



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

- ★ FARMLAND AUCTIONS
- ★ ANTIQUE APPRAISALS
- ★ FARM SALES
- ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS
- ★ REAL ESTATE SALES

WWW.METZGERAUCTION.COM



November 12, 2019

Greetings,

We wanted to take a moment to remind you of our upcoming Farmland auction on Thursday, December 12, which may be of interest to you. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, a soils breakdown, aerial map, record cards 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 us at 260.982.0238. You can also email chad@metzgerauction.com if that is easier for you.

We look forward to seeing you on Thursday, December 12 at the Knights of Columbus, 595 S. Huntington St., Wabash. Auction will begin at 6:30pm!

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

Absolute Auction — Property Will Sell Regardless of Price!!

**ABSOLUTE
NO RESERVE**

AUCTION

- Quality Cropland
- Building Sites
- Bordering Wabash

93 ACRES

**OFFERED IN
6 TRACTS**

Thursday,
Dec. 12
6:30 PM

Auction Location: Knight's of Columbus,
595 S. Huntington St., Wabash, IN

Farm Location: At the southwest corner of Wabash, IN
at the intersection of CR 300 W. & Pike St.

**TRACTS FROM
1.75 TO 45
ACRES**

PRIME DEVELOPMENT LAND

**ELIZABETH
MILLER LLC.
OWNER**



Metzger
Property Services, LLC AC:31300015

Real Estate • Auctions • Appraisals

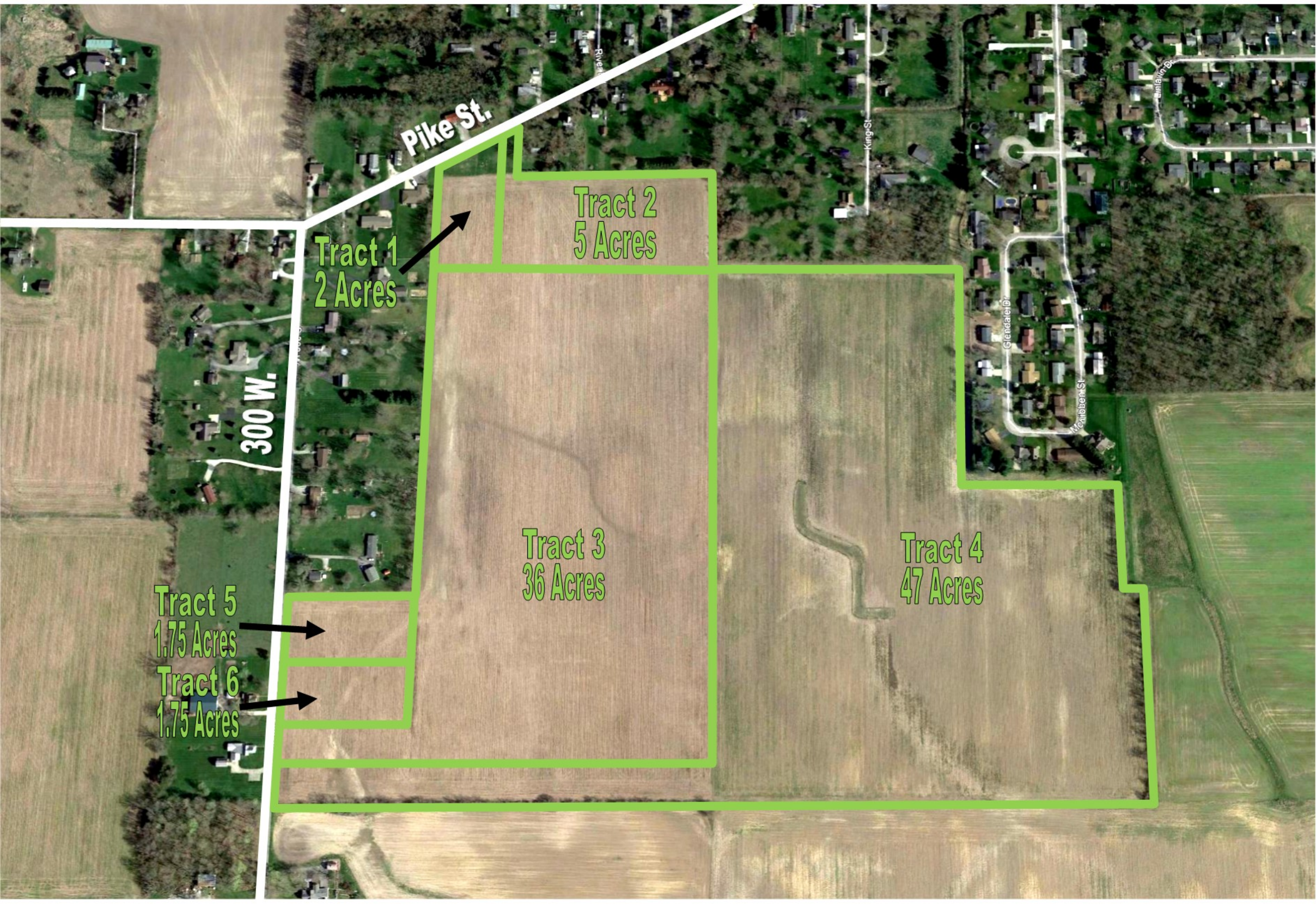
Chad Metzger, CAI • Larry Evans • Rod Metzger
Tim Holmes • Brent Ruckman • Tim Pitts • Jason Conley
Rainelle Shockome • Gary Spangle • Brian Evans
Dustin Dillon • Michael Gentry • Tiffany Reimer • Dodie Hart

260-982-0238

ABSOLUTE - NO RESERVE AUCTION
FARM SELLS REGARDLESS OF PRICE

www.MetzgerAuction.com





Pike St.

Tract 1
2 Acres

Tract 2
5 Acres

Tract 3
36 Acres

Tract 4
47 Acres

Tract 5
1.75 Acres

Tract 6
1.75 Acres

300 W.

King St.

Glendale Dr.

Meribben St.

Linn Ave Dr.

REAL ESTATE TERMS
MILLER ABSOLUTE LAND AUCTION
12.12.19

This property will be offered in individual tracts, the entirety & any combination you wish to put together. 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 will settle any disputes as to bids and his decision will be final. The acreages listed in this brochure are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). If a survey is completed, the purchase price will be adjusted to the exact surveyed acres. An earnest money deposit of 10% down is due 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 the balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 17, 2020.

Possession of the land will be at closing. Seller will retain the 2019 farm income and will pay the 2019 due in 2020 taxes. The buyer(s) will assume all taxes thereafter. Real estate taxes for all parcels in 2018 due in 2019 were approximately \$2,357.88. Metzger Property Services LLC, Chad Metzger, Auctioneer, and their representatives, are exclusive agents of the Sellers. All statements made 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.

ABSOLUTE Auction: December 12, 2019 – 6:30 pm
Knights of Columbus: 595 S. Huntington St., Wabash, IN 46992

Absolute Auction – Property Will Sell Regardless of Price!!



