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**PROVIDING PROFESSIONAL AUCTION,
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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SMALL ENOUGH TO VALUE
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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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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January 16, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 158+/- Acres offered in 6 Tracts on Thursday, February 20, 2020. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, 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, February 20 at 6:30 pm at the Bippus Lion's Club: 9033 W. 800 N., Huntington, Indiana. The Auction will Begin at 6:30 pm!

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

Open House: February 11, 5:30-6pm

158+/- Acres Being Offered in 6 Tracts!

Cropland • Country Home • Woods • Building Sites

HOCH LAND AUCTION

Thur., Feb. 20 6:30 PM

Auction Location: Bippus Lions Club
9033 W. 800 N. Huntington, IN

Chester Twp,
Wabash Co., IN

Chester Twp,
Wabash Co., IN

Farm Location:
6385 N. 400 E.,
N. Manchester, IN

Thursday,
Feb. 20

6:30 PM

Auction Location:
Bippus Lions Club
9033 W 800 N,
Huntington, IN

- **Country Home**
- **Cropland • Woods**
- **Building Sites**

HOCH LAND AUCTION

158 Acres

Offered in
6 Tracts



Real Estate • Auctions • Appraisals

Chad Metzger • 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 • John Bumau

260-982-0238

Farm Location:
6385 N. 400 E.,
N. Manchester, IN

Eloise Hoch
Estate, Owner



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Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
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260-982-0238

158 Acres

Offered in
6 Tracts

- **Country Home**
- **Cropland • Woods**
- **Building Sites**

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Eloise Hoch Estate
AUCTION

COUNTRY HOME ON 1.5+/- ACRES
 Move-in ready 960 Square Foot home featuring 3 bedrooms, an open kitchen/dining area, Living room, a full basement and a 2-car detached garage! The home has a metal roof and a large deck!

