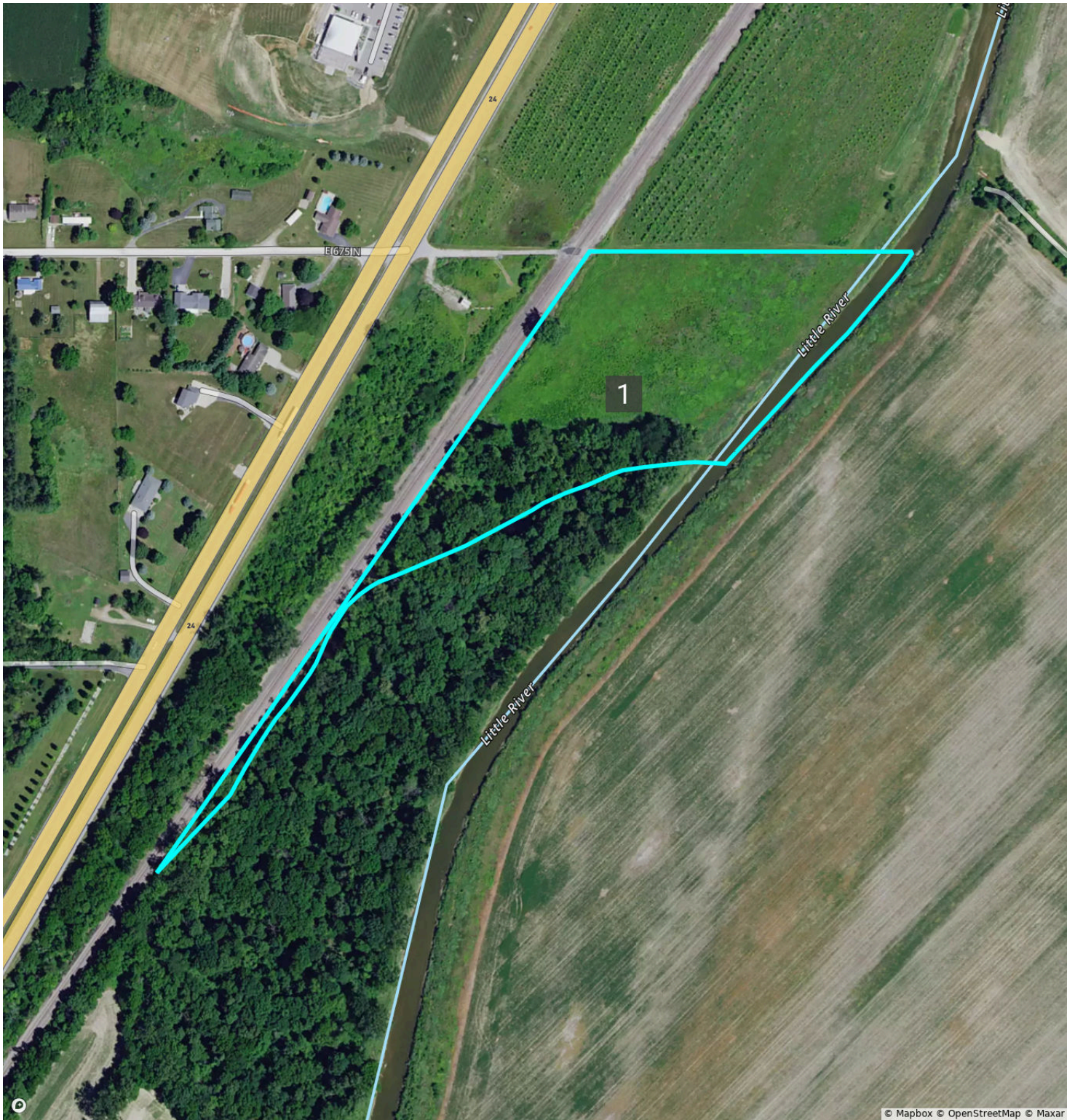
0 170 340 510 680 Feet

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Overview

Huntington, IN • Township: Jackson • Location: 34-29N-10E

8.69 acres, 1 selection