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

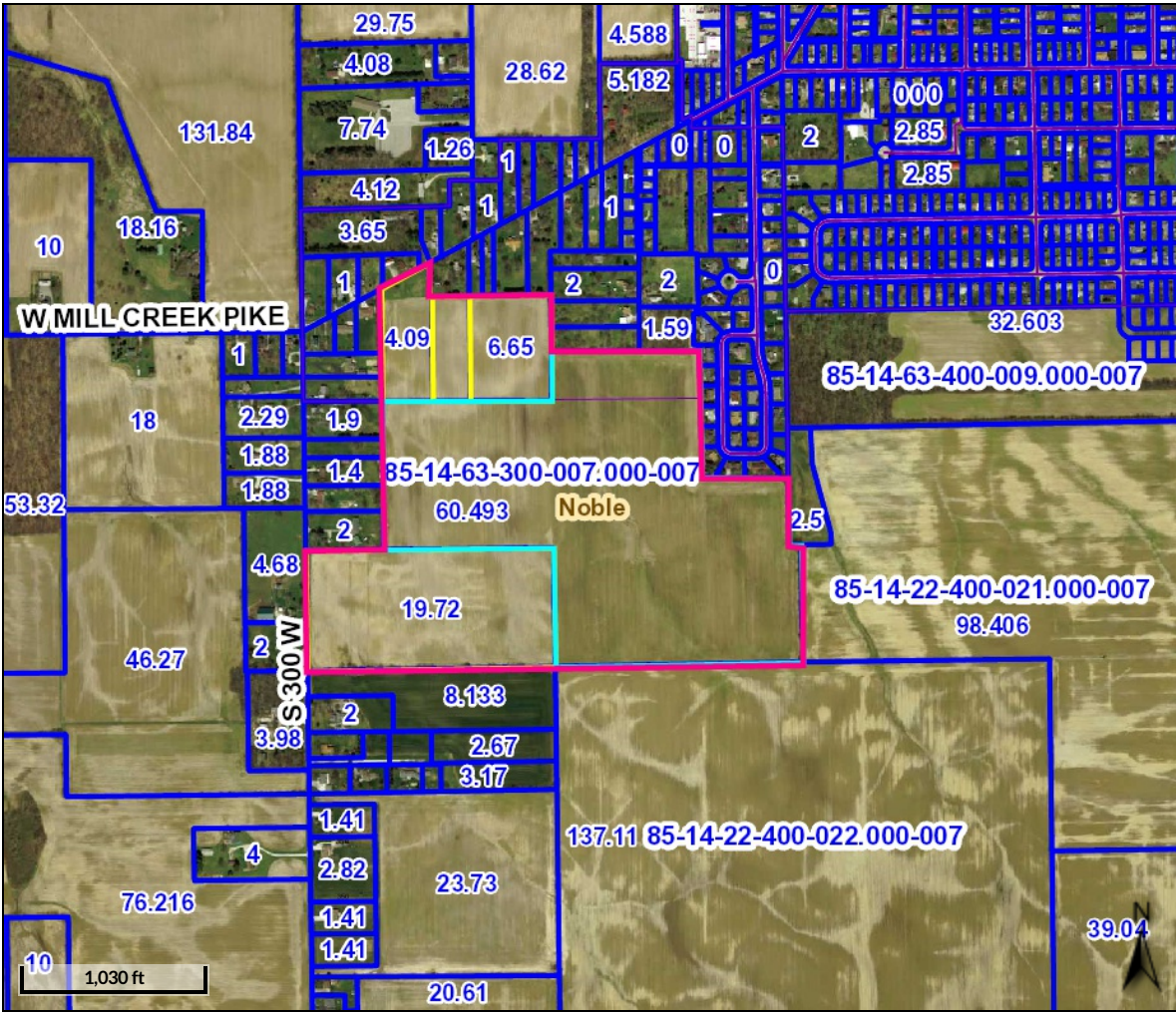
260-982-0238

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

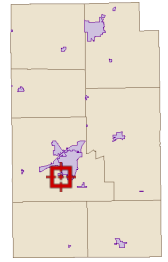
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Overview



Legend

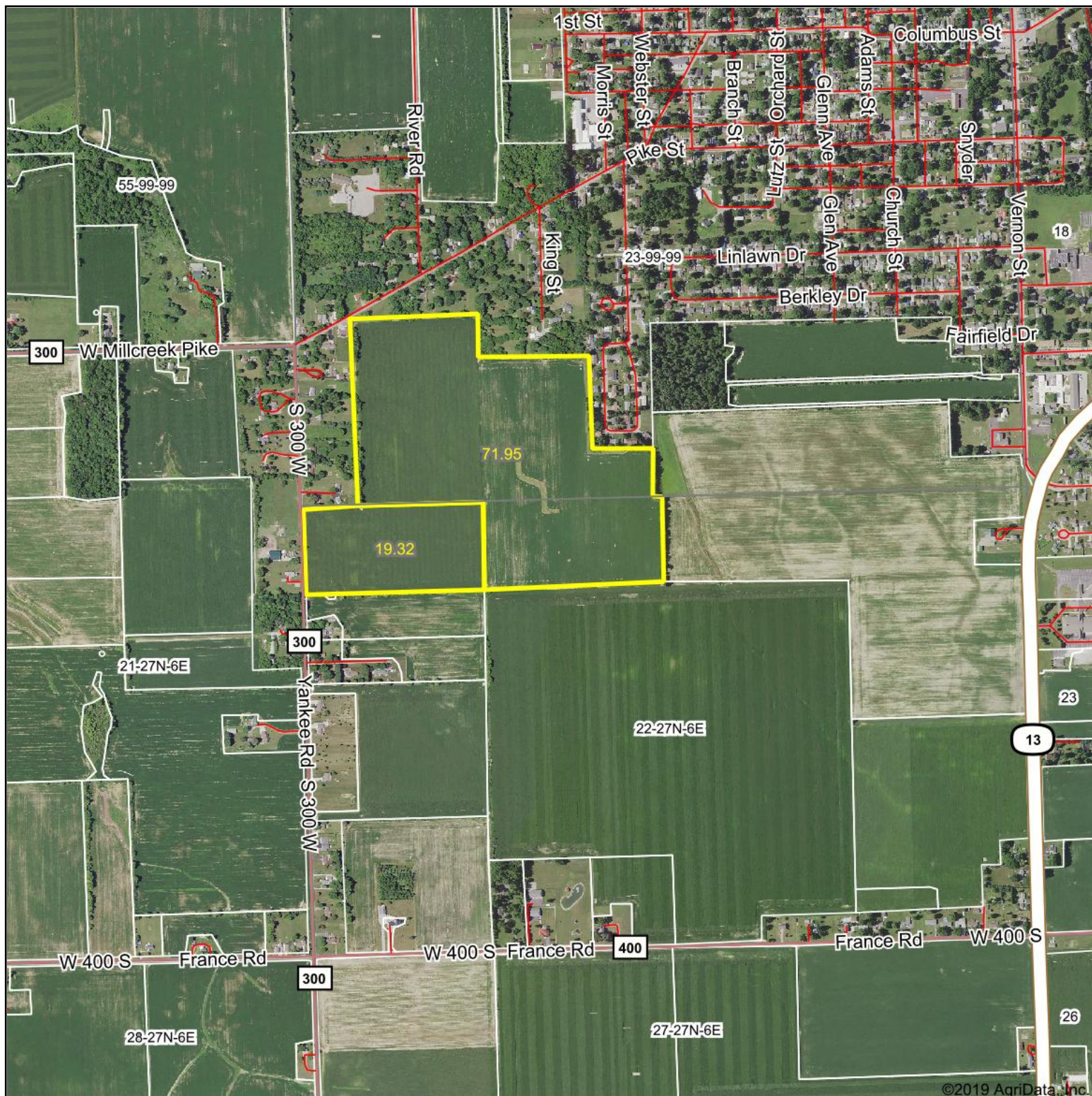
- City Limits
- Political Township
- Parcel Acreage
- Parcels
- Tax Sale Parcels
- Road Centerlines

Parcel ID	85-14-63-300-007.000-007	Alternate ID	n/a	Owner Address	MILLER ELIZABETH LLC
Sec/Twp/Rng	23-27-06	Class	Ag - Vacant lot		5124 S 400 W PIKE
Property Address	PIKE ST WABASH	Acreage	60.493		WABASH, IN 46992
District	NOBLE TOWNSHIP				
Brief Tax Description	PT FR NW 22-27-6 PT MID PT S1/2 SW1/4 RES23 60.423ACDITCH 543,546 & 590-01007-00 <i>(Note: Not to be used on legal documents)</i>				