Open House:
February 11 5:30-6 PM



Tract Map

Thur., Feb. 20 6:30 PM

Farm Location: 6385 N. 400 E., N. Manchester, IN

Auction Location: Bippus Lions Club

158
Acres

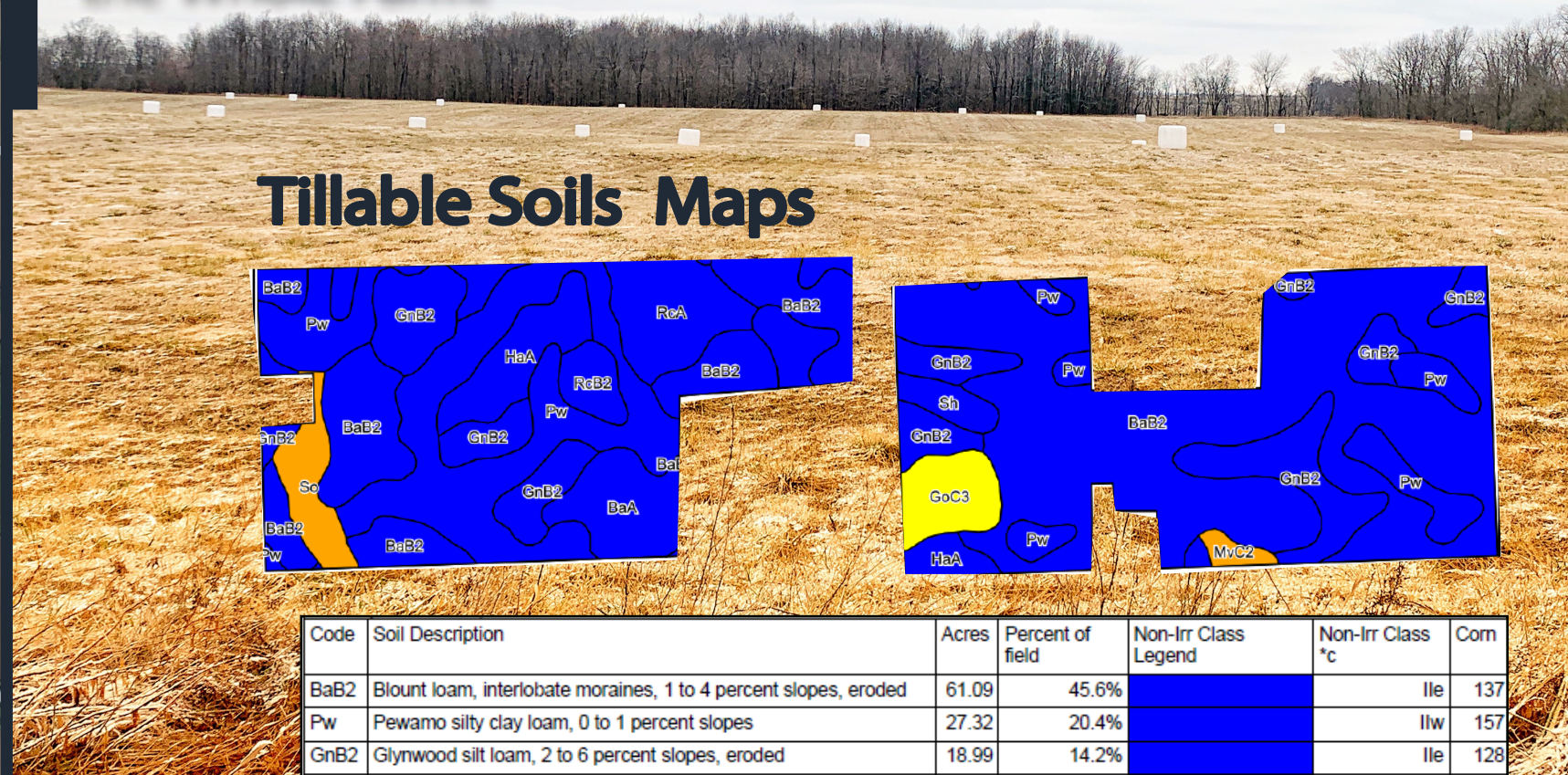
Offered in 6 Tracts



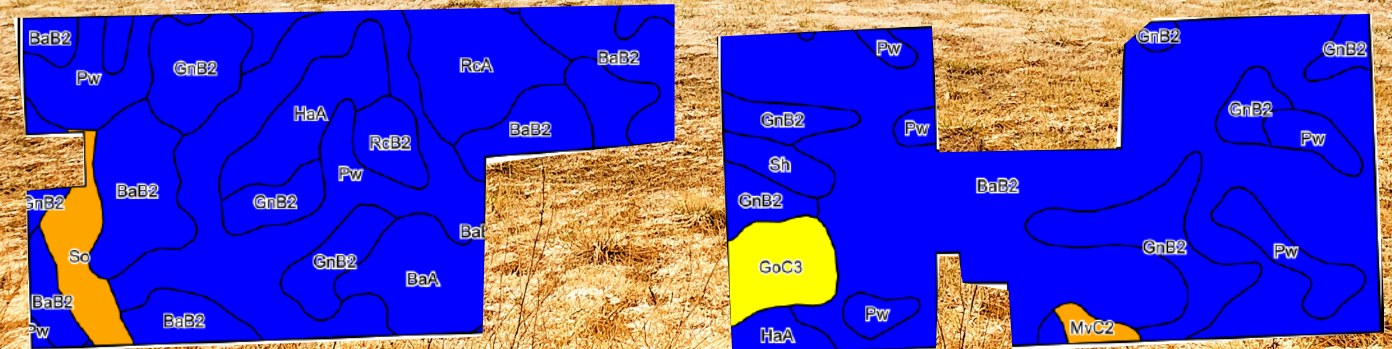
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 Gary Spangle • Brian Evans • Dustin Dillon
 Michael Gentry • Tiffany Reimer • Dodie Hart • John Bumau
260-982-0238

- TRACT #1: Country Home on 1.5 Ac.
- TRACT #2: 62.5 Ac. Quality Cropland
- TRACT #3: 16 Acres Woods
- TRACT #4: 25 Acres Quality Cropland
- TRACT #5: 42 Acres Quality Cropland
- TRACT #6: 11 Acres Woods

Bid on an Individual Tract,
 Any Combination or
 the Whole Farm!