Overview 8.69 acres, 1 selection

Huntington, IN • Township: Jackson • Location: 34-29N-10E

Type: Parcel



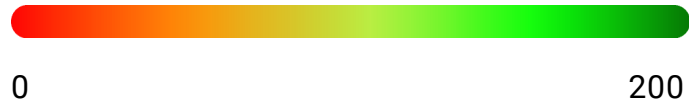
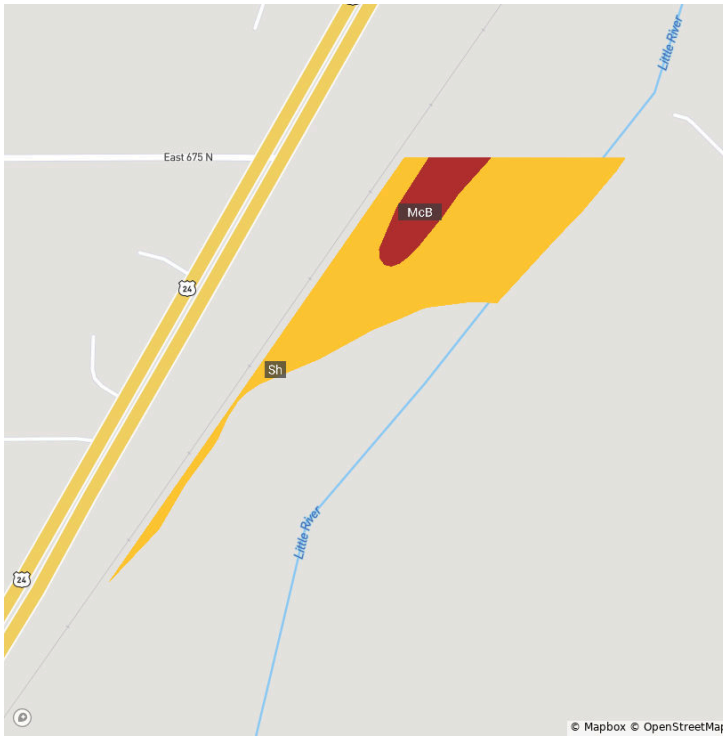
Acres
8.69