Date created: 10/11/2019
 Last Data Uploaded: 10/10/2019 10:17:36 PM

Developed by **Schneider**
 GEOSPATIAL

Aerial Map

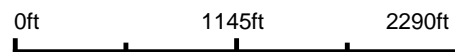



Metzger Auctioneers
 & Appraisers
 Property Services, LLC

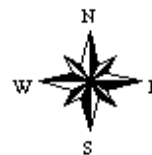
Maps Provided By:

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 CUSTOMIZED ONLINE MAPPING
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Map Center: 40° 46' 31.41, -85° 50' 30.4

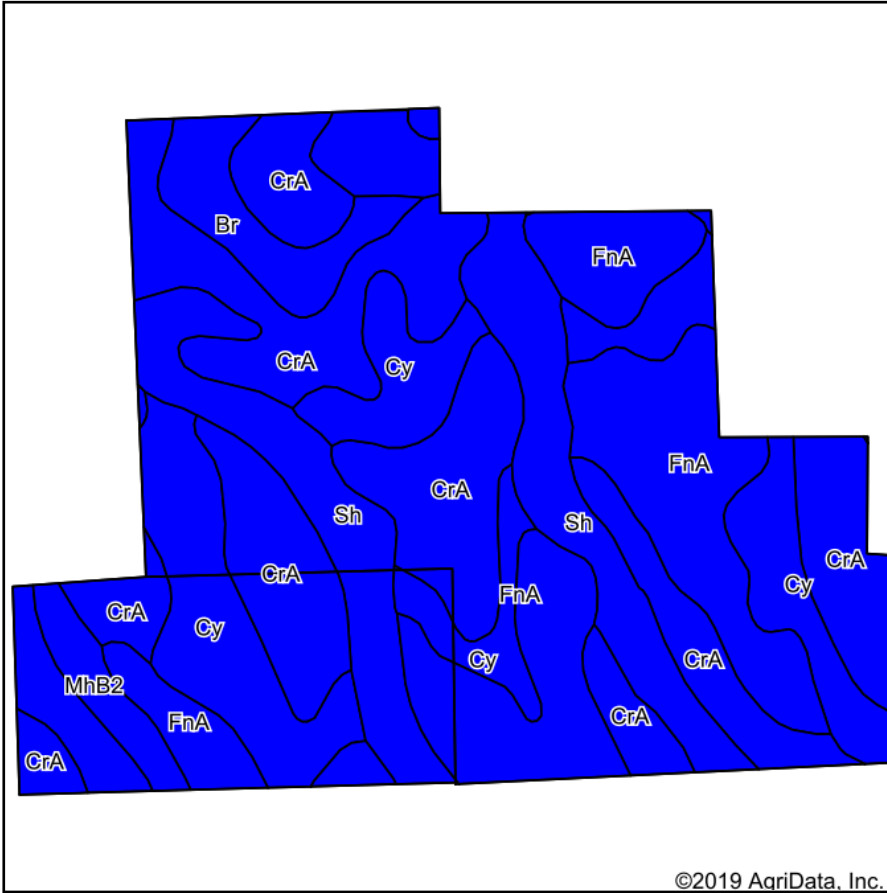


22-27N-6E
Wabash County
Indiana

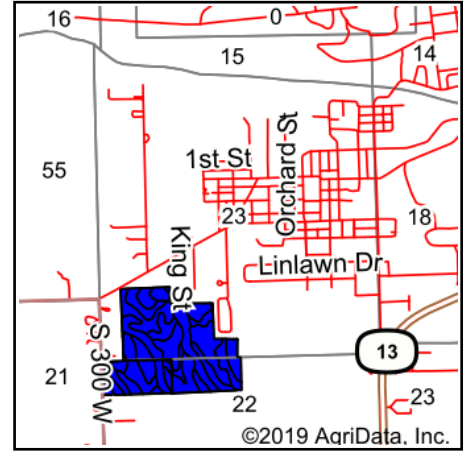


10/30/2019

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wabash**
 Location: **22-27N-6E**
 Township: **Noble**
 Acres: **91.27**
 Date: **10/30/2019**



Area Symbol: IN169, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans	
CrA	Crosby silt loam, 0 to 3 percent slopes	30.94	33.9%		Ilw	126	41	42	
FnA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	19.72	21.6%		Ilw	168	54	81	
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	17.64	19.3%		Ilw	131	38	72	
Cy	Cyclone silt loam, 0 to 2 percent slopes	17.36	19.0%		Ilw	185	65	78	
Br	Brookston loam	3.69	4.0%		Ilw	172	49	77	
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	1.92	2.1%		Ile	133	47	33	
Weighted Average						149.3	48.2	*n 64.3	

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes

MLS # 201949501 * W Millcreek Pike Wabash IN 46992 **Status** Active **LP** \$0



Area Wabash County **Parcel ID** 85-14-63-303-002.000-008
Type Residential Land
Sub None **Cross Street**
School District WAB Elem OJ Neighbors JrH Wabash **Lot #** SrH Wabash
REO No **Short Sale** No
Legal Description 2.0+/- Acres part of PT RES 23-27-6 4.09AC DITCH 543-00145-00
Directions From Vernon St., go West onto Pike St through town, property will be on the south side of the road, look for signs
Inside City Limits Y **City Zoning** R1 **County Zoning** **Zoning Description**

Remarks ABSOLUTE AUCTION! 2+/- Acres going to Absolute Auction on December 12, 6:30pm at the Knights of Columbus Building in Wabash, IN. ABSOLUTE AUCTION MEANS THIS PROPERTY WILL SELL REGARDLESS OF PRICE!! This 2 acre piece is an ideal building site for your dream home! Bid on this tract individually or in combination with any other tract.

Agent Remarks ABSOLUTE AUCTION: 12.12.19, 6:30 pm at the Knights of Columbus, Wabash, IN. TERMS: 10% down with the balance due at closing. Seller to provide clear title and warranty deed. Seller to pay 2019 due in 2020 taxes with buyer to assume all taxes thereafter. Survey costs to be shared 50/50 between buyer and seller. RE BROKERS: Must register clients 24 hr in advance of the auction and be present at all showings to represent your client. Client registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	2.0000 / 87,120 / 220 x 443
Parcel Desc	Level, Undeveloped, 0-2.9999	Platted Development	No	Platted Y/N Yes
Township	Noble	Date Lots Available		Price per Acre \$0.00
Type Use	Agriculture, Residential	Road Access	City	Road Surface Tar and Stone Road Frontage City
Type Water	None	Easements	Yes	
Type Sewer	None	Water Frontage		
Type Fuel	None	Assn Dues	Not Applicable	
Electricity	None	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 **Auctioneer License #** AC31300015

Owner Name
Financing: Existing Proposed Excluded Party None

Annual Taxes \$138.26 **Exemption** No Exemptions **Year Taxes Payable** 2019 **Assessed Value**

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

List Office Metzger Property Services, LLC - office: 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 11/11/2019 **Exp Date** 3/31/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1

Total Concessions Paid **Sold/Concession Remarks**

Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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Featured properties may not be listed by the office/agent presenting this brochure.

Listings as of 11/12/2019

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 201949503	** W Millcreek Pike	Wabash	IN 46992	Status Active
Area Wabash County	Parcel ID 85-14-63-303-003.000-008	Type Residential Land		
Sub None	Cross Street	Lot #		
School District WAB Elem	OJ Neighbors	JrH Wabash	SrH Wabash	
REO No	Short Sale No			
Legal Description Approximately 5 acres part of: PT RES 23-27-6 4.09AC DITCH 543-00145-00, PT RES 23-27-6 2.84AC				
Directions From Vernon St. go West on Pike St., property will be on south side of road, look for signs				
Inside City Limits Y	City Zoning S1	County Zoning	Zoning Description	



Remarks ABSOLUTE AUCTION! Tract 2: 5+/- Acres going to Absolute Auction on December 12, 6:30pm at the Knights of Columbus Building in Wabash, IN. This 5+/- acre piece is an ideal building site for your dream home! Great location, close to town & amenities with country views! Absolute Auction – Property Will Sell Regardless of Price!! Bid on this tract individually or in combination with any other tract.