Tillable Soils Maps



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	61.09	45.6%		Ile	137
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	27.32	20.4%		Ilw	157
GnB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	18.99	14.2%		Ile	128
HaA	Haskins loam, 0 to 3 percent slopes	5.65	4.2%		Ilw	140
RcA	Rawson sandy loam, 0 to 2 percent slopes	5.61	4.2%		Ils	126
BaA	Blount loam, interlobate moraines, 0 to 2 percent slopes	4.56	3.4%		Ilw	142
GoC3	Glynwood clay loam, 5 to 12 percent slopes, severely eroded	3.60	2.7%		IVe	120
So	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	2.81	2.1%		Illw	134
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	1.86	1.4%		Ile	126
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	1.57	1.2%		Ilw	131
MvC2	Morley silt loam, 6 to 12 percent slopes, eroded	0.79	0.6%		Ille	118
Weighted Average						138.8

REAL ESTATE TERMS: This property will be offered as individual tracts, in combination and in its' entirety. Each bid constitutes a legal offer to purchase and 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. If the property sells in tracts that require a survey then the cost will be shared 50/50 between the buyer and the seller. **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 March 31, 2020. Possession will be at closing. Seller will pay the 2019 due in 2020 real estate taxes. 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. No Personal Property is included with the sale of the Real Estate.



REAL ESTATE TERMS

158+/- ACRE HOCH REAL ESTATE AUCTION

This property will be offered at Auction on Thursday, February 20, 2020, 6:30 pm at the Bippus Lion's Club. 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 and square footage amounts listed in this brochure and all marketing material 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). An earnest money deposit is due the day of the auction: Tract 1, the home, will be \$1,000 down with the balance due at closing and Tracts 2-6 will be 10% down 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 March 31, 2020. Possession of Tract 1 will be at closing. Possession of Tracts 2-6 will be after the tenant's rights to the 2020 harvest. The Buyer(s) will receive the 2020 farm income. Seller will pay the 2019 due in 2020 taxes with the buyer(s) to assume the 2020 due in 2021 taxes and all taxes due thereafter. Real estate taxes for the entirety in 18' due in 19' were approximately \$3,008.30. 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. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at all showings/open houses your client attends and present at the auction to represent them. Client Registration form is in the documents section of the MLS.

