

Expanding your Horizon...



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Property Services, LLC

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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

8.8+/- Acres of Recreational Land! Potential Building Site!

This property will be offered via Online Only Auction on Thursday, January 23, 2025 -- 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 \$2,000 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 March 14, 2025. 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 \$596.24. 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, January 23, 2025

Bidding begins closing out at 6 pm!

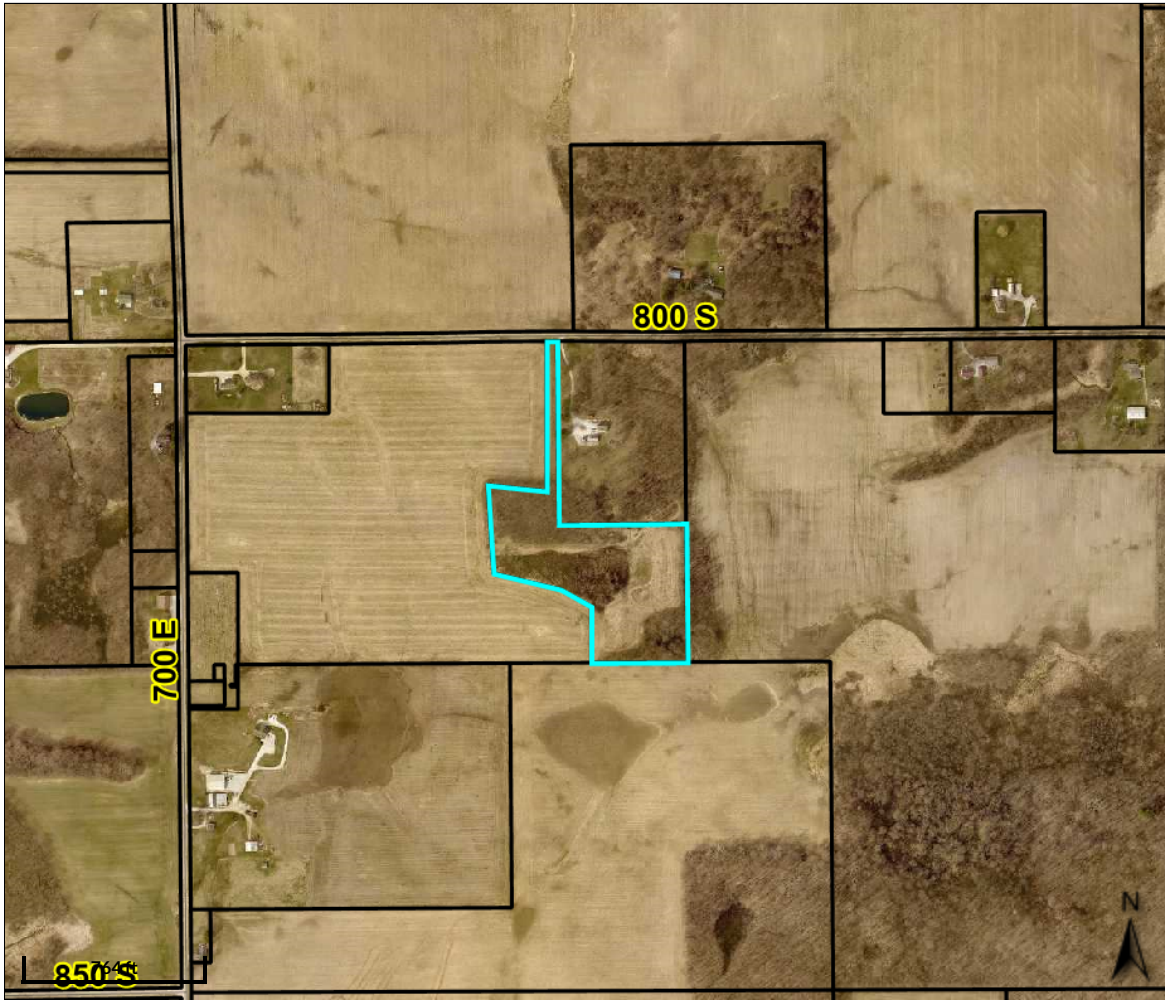
Northwest of South Whitley off of SR 5 on 800 S.