Agent Remarks ABSOLUTE AUCTION: 12.12.19, 6:30 pm at the Knights of Columbus, Wabash, IN. TERMS: 10% down with the balance due at closing. Seller to provide clear title and warranty deed. Seller to pay 2019 due in 2020 taxes with buyer to assume all taxes thereafter. Survey costs to be shared 50/50 between buyer and seller. RE BROKERS: Must register clients 24 hr in advance of the auction and be present at all showings to represent your client. Client registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim 5.0000 / 217,800 / 440x670	Platted Development No	Platted Y/N Yes
Parcel Desc	Level, Tillable, 3-5.9999		Date Lots Available	Price per Acre \$0.00	
Township	Noble		Road Access City	Road Surface Tar and Stone	Road Frontage City
Type Use	Agriculture, Residential		Type Water None	Easements Yes	
	Type Sewer None		Type Fuel None	Water Frontage	
	Electricity None			Assn Dues Not Applicable	
				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			
Owner Name					
Financing: Existing	Proposed		Excluded Party None		
Annual Taxes \$200.00	Exemption No Exemptions	Year Taxes Payable 2019	Assessed Value		
Is Owner/Seller a Real Estate Licensee	No		Possession at closing		
List Office Metzger Property Services, LLC - office: 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 11/11/2019	Exp Date 3/31/2020	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 1.0%	Variable Rate No	Special Listing Cond. None	
Virtual Tours:	Type of Sale				
Pending Date	Closing Date	Selling Price	How Sold	CDOM 1	
Total Concessions Paid	Sold/Concession Remarks				
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent		

Presented by: Tiffany Reimer / Metzger Property Services, LLC
Information is deemed reliable but not guaranteed.

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Listings as of 11/12/2019

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 201949508	*** 300 W.	Wabash	IN 46992	Status Active
Area Wabash County	Parcel ID 85-14-63-300-007.000-007	Type Agricultural Land		
Sub None	Cross Street	Lot #		
School District WAB Elem	OJ Neighbors	JrH Wabash	SrH Wabash	
REO No	Short Sale No			
Legal Description Approximately 36+/- Acres part of: W1/2 FR NW1/4 22-27-6 19.72AC DITCH 543,PT FR NW 22-27-6 PT MID				
Directions From Mill Creek Pike, go South on 300 W., property will be on east side of the road				
Inside City Limits N	City Zoning	County Zoning S1	Zoning Description Suburban District	



Remarks ABSOLUTE AUCTION! Property will sell regardless of price! TRACT 3: 36+/- Acres going to Absolute Auction on December 12, 6:30pm at the Knights of Columbus Building in Wabash, IN. 36+/- Acres of Tillable Acreage with a soils index of: 148.2 Absolute Auction – Property Will Sell Regardless of Price!! Bid on this tract individually or in combination with any other tract.

Agent Remarks ABSOLUTE AUCTION: 12.12.19, 6:30 pm at the Knights of Columbus, Wabash, IN. TERMS: 10% down with the balance due at closing. Seller to provide clear title and warranty deed. Seller to pay 2019 due in 2020 taxes with buyer to assume all taxes thereafter. Survey costs to be shared 50/50 between buyer and seller. RE BROKERS: Must register clients 24 hr in advance of the auction and be present at all showings to represent your client. Client registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim 36.0000 / 1,568,160 / 1550x1338	
Parcel Desc Level, Tillable, 15+		Platted Development No		Platted Y/N Yes
Township Noble		Date Lots Available	Price per Acre \$0.00	
Type Use Agriculture		Road Access County	Road Surface Tar and Stone	Road Frontage County
Type Water None			Easements Yes	
Type Sewer None			Water Frontage	
Type Fuel None			Assn Dues Not Applicable	
Electricity None			Other Fees	

Features DOCUMENTS AVAILABLE Aerial Photo

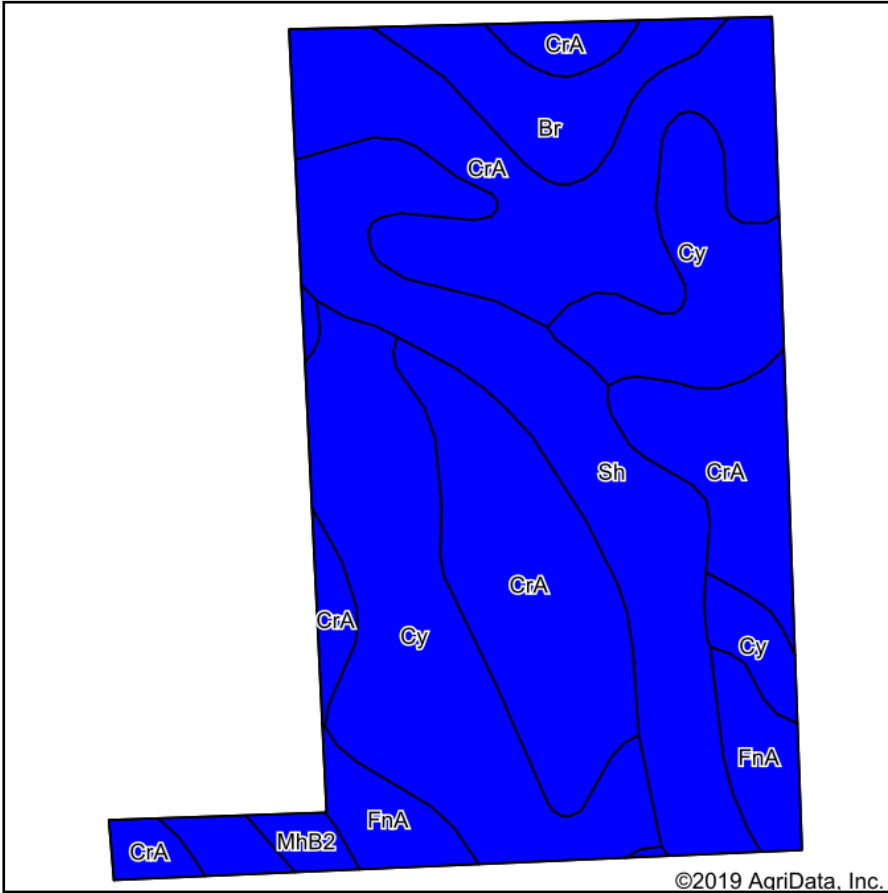
Strctr/Bldg Imprv No				
Can Property Be Divided? No				
Water Access		Lake Type		
Water Name				
Water Features				
Water Frontage		Channel Frontage		Water Access
Auction Yes	Auctioneer Name Chad Metzger		Auctioneer License # AC31300015	
Owner Name				
Financing: Existing		Proposed		Excluded Party None
Annual Taxes \$1,829.10	Exemption	Year Taxes Payable 2019		Assessed Value
Is Owner/Seller a Real Estate Licensee No		Possession at closing		
List Office Metzger Property Services, LLC - office: 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 11/11/2019	Exp Date 3/31/2020	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 1.0%	Variable Rate No	Special Listing Cond. None
Virtual Tours:				Type of Sale
Pending Date	Closing Date	Selling Price	How Sold	CDOM 1
Total Concessions Paid	Sold/Concession Remarks			
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent	