Parcel ID Number
35-01-34-200-034.000
-006

Soils

Huntington, IN • Township: Jackson • Location: 34-29N-10E

8.69 acres, 1 selection

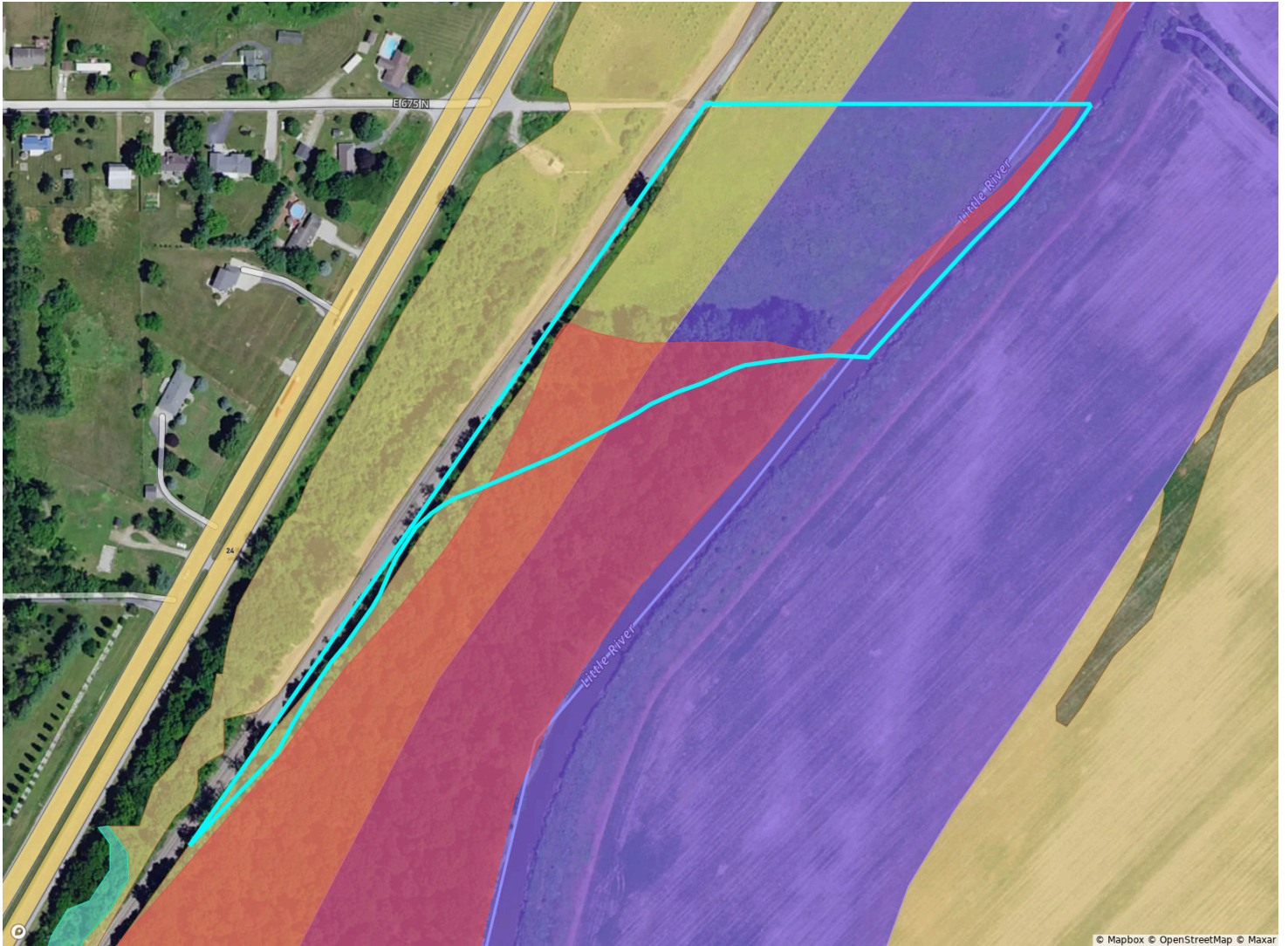


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
● Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	9.4	86.6%	2w	—	130.9
● McB	Martinsville silt loam, 2 to 8 percent slopes	1.5	13.4%	2e	—	140.0





Flood (FEMA Report)

Huntington, IN • Township: Jackson • Location: 34-29N-10E

8.69 acres, 1 selection



Flood Hazard Zone

		% of Selection	Acres
	Regulatory Floodway	54.8%	6.0
	100 Year Flood Zone (1% annual chance of flooding)	38.0%	4.1
	500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
	No Flood Hazard Zone	7.3%	0.8