Auction: February 20, 2020 – 6:30pm

Auction Location: Bippus Lion's Club: 9033 W. 800 N., Huntington, IN

Property Location: 6385 N. 400 E., N. Manchester, IN 46962



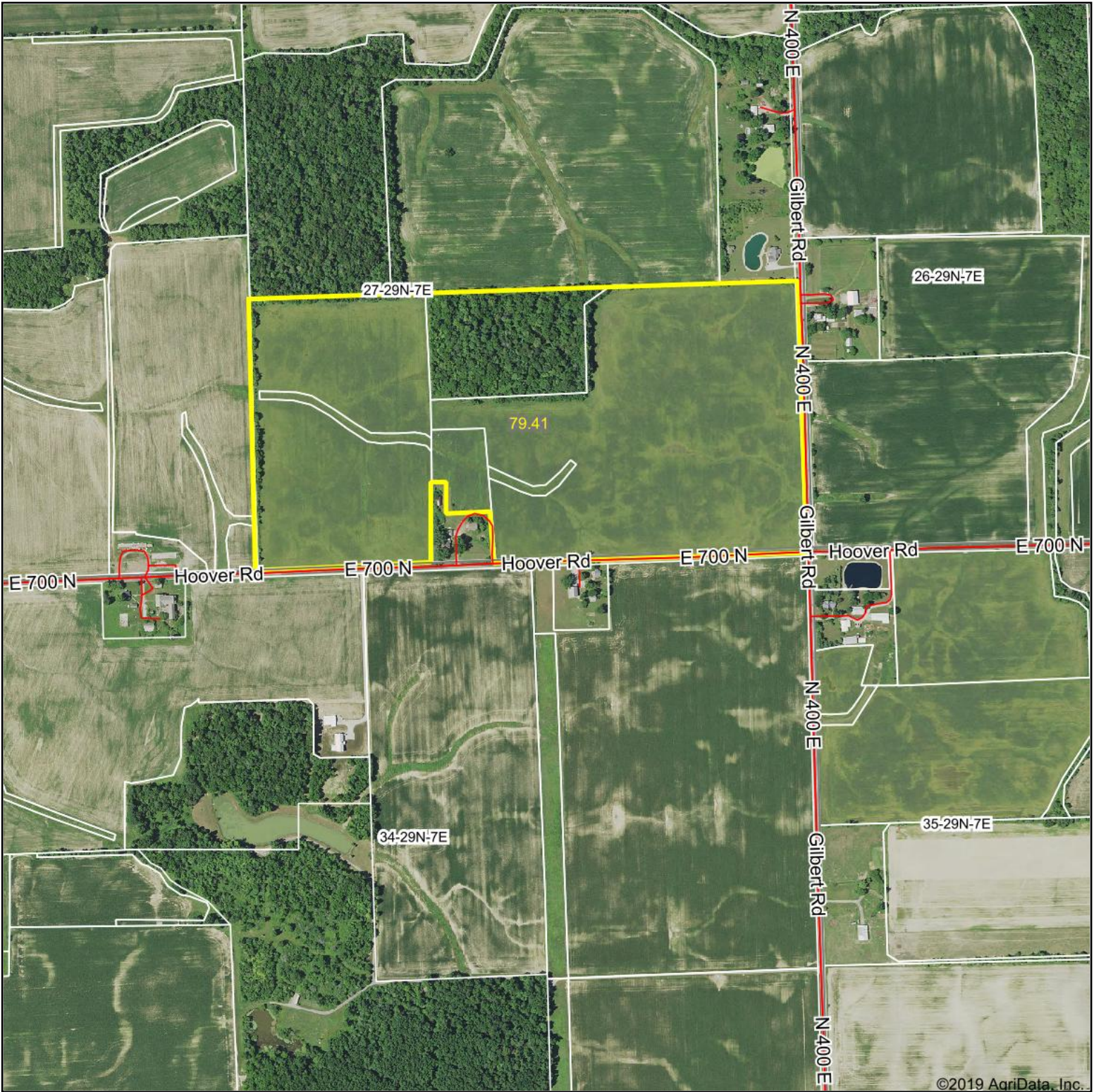
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CHAD METZGER, CAL, CAGA
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Aerial Map



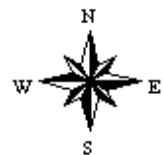
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 **Metzger** Auctioneers
& Appraisers
Property Services, LLC