Presented by: Tiffany Reimer / Metzger Property Services, LLC

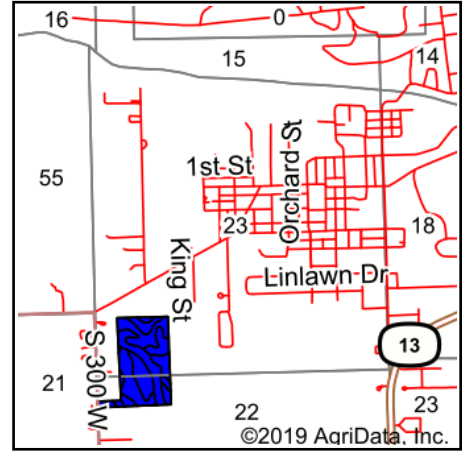
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Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wabash**
 Location: **22-27N-6E**
 Township: **Noble**
 Acres: **35.04**
 Date: **11/12/2019**



Area Symbol: IN169, Soil Area Version: 24


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
CrA	Crosby silt loam, 0 to 3 percent slopes	14.19	40.5%		IIw	126	41	38
Cy	Cyclone silt loam, 0 to 2 percent slopes	9.62	27.5%		IIw	185	65	78
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	6.98	19.9%		IIw	131	38	72
Br	Brookston loam	1.98	5.7%		IIw	172	49	77
FnA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	1.91	5.5%		IIw	168	54	74
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.36	1.0%		Ile	133	47	30
Weighted Average						148.2	48.2	*n 59.8

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Listings as of 11/12/2019

Property Type	LOTS AND LAND	Status	Active	CDOM	1	DOM	1	Auction	Yes		
MLS #	201949512	****	300 W	Wabash	IN	46992	Status	Active	LP	\$0	
	Area	Wabash County	Parcel ID	85-14-63-300-007.000-007						Type	Agricultural Land
	Sub	None	Cross Street							Lot #	
	School District	WAB Elem	OJ Neighbors	JrH	Wabash		SrH	Wabash			
	REO	No	Short Sale	No							
	Legal Description	Approximately 47+/- Acres part of: PT FR NW 22-27-6 PT MID PT S1/2 SW1/4 RES23 60.423ACDITCH									
	Directions	From Millcreek Pike, go south onto 300 W., property will be on the east side of the road									
	Inside City Limits	N	City Zoning		County Zoning	S1	Zoning Description				

Remarks ABSOLUTE AUCTION! Property will sell regardless of price! 47+/- Acres going to Absolute Auction on December 12, 6:30pm at the Knights of Columbus Building in Wabash, IN. Tract 4 features 47 Acres of Tillable Acreage with a soils index of: 152.6! Bid on this tract individually or in combination with any other tract.

Agent Remarks ABSOLUTE AUCTION: 12.12.19, 6:30 pm at the Knights of Columbus, Wabash, IN. TERMS: 10% down with the balance due at closing. Seller to provide clear title and warranty deed. Seller to pay 2019 due in 2020 taxes with buyer to assume all taxes thereafter. Survey costs to be shared 50/50 between buyer and seller. RE BROKERS: Must register clients 24 hr in advance of the auction and be present at all showings to represent your client. Client registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	47.0000 / 2,047,320 / 2665X1700	
Parcel Desc	Undeveloped, Tillable, 15+	Platted Development	No	Platted Y/N	Yes
Township	Noble	Date Lots Available		Price per Acre	\$ \$0.00
Type Use	Agriculture	Road Access	County	Road Surface	Tar and Stone
Type Water	None	Easements	Yes	Road Frontage	County
Type Sewer	None	Water Frontage		Assn Dues	Not Applicable
Type Fuel	None	Other Fees			
Electricity	None				

Features

DOCUMENTS AVAILABLE Aerial Photo, Soil Map

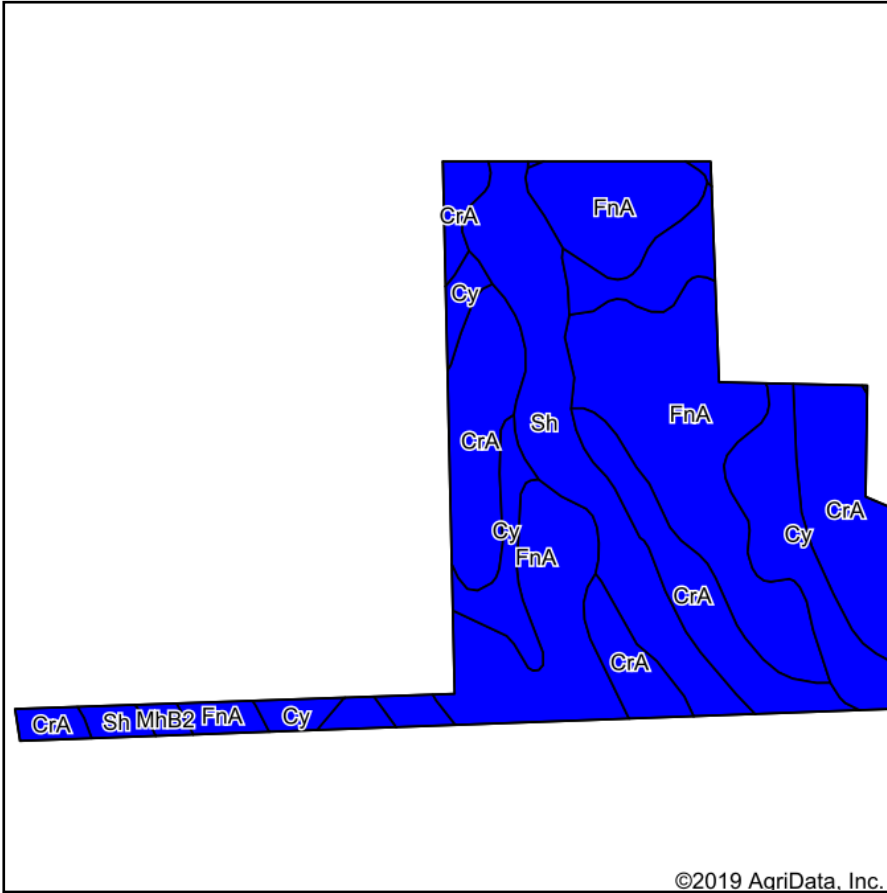
Strctr/Bldg Imprv	No	Can Property Be Divided?	No
Water Access		Water Name	
Water Features		Lake Type	
Water Frontage		Channel Frontage	
Auction	Yes	Auctioneer Name	Chad Metzger
Owner Name		Auctioneer License #	AC31300015
Financing: Existing		Proposed	
Annual Taxes	\$1,376.04	Exemption	No Exemptions
Is Owner/Seller a Real Estate Licensee	No	Year Taxes Payable	2019
List Office	Metzger Property Services, LLC - office: 260-982-0238	Possession	at closing
Agent ID	RB14045939	List Agent	Chad Metzger - Cell: 260-982-9050
Agent E-mail	chad@metzgerauction.com	Co-List Agent	
Co-List Office		Excluded Party	None
Showing Instr		Assessed Value	
List Date	11/11/2019	Exp Date	3/3/2020
Publish to Internet	Yes	Show Addr to Public	Yes
Allow AVM	Yes	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell
BBC	1.0%	Variable Rate	No
Special Listing Cond.	None	Type of Sale	
Pending Date		Selling Price	
How Sold		CDOM	1
Total Concessions Paid		Sold/Concession Remarks	
Sell Agent		Co-Sell Off	
Co-Sell Agent			

Presented by: Tiffany Reimer / Metzger Property Services, LLC

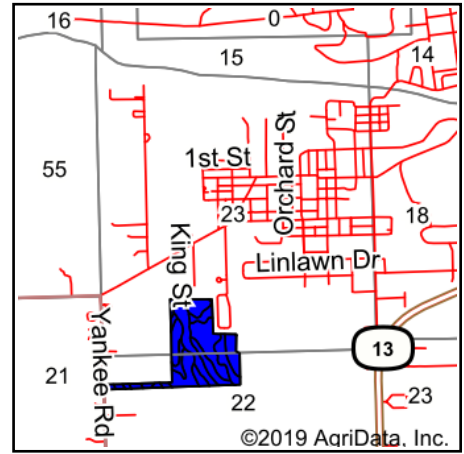
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Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wabash**
 Location: **22-27N-6E**
 Township: **Noble**
 Acres: **45.59**
 Date: **11/12/2019**