Jackson Township • Kosciusko County

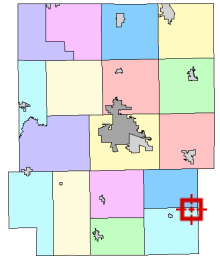
Auction Manager: John Burnau 574.376.5340

www.BidMetzger.com





Overview



Legend

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

Parcel ID	019-002-001.B	Alternate ID	019-726002-04	Owner Address	Harness Edward & McKenzie D 1827 S 1500 E Akron, IN 46910
Sec/Twp/Rng	0025-0031-7	Class	RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99 ACRES		
Property Address		Acreage	8.83		
District	Jackson				
Brief Tax Description	019-002-001.B PT N1/2 NW 25-31-7 8.83A PER DEED				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/26/2024
Last Data Uploaded: 12/26/2024 3:08:24 AM

Listings as of 12/27/2024

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

MLS 202448107 * E 800 S South Whitley IN 46787 Status Active LP \$0



Area Kosciusko County Parcel ID 43-16-25-400-092.000-009 Type Agricultural Land

Sub None Cross Street Lot #

School District WTK Elem South Whitley JrH Whitko SrH Whitko

REO No Short Sale No Waterfront Y/N N

Legal Description 19-2-1.B PT N1/2 NW 25-31-7 8.83A PER DEED

Directions 700 E to 800 S in South Whitley. Property is on the south side of the road.

Inside City Limits N City County Zoning A1 Zoning Description

Remarks 8.8+/- Acres of Recreational Land selling via Online Only Auction on Thursday, January 23, 2025 -- Bidding begins closing out at 6 pm! Beautiful 8.8+/- acres of recreational property features a sprawling expanse of woods, perfect for exploring, hiking, and enjoying nature at its finest. With plenty of open space and the possibility of adding a building site, this property provides endless possibilities for those looking to build their dream home or cabin. Everything you need to enjoy the great outdoors!

Agent Remarks Online Auction: Thurs. 1.23.25 6pm A 5% buyer's premium will be 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 Ac/SF/Dim 8.8300 / 384,635 / 575x860

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

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

Water Name Lake Type

Water Features

Water Frontage Channel Frontage Water Access

Auction Yes Auctioneer Name Chad Metzger & John Burnau Auctioneer License # AC31300015

Auction Location Online Only: bidmetzger.com Auction Start Date 1/23/2025

Financing: Existing Proposed Excluded Party None

Annual Taxes \$596.24 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 12/27/2024 Exp Date 3/15/2025