Map Center: 40° 55' 42.86, -85° 43' 30.11



27-29N-7E
Wabash County
Indiana

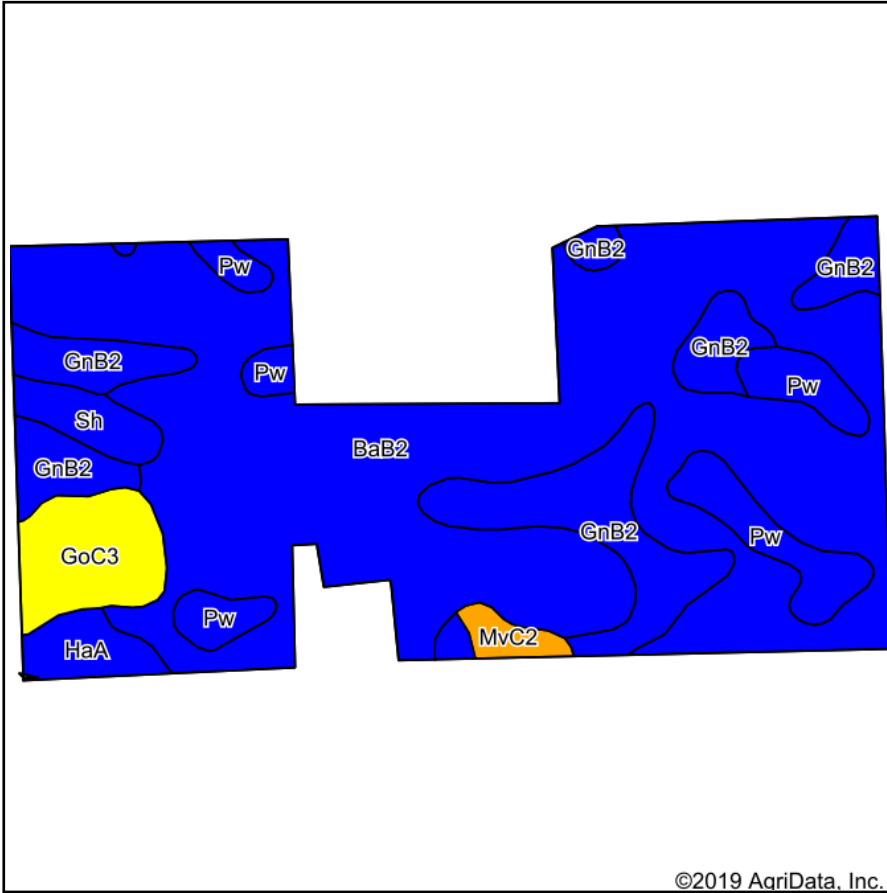


1/16/2020

Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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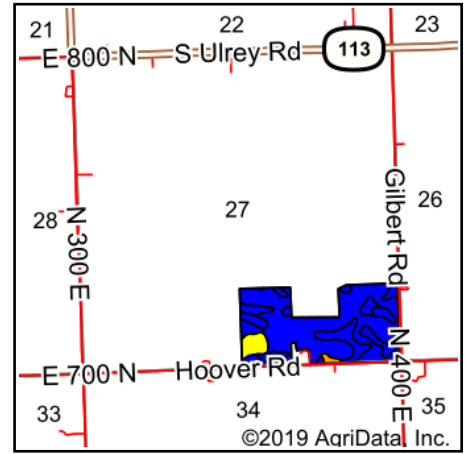
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



©2019 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wabash**
 Location: **27-29N-7E**
 Township: **Chester**
 Acres: **68.23**
 Date: **1/16/2020**