Maps Provided By:



Area Symbol: IN169, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans	
FnA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	17.13	37.6%		llw	168	54	74	
CrA	Crosby silt loam, 0 to 3 percent slopes	12.93	28.4%		llw	126	41	38	
Cy	Cyclone silt loam, 0 to 2 percent slopes	7.71	16.9%		llw	185	65	78	
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	7.56	16.6%		llw	131	38	72	
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.26	0.6%		lle	133	47	30	
Weighted Average						152.6	49.5	*n 63.9	

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes

MLS # 201949514 ********* 300 W **Wabash** **IN** 46992 **Status** Active **LP** \$0



Area Wabash County **Parcel ID** 85-14-22-100-001.000-007 **Type** Residential Land
Sub None **Cross Street**
School District WAB Elem **OJ Neighbors** JrH Wabash **SrH** Wabash
REO No **Short Sale** No
Legal Description Approximately 1.75+/- Acres part of: W1/2 FR NW1/4 22-27-6 19.72AC DITCH 543
Directions From Millcreek Pike, turn south onto 300 W., property will be on east side of the road
Inside City Limits N **City Zoning** **County Zoning** S1 **Zoning Description**

Remarks ABSOLUTE AUCTION! Property will sell regardless of price! 1.75+/- Acres going to Absolute Auction on December 12, 6:30pm at the Knights of Columbus Building in Wabash, IN. Tract 5 features 1.75+/- Acre potential building site for your dream home! Close to town but with country location! Bid on this tract individually or in combination with any other. Currently used as tillable cropland with a soils index of: 129.1 Bid on this tract individually or in combination with any other tract.

Agent Remarks ABSOLUTE AUCTION: 12.12.19, 6:30 pm at the Knights of Columbus, Wabash, IN. TERMS: 10% down with the balance due at closing. Seller to provide clear title and warranty deed. Seller to pay 2019 due in 2020 taxes with buyer to assume all taxes thereafter. Survey costs to be shared 50/50 between buyer and seller. RE BROKERS: Must register clients 24 hr in advance of the auction and be present at all showings to represent your client. Client registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	1.7500 / 76,230 / 183x420
Parcel Desc	Undeveloped, Tillable, 0-2.9999		Platted Development	No
Township	Noble	Date Lots Available		Price per Acre \$0.00
Type Use	Agriculture, Residential	Road Access	County	Road Surface Tar and Stone Road Frontage County
Type Water	None	Easements	Yes	
Type Sewer	None	Water Frontage		
Type Fuel	None	Assn Dues	Not Applicable	
Electricity	None	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 **Auctioneer License #** AC31300015

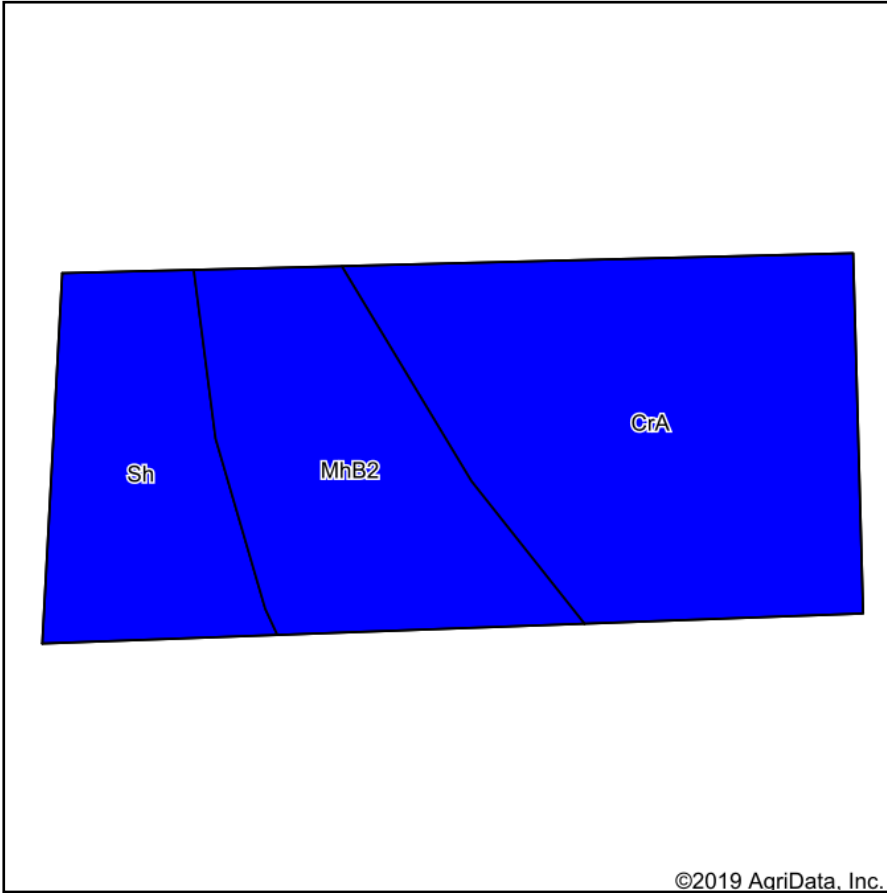
Owner Name
Financing: **Existing** **Proposed** **Excluded Party** None
Annual Taxes \$453.06 **Exemption** No Exemptions **Year Taxes Payable** 2019 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** at closing
List Office Metzger Property Services, LLC - office: 260-982-0238 **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 11/11/2019 **Exp Date** 3/31/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

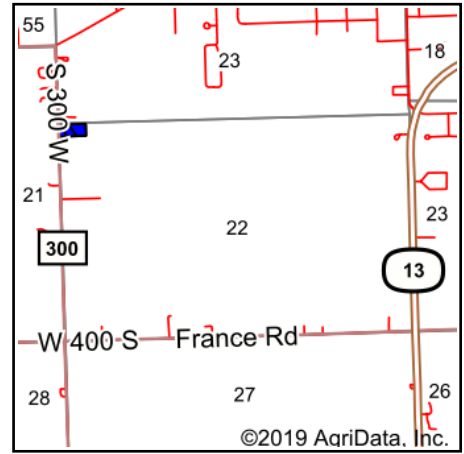
Presented by: Tiffany Reimer / Metzger Property Services, LLC
 Information is deemed reliable but not guaranteed.

Soils Map



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.



State: **Indiana**
 County: **Wabash**
 Location: **22-27N-6E**
 Township: **Noble**
 Acres: **1.75**
 Date: **11/12/2019**



Maps Provided By:



Area Symbol: IN169, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
CrA	Crosby silt loam, 0 to 3 percent slopes	0.87	49.7%		llw	126	41	38
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.50	28.6%		lle	133	47	30
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	0.38	21.7%		llw	131	38	72
Weighted Average						129.1	42.1	*n 43.1

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Listings as of 11/12/2019

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 201949516	***** 300 W	Wabash	IN 46992	Status Active
Area Wabash County	Parcel ID 85-14-22-100-001.000-007	Type Residential Land		
Sub None	Cross Street	Lot #		
School District WAB Elem	OJ Neighbors	JrH Wabash	SrH Wabash	
REO No	Short Sale No			
Legal Description Approximately 1.75+/- Acres part of: W1/2 FR NW1/4 22-27-6 19.72AC DITCH 543				
Directions From Millcreek Pike go South onto 300 W., property will be on the east side of the road				
Inside City Limits N	City Zoning	County Zoning S1	Zoning Description	



Remarks ABSOLUTE AUCTION! Property will sell regardless of price! 1.75+/- Acres going to Absolute Auction on December 12, 6:30pm at the Knights of Columbus Building in Wabash, IN. Tract 5 features 1.75+/- Acre potential building site for your dream home! Close to town but with country location! Currently used as tillable cropland with a soils index of: 140. Bid on this tract individually or in combination with any other.