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

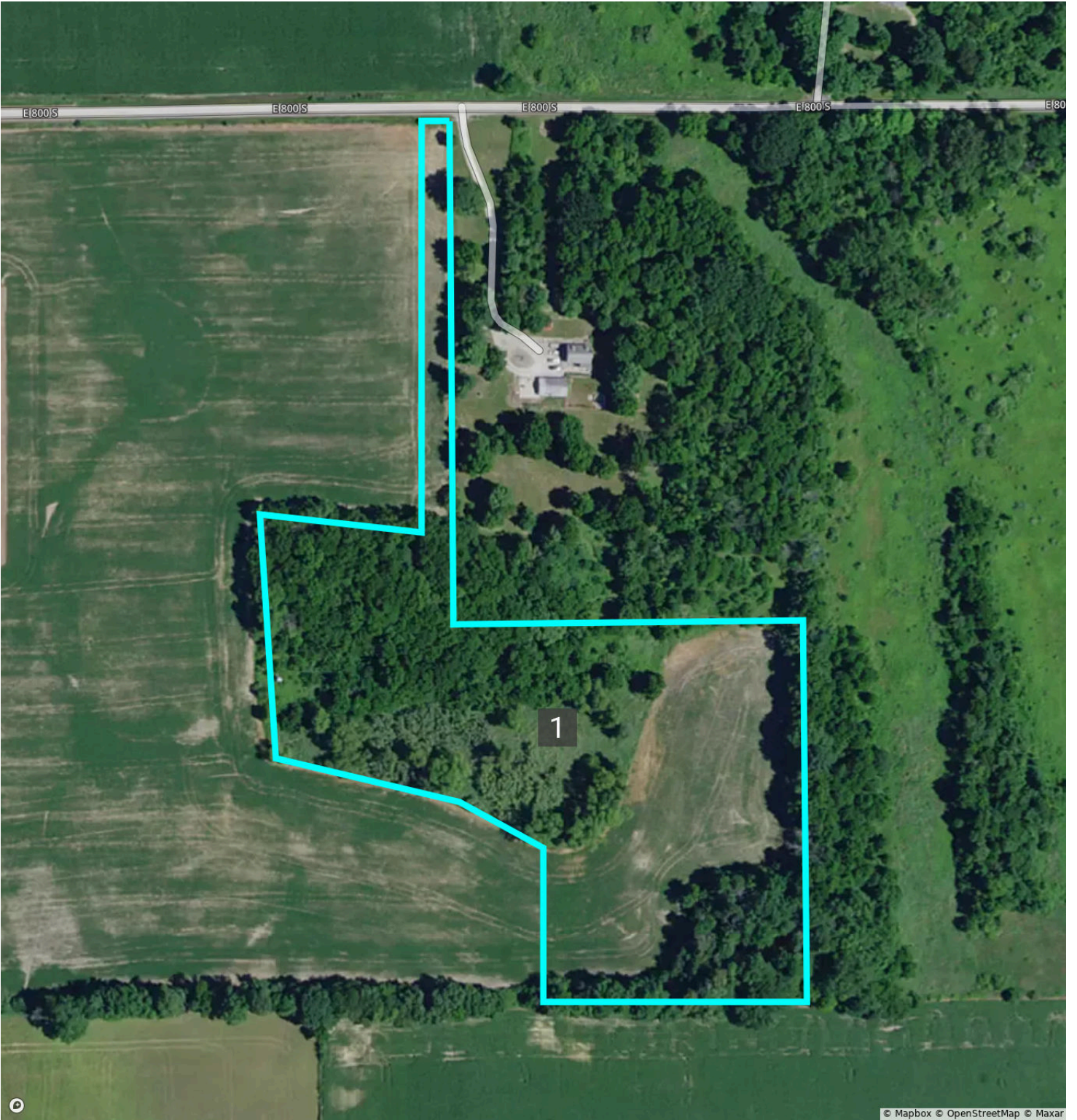
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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

Kosciusko, IN • Township: Jackson • Location: 25-31N-7E

8.83 acres, 1 selection



Overview 8.83 acres, 1 selection

Kosciusko, IN • Township: Jackson • Location: 25-31N-7E

Type: Parcel



Acres 8.83	Parcel ID Number 43-16-25-400-092.000 -009	Property Address 800 S South Whitley, IN 46787
Owner 1 EDWARD HARNESS	Owner 2 MCKENZIE D HARNESS	Owner Address 1827 1500 Akron, IN 46910-9715