Area Symbol: IN169, Soil Area Version: 24

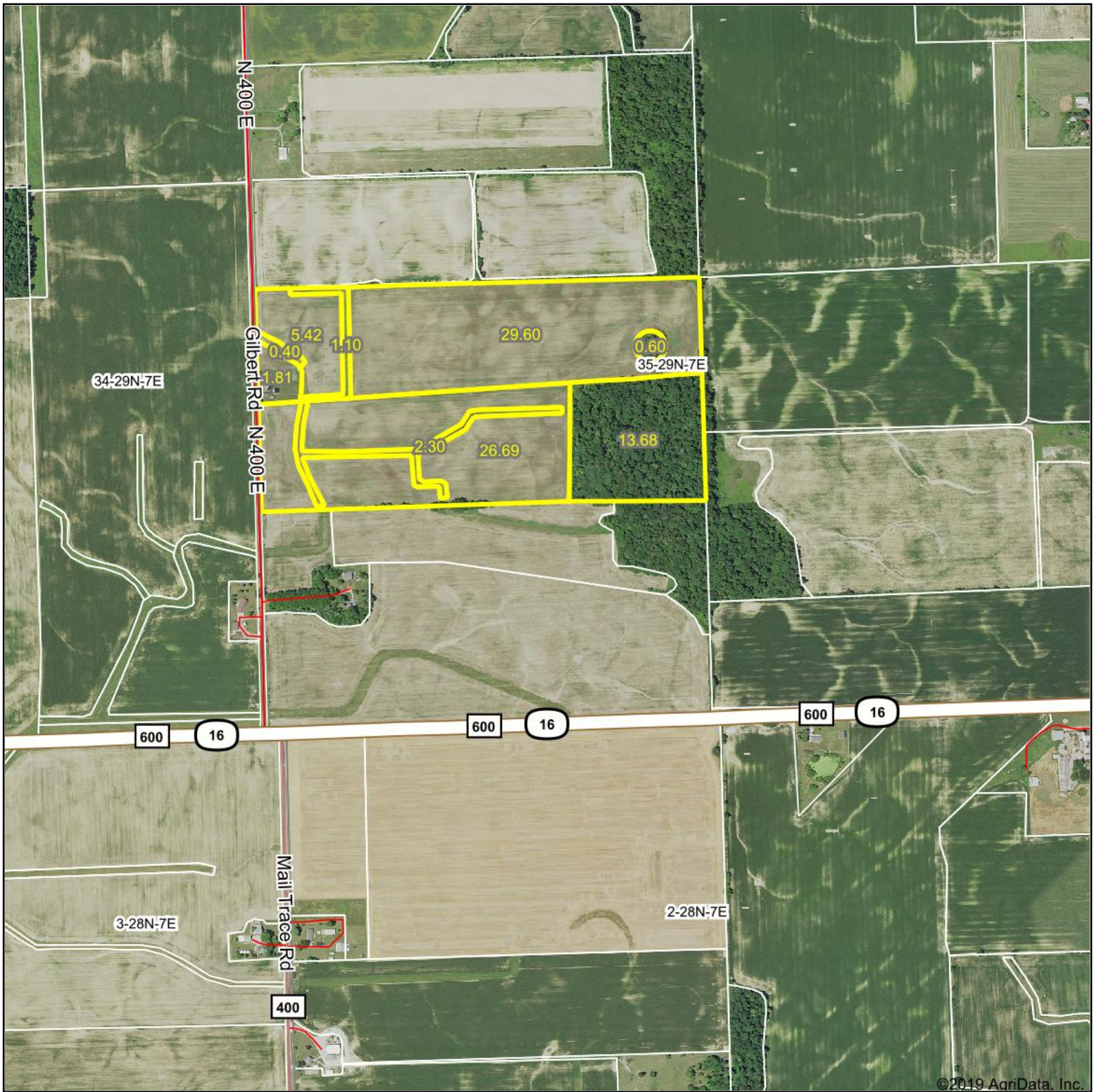
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	44.24	64.8%		IIe	137	50	30
GnB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	11.07	16.2%		IIe	128	44	26
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	5.53	8.1%		IIw	157	47	67
GoC3	Glynwood clay loam, 5 to 12 percent slopes, severely eroded	3.50	5.1%		IVe	120	42	17
HaA	Haskins loam, 0 to 3 percent slopes	1.56	2.3%		IIw	140	46	37
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	1.53	2.2%		IIw	131	38	72
MvC2	Morley silt loam, 6 to 12 percent slopes, eroded	0.80	1.2%		IIIe	118	41	29
Weighted Average						136	47.9	*n 32.8

*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.