Agent Remarks ABSOLUTE AUCTION: 12.12.19, 6:30 pm at the Knights of Columbus, Wabash, IN. TERMS: 10% down with the balance due at closing. Seller to provide clear title and warranty deed. Seller to pay 2019 due in 2020 taxes with buyer to assume all taxes thereafter. Survey costs to be shared 50/50 between buyer and seller. RE BROKERS: Must register clients 24 hr in advance of the auction and be present at all showings to represent your client. Client registration form in docs.

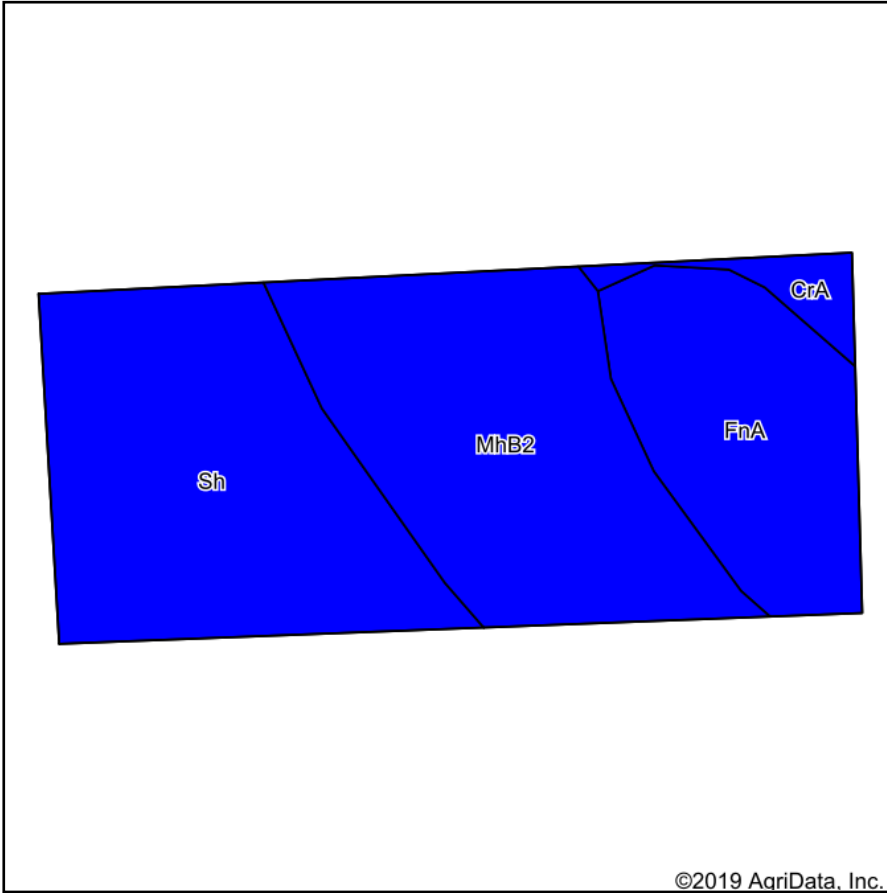
Sec	Lot	Zoning	Lot Ac/SF/Dim	1.7500 / 76,230 / 183x420
Parcel Desc	Level, Undeveloped, Tillable, 0-2.9999		Platted Development	No
Township	Noble	Date Lots Available		Price per Acre \$0.00
Type Use	Agriculture, Residential	Road Access	County	Road Surface Tar and Stone
Type Water	None	Road Frontage		County
Type Sewer	None	Easements	Yes	
Type Fuel	None	Water Frontage		
Electricity	None	Assn Dues	Not Applicable	
		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	Auctioneer License #	AC31300015
Owner Name				
Financing:	Existing	Proposed	Excluded Party	None
Annual Taxes	\$453.06	Exemption No Exemptions	Year Taxes Payable 2019	Assessed Value
Is Owner/Seller a Real Estate Licensee	No			
List Office	Metzger Property Services, LLC - office: 260-982-0238		Possession	at closing
Agent ID	RB14045939	Agent E-mail	chad@metzgerauction.com	
Co-List Office	Co-List Agent			
Showing Instr				
List Date	11/11/2019	Exp Date	3/31/2020	Publish to Internet Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Show Addr to Public Yes
Virtual Tours:		BBC	1.0%	Allow AVM Yes
Pending Date		Variable Rate	No	Show Comments Yes
Total Concessions Paid		Special Listing Cond.	None	
Sell Off		Type of Sale		
	Closing Date	Selling Price	How Sold	CDOM 1
	Sold/Concession Remarks			
	Sell Agent	Co-Sell Off	Co-Sell Agent	

Presented by: Tiffany Reimer / Metzger Property Services, LLC

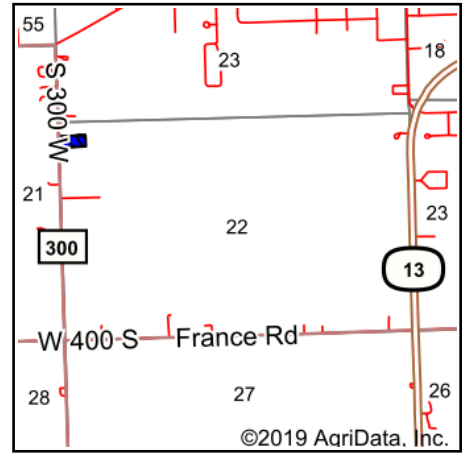
Information is deemed reliable but not guaranteed.

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Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wabash**
 Location: **22-27N-6E**
 Township: **Noble**
 Acres: **1.62**
 Date: **11/12/2019**



Maps Provided By:



Area Symbol: IN169. Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	0.67	41.4%		Ilw	131	38	72
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.59	36.4%		Ile	133	47	30
FnA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	0.36	22.2%		Ilw	168	54	74
Weighted Average						140	44.8	*n 57.1

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

General Information

Parcel Number 85-14-63-303-002.000-008
Local Parcel Number 0130014500

Tax ID:

Routing Number 7K.6BK3

Property Class 100 Vacant Land

Year: 2019

Location Information

County Wabash
Township NOBLE TOWNSHIP
District 008 (Local 008) WABASH CITY-WABASH COUNTY
School Corp 8050 M.S.D. WABASH COUNTY
Neighborhood 8508510-008 AG HOMESITES
Section/Plat 23
Location Address (1) W MILLCREEK PIKE WABASH, IN 46992

Ownership

MILLER ELIZABETH LLC
5124 S 400 W PIKE
WABASH, IN 46992

Legal

PT RES 23-27-6 4.09AC DITCH 543-00145 -00



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/06/2001 and 01/01/1900.

Notes

10/26/2017 RP: Reassessment Packet 2016
8/8/2005 ADJL: ADJACENT LAND PARCEL 2 -3
8/8/2005 LAND: THIS LAND IS BEING FARMED-NO SOIL ID AVAILABLE 3000.00 WITH 60% INFLUENCE RAN GIS SOIL REPORT 2012 PAY 2013

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for 2019 and 2018.

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. %, Res Elig %, Market Factor, Value. Rows for various land parcels.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Sunday, September 08, 2019 Review Group 2016

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (4.09), Actual Frontage (0), Developer Discount, Parcel Acreage (4.09), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.13), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (3.96), Farmland Value (\$6,360), Measured Acreage (3.96), Avg Farmland Value/Acre (1606), Value of Farmland (\$6,360), Classified Total (\$0), Farm / Classified Value (\$6,400), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$6,400), CAP 3 Value (\$0), Total Value (\$6,400).