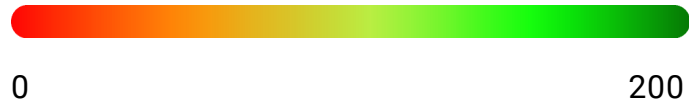
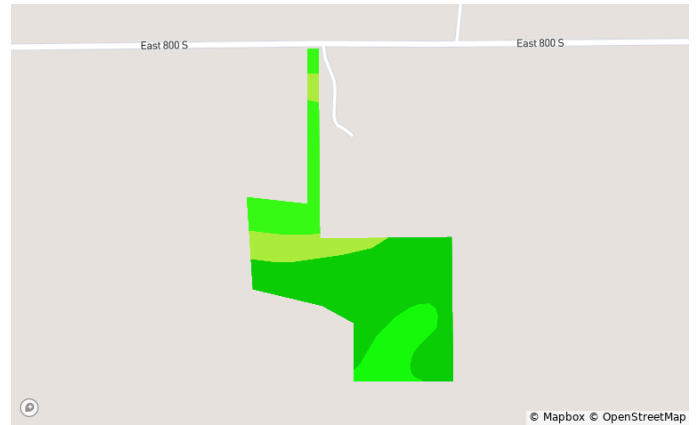
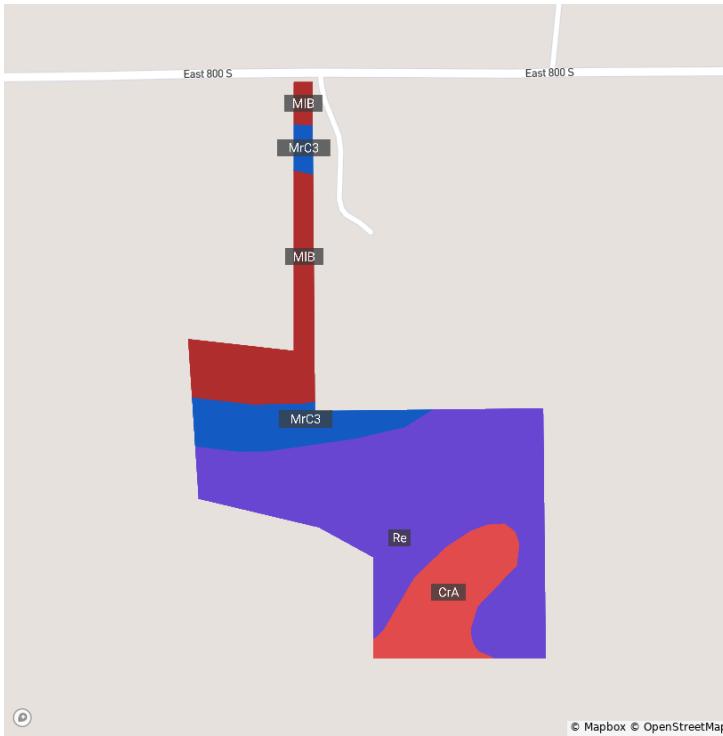
Total Assessed Value \$41,300	Assessed Land Value \$41,300	Assessed Improvement Value —	Assessed Year 2023
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County Use Description VAC RES UNPLATTED 0-9.99 AC	Legal Description 19-2-1.B PT N1/2 NW 25-31-7 8.83A PER DEED
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Soils

Kosciusko, IN • Township: Jackson • Location: 25-31N-7E

8.83 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
● Re	Rensselaer loam, 0 to 1 percent slopes	5.2	58.5%	2w	—	172.5
● MIB	Miami loam, 2 to 6 percent slopes	1.3	15.0%	2e	—	144.1
● CrA	Crosier loam, 0 to 1 percent slopes	1.3	14.5%	2w	—	154.4
● MrC3	Miami clay loam, Saginaw lobe, 6 to 12 percent slopes, severely eroded	1.1	11.9%	4e	—	110.5