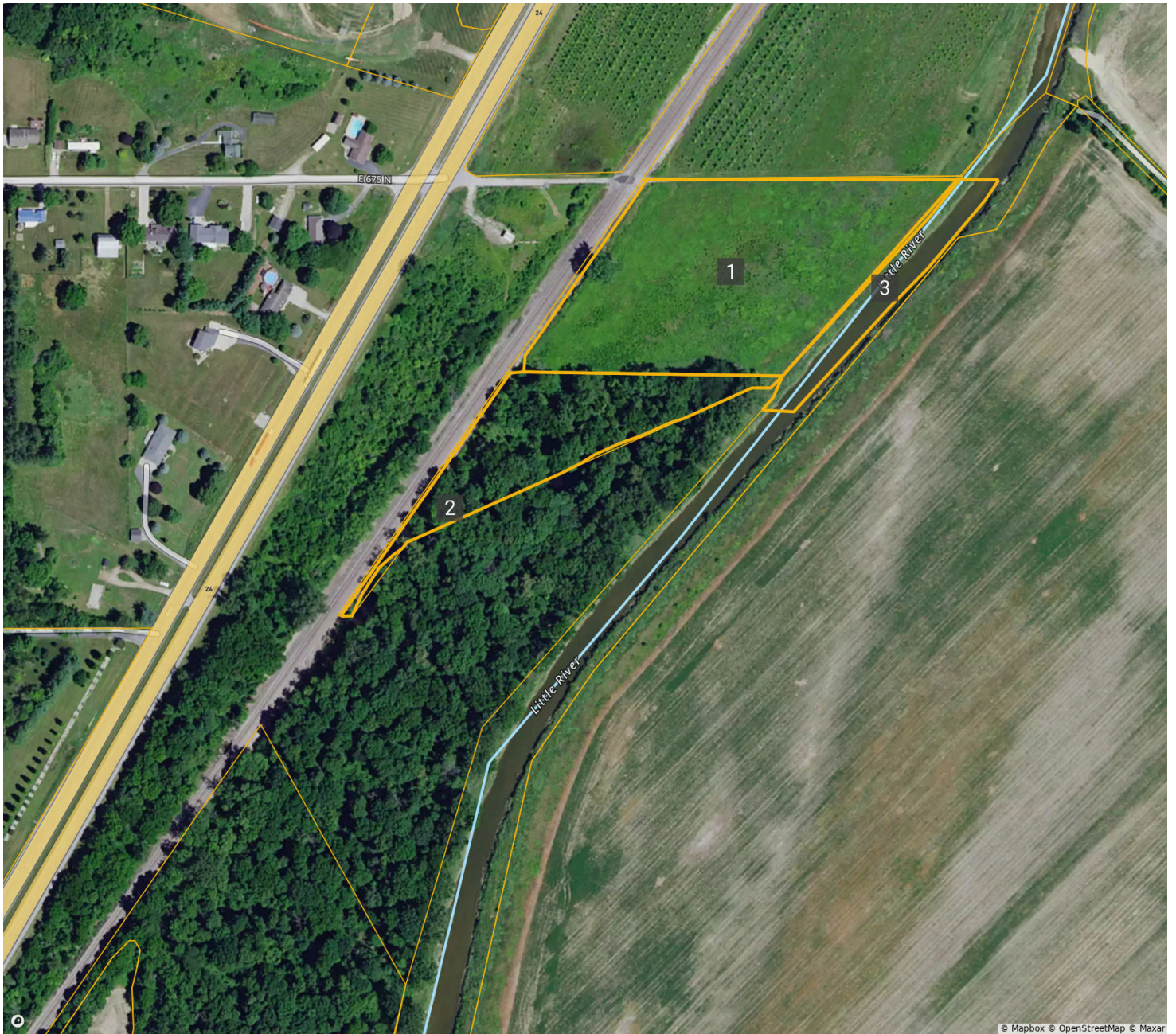
Wetlands

		% of Selection	Acres
	Assorted Wetlands	19.4%	2.1

FSA Overview

Huntington, IN • Township: Jackson • Location: 34-29N-10E

8.69 acres, 1 selection



CLU		Acres
1		6.36
2		2.77
3		1.16

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**

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0040034000

Printed 04/09/2024 Card No. 1 of 1

PARCEL NUMBER
35-01-34-200-034.000-006
Parent Parcel Number

Hines, Sheila J
2615 E 675 N
Huntington, IN 46750 USA
004-00340-00 PT SW FR NW SEC 34 8.69A

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Row: 03/22/2019, Hines, A Duane & Sheila, \$0

Property Address
GINGER RD

Neighborhood
3506510 JACKSON TWP 1980 & NEWER

Property Class
100 Agri Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 004 Jackson
Corporation N
District 006 Jackson
Section & Plat 34
Routing Number 4F34-1-C29

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, 4Y Reval, ANNUAL ADJ, 01/01/2018, 01/01/2019, 01/01/2020, 01/01/2021, 01/01/2022, 01/01/2023, 01/01/2024. Rows for VALUATION and True Tax Value.

Site Description

Topography: Level
Public Utilities: Electric

Street or Road: Unpaved

Neighborhood: Static

Zoning: 1 PUBLIC ROAD/ROW, 2 NONTILLABLE LAND, 3 WOODLAND
Legal Acres: 8.6900
Admin Legal: 8.6900

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Rows for different land types.

CY18: CYCLICAL REASSESSMENT 2018
CY22: CYCLICAL REASSESSMENT 2022

Supplemental Cards

Supplemental Cards

Summary table showing MEASURED ACREAGE (7.3550), TRUE TAX VALUE (4030), FARMLAND COMPUTATIONS, and TOTAL ACRES FARMLAND (7.3550).

...Generation after Generation



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