General Information

Parcel Number 85-14-63-303-004.000-008
Local Parcel Number 0130014300

Tax ID:

Routing Number 7K.8BK3

Property Class 100 Vacant Land

Year: 2019

Location Information

County Wabash

Township NOBLE TOWNSHIP

District 008 (Local 008) WABASH CITY-WABASH COUNTY

School Corp 8050 M.S.D. WABASH COUNTY

Neighborhood 8508510-008 AG HOMESITES

Section/Plat 23

Location Address (1) W MILLCREEK PIKE WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Sunday, September 08, 2019

Review Group 2016

Ownership

MILLER ELIZABETH LLC 5124 S 400 W PIKE WABASH, IN 46992

Legal

PT RES 23 27-6 6.65AC DITCH 543, 546 & 590-00143-00



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/06/2001 and 01/01/1900 transfers.

Notes

8/8/2005 ADJL: ADJACENT LAND PARCEL 2 - 4
8/8/2005 LAND: THIS LAND IS BEING FARMED-NO SOIL ID AVAILABLE
3000 PER ACRE WITH 60% INFLUENCE FACTOR RAN GIS SOIL REPORT 2012 PAY 2013
1/1/1900 RP: Reassessment Packet 2016

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2019, 2018, 2017, 2016, 2015.

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. %, Res Elig %, Market Factor, Value. Rows show data for lots 4.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (6.65), Actual Frontage (0), Developer Discount, Parcel Acreage (6.65), 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 (0.00), Total Acres Farmland (6.65), Farmland Value (\$11,530), Measured Acreage (6.65), Avg Farmland Value/Acre (1734), Value of Farmland (\$11,530), Classified Total (\$0), Farm / Classified Value (\$11,500), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$11,500), CAP 3 Value (\$0), Total Value (\$11,500).

Data Source N/A

Collector 09/28/2015 JS

Appraiser 01/01/2016 JS

General Information

Parcel Number 85-14-63-303-003.000-008
Local Parcel Number 0130014400

Tax ID:

Routing Number 7K.7BK3

Property Class 100 Vacant Land

Year: 2019

Location Information

County Wabash

Township NOBLE TOWNSHIP

District 008 (Local 008) WABASH CITY-WABASH COUNTY

School Corp 8050 M.S.D. WABASH COUNTY

Neighborhood 8508510-008 AG HOMESITES

Section/Plat 23

Location Address (1) W MILLCREEK PIKE WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Sunday, September 08, 2019

Review Group 2016

Ownership

MILLER ELIZABETH LLC 5124 S 400 W PIKE WABASH, IN 46992

Legal

PT RES 23-27-6 2.84AC DITCH 543,546 & 590-00144-00



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 07/06/2001 and 01/01/1900.

Notes

8/8/2005 ADJL: ADJACENT LAND PARCEL 2 - 3
8/8/2005 LAND: THIS LAND IS BEING FARMED-NO SOIL ID AVAILABLE
3000 PER ACRE WITH 60% INFLUENCE FACTOR RAN GIS SOIL REPORT 2012 PAY 2013
1/1/1900 RP: Reassessment Packet 2016

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2019, 2018, 2017, 2016, 2015. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Description, Value. Rows include 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.

General Information

Parcel Number 85-14-63-300-007.000-007
Local Parcel Number 0060100700

Tax ID:

Routing Number 65.17

Property Class 100 Vacant Land

Year: 2019

Location Information

County Wabash
Township NOBLE TOWNSHIP
District 007 (Local 007) NOBLE TOWNSHIP
School Corp 8050 M.S.D. WABASH COUNTY
Neighborhood 8507510-007 NOBLE TWP 7-2
Section/Plat 23
Location Address (1) PIKE ST WABASH, IN 46992

Ownership

MILLER ELIZABETH LLC
5124 S 400 W PIKE
WABASH, IN 46992

Legal

PT FR NW 22-27-6 PT MID PT S1/2
SW1/4 RES23 60.423ACDITCH
543,546 & 590-01007-00



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 07/06/2001 to 01/01/1900.

Notes

10/19/2016 RP: Reassessment Packet 2017
8/16/2010 SPLI: SPLIT SOLD .07A TO WYLIE RICHARD J & JILL M 04/26/1991

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, Improvement, Total. Rows show values for 2019, 2018, 2017, 2016, 2015.

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. %, Res Elig %, Market Factor, Value. Rows list various land parcels and their characteristics.

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (60.49), Actual Frontage (0), Developer Discount, Parcel Acreage (60.49), 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 (0.00), Total Acres Farmland (60.49), Farmland Value (\$103,030), Measured Acreage (60.49), Avg Farmland Value/Acre (1703), Value of Farmland (\$103,020), Classified Total (\$0), Farm / Classified Value (\$103,000), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$103,000), CAP 3 Value (\$0), Total Value (\$103,000).

General Information
Parcel Number
 85-14-22-100-001.000-007
Local Parcel Number
 0060145600

Ownership
 MILLER ELIZABETH LLC
 5124 S 400 W
 WABASH, IN 46992

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/21/2003	MILLER ELIZABETH L		TR	/	\$0	I
01/01/1900	STOUFFER ELWOOD		WD	/	\$0	I

Notes
 1/12/2016 RP: Reassessment Packet 2015

Tax ID:

Legal
 W1/2 FR NW1/4 22-27-6 19.72AC DITCH 543

Routing Number
 65.23

Property Class 100
 Vacant Land



Agricultural

Year: 2019

Valuation Records (Work In Progress values are not certified values and are subject to change)

Location Information

County
 Wabash
Township
 NOBLE TOWNSHIP
District 007 (Local 007)
 NOBLE TOWNSHIP
School Corp 8050
 M.S.D. WABASH COUNTY
Neighborhood 8507510-007
 NOBLE TWP 7-2
Section/Plat
 22
Location Address (1)
 300 W
 WABASH, IN 46992

2019	Assessment Year	2019	2018	2017	2016	2016
WIP	Reason For Change	AA	AA	AA	Trending	Trending
02/27/2019	As Of Date	01/01/2019	01/01/2018	01/01/2017	01/01/2016	01/01/2016
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$33,500	Land	\$33,500	\$34,600	\$39,800	\$42,100	\$45,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$33,500	Land Non Res (2)	\$33,500	\$34,600	\$39,800	\$42,100	\$45,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$33,500	Total	\$33,500	\$34,600	\$39,800	\$42,100	\$45,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$33,500	Total Non Res (2)	\$33,500	\$34,600	\$39,800	\$42,100	\$45,100
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Zoning
Subdivision
Lot
Market Model
 N/A

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	CRA	0	4.6600	1.02	\$1,560	\$1,591	\$7,414	0%	0%	1.0000	\$7,410
4	A	CY	0	4.9100	1.28	\$1,560	\$1,997	\$9,805	0%	0%	1.0000	\$9,810
4	A	FNA	0	3.4600	1.11	\$1,560	\$1,732	\$5,993	0%	0%	1.0000	\$5,990
4	A	MHB2	0	1.9500	0.89	\$1,560	\$1,388	\$2,707	0%	0%	1.0000	\$2,710
4	A	SH	0	4.3800	1.11	\$1,560	\$1,732	\$7,586	0%	0%	1.0000	\$7,590
82	A	SH	0	0.3600	1.11	\$1,560	\$1,732	\$624	-100%	0%	1.0000	\$00

Characteristics

Topography Level
Flood Hazard
Public Utilities ERA
 Electricity
Streets or Roads TIF
 Paved
Neighborhood Life Cycle Stage
 Static

Land Computations

Calculated Acreage	19.72
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	19.72
81 Legal Drain NV	0.00
82 Public Roads NV	0.36
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	19.36
Farmland Value	\$33,510
Measured Acreage	19.36
Avg Farmland Value/Acre	1731
Value of Farmland	\$33,510
Classified Total	\$0
Farm / Classified Value	\$33,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$33,500
CAP 3 Value	\$0
Total Value	\$33,500