Elevation

Kosciusko, IN • Township: Jackson • Location: 25-31N-7E

8.83 acres, 1 selection



Source: USGS 3 Meter Dem

Interval: 3.0 ft

Range: 28.3 ft

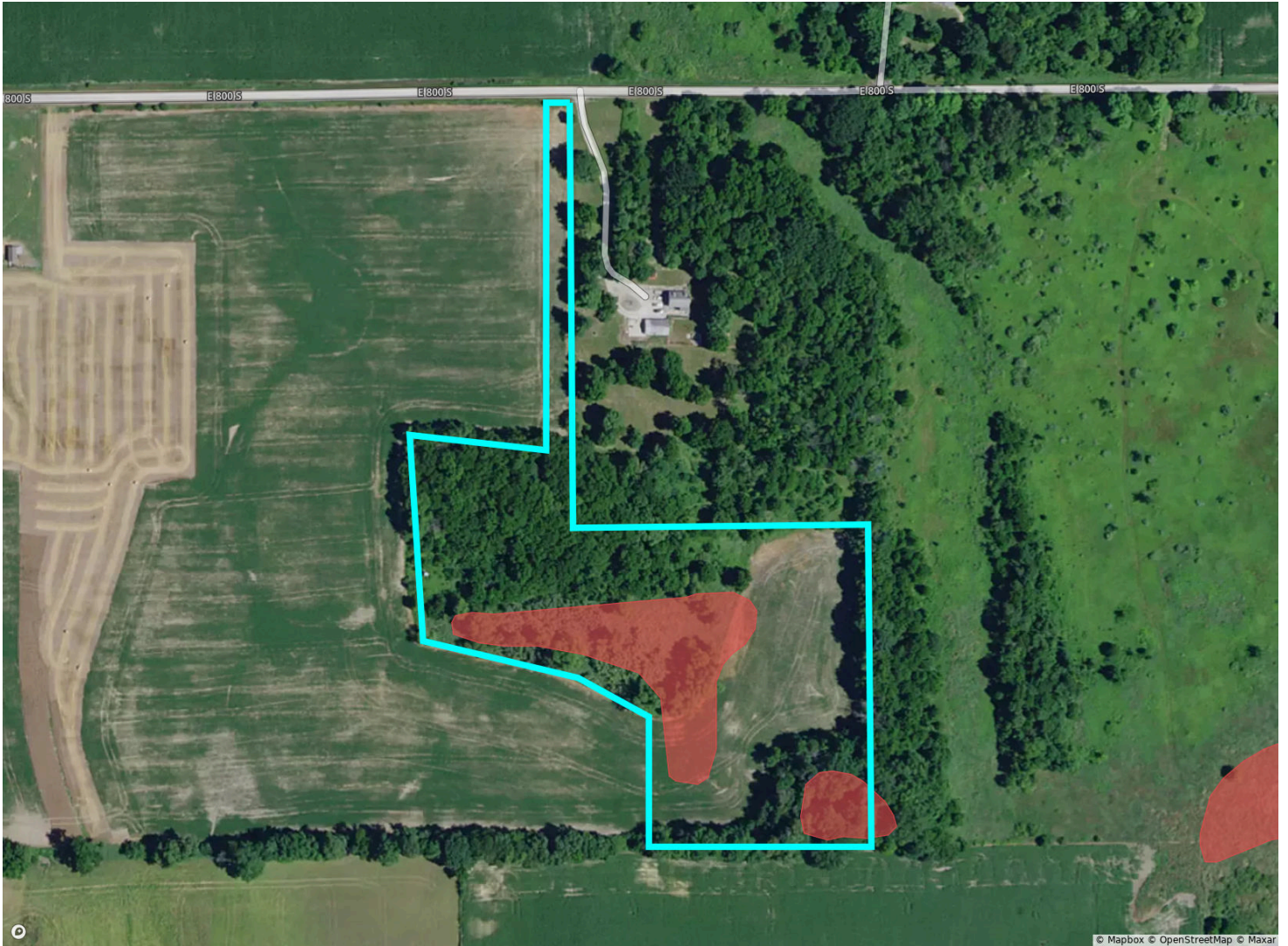
Min: 847.6

Max: 876.0

Flood (FEMA Report)