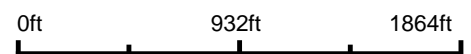
Aerial Map



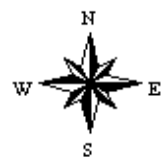
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 **Metzger** Auctioneers
& Appraisers
Property Services, LLC

Map Center: 40° 55' 0.45, -85° 42' 50.16



35-29N-7E
Wabash County
Indiana

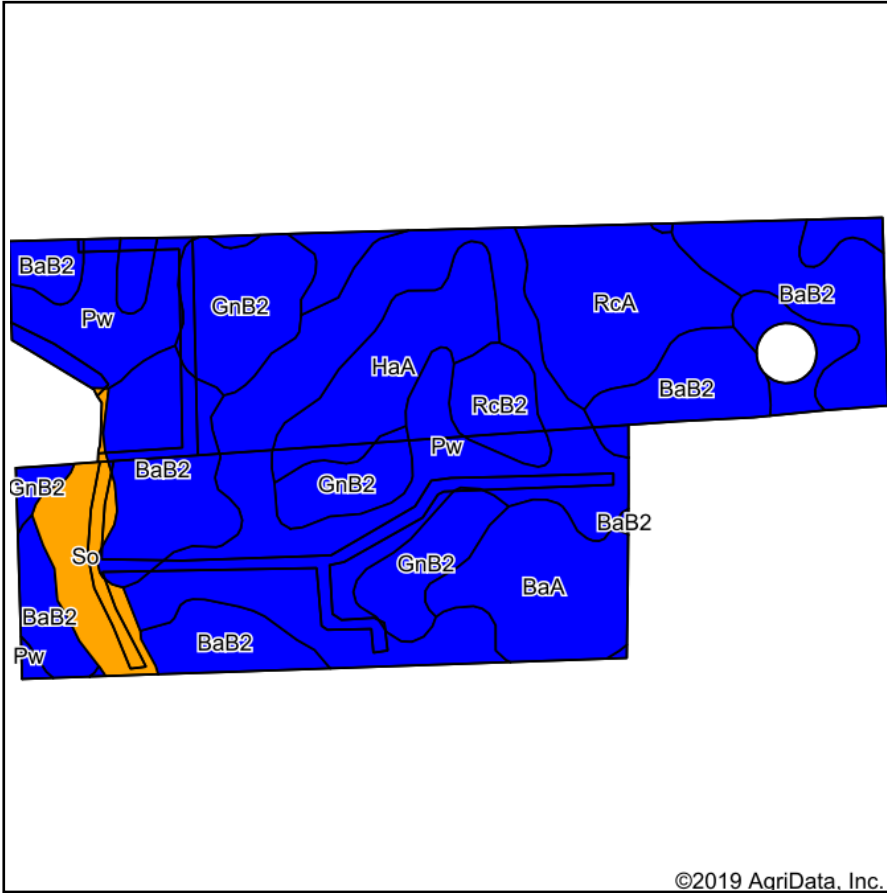


11/18/2019

Maps Provided By:
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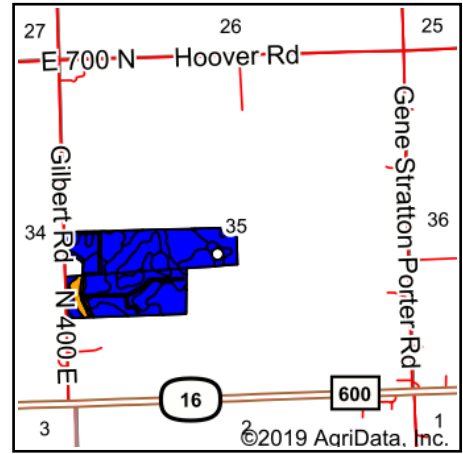
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **Indiana**
 County: **Wabash**
 Location: **35-29N-7E**
 Township: **Chester**
 Acres: **65.51**
 Date: **11/18/2019**