Kosciusko, IN • Township: Jackson • Location: 25-31N-7E

8.83 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%	8.8

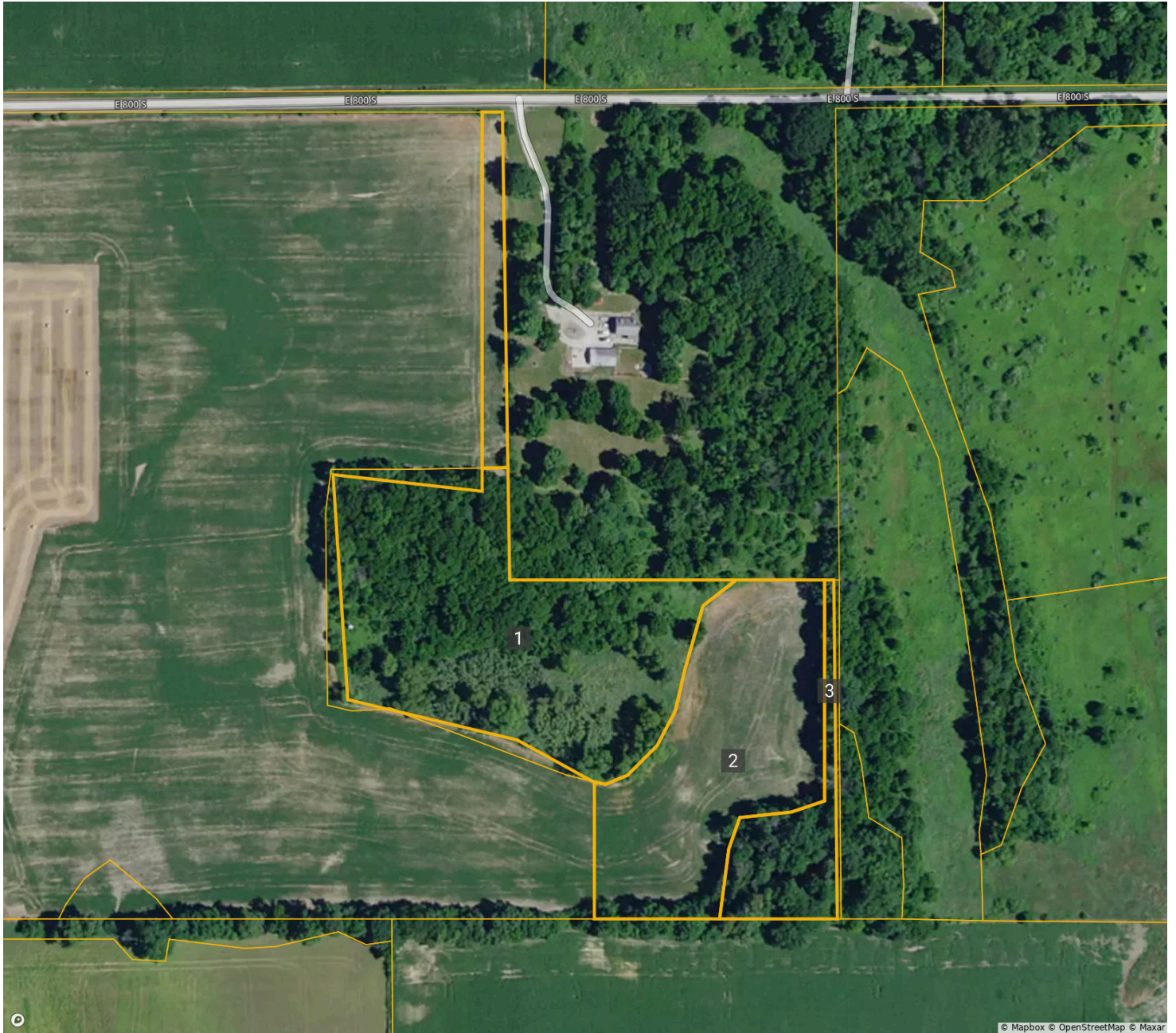
Wetlands




		% of Selection	Acres
●	Assorted Wetlands	20.6%	1.8

FSA Overview

Kosciusko, IN • Township: Jackson • Location: 25-31N-7E

8.83 acres, 1 selection



CLU	Acres
1 	4.27
2 	3.45
3 	0.83

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**

43-16-25-400-092.000-009

HARNESS EDWARD & MCKENZIE

800 S

501, Vacant - Unplatted (0 to 9.99 Acres)

JACKSON TWP ACREAGE 1/2

General Information

Parcel Number 43-16-25-400-092.000-009

Local Parcel Number 1972600204

Tax ID:

Routing Number 019-002-001.B

Property Class 501 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2024

Location Information

County Kosciusko

Township JACKSON

District 009 (Local 009) JACKSON TOWNSHIP

School Corp 4455 WHITKO COMMUNITY

Neighborhood 1906000-009 JACKSON TWP ACREAGE - RES

Section/Plat 25-31-7

Location Address (1) 800 S SOUTH WHITLEY, IN 46787

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2023

Ownership

HARNESS EDWARD & MCKENZIE D 1827 S 1500 E AKRON, IN 46910

Legal

19-2-1.B PT N1/2 NW 25-31-7 8.83A PER DEED



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 09/22/2023 to 01/01/1900.

Notes

2/21/2020 SUR: #2019101159 DENEVE TIMOTHY A & EMILY J 10/21/2019
12/17/2019 COMB: 2020 COMBINED 1972600346 INTO THIS PARCEL
9/16/2019 REA: 2020 CHANGED LAND TO RES EXCESS WITH PARTIAL TILLED LAND FROM NEIGHBORING PARCEL. GAVE LAND INFL FOR DESIGNATED WETLAND AREA FOR REASSESSMENT.
2/4/2011 SPLT: 2011 PAY 2012 SPLIT 41.71A TO 1972600291

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change (AA), As Of Date (01/01/2024-2020), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$41,300), Improvement (\$0), Total (\$41,300).

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows for 91 A.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (8.83), Actual Frontage (0), Developer Discount, Parcel Acreage (8.83), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (8.83), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$41,300), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$41,300), CAP 3 Value (\$0), Total Value (\$41,300).

Data Source N/A

Collector

Appraiser

...Generation after Generation



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