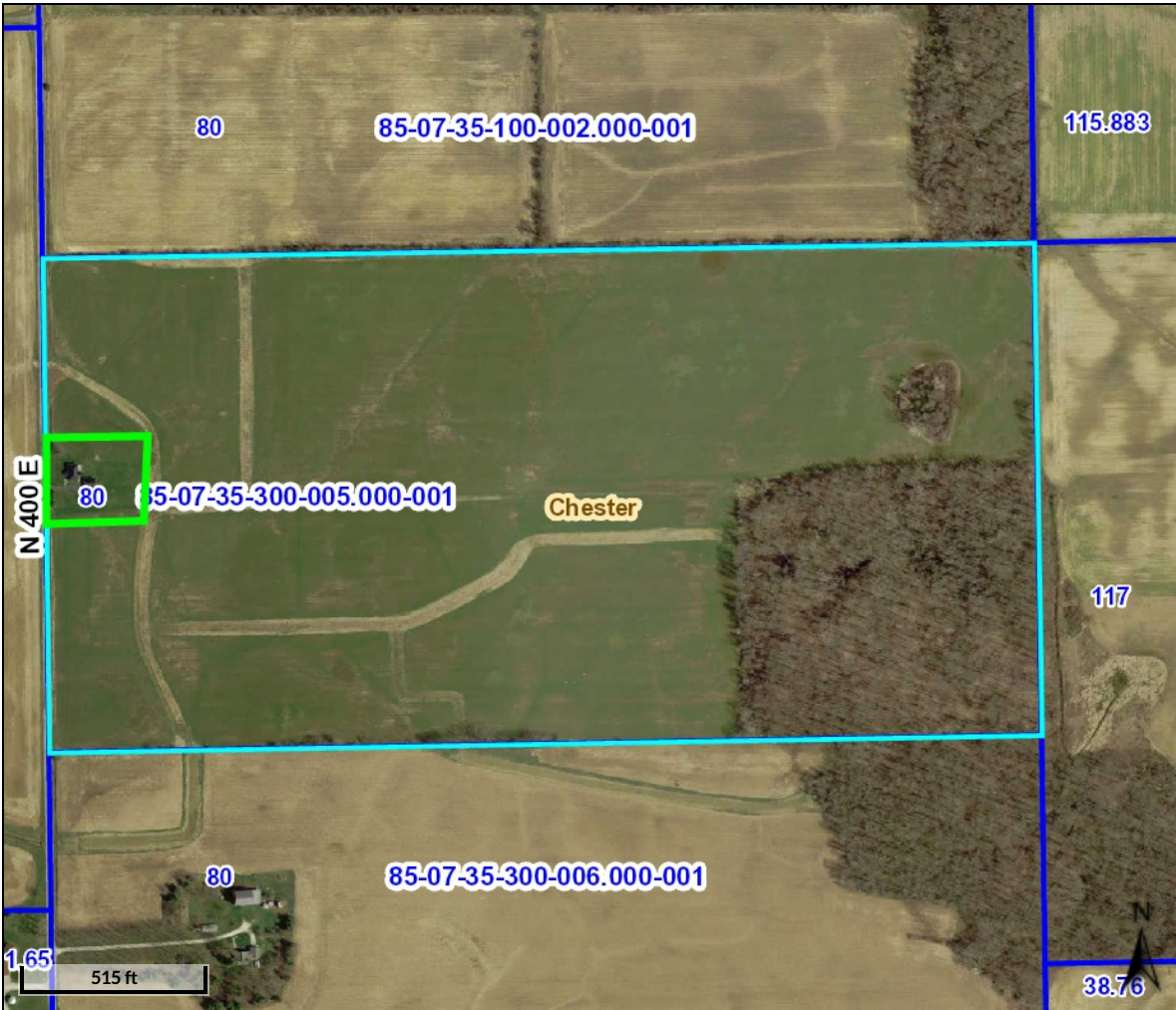


Area Symbol: IN169, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	21.39	32.7%		Ilw	157	47	67	
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	16.94	25.9%		Ile	137	50	30	
GnB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	7.76	11.8%		Ile	128	44	26	
RcA	Rawson sandy loam, 0 to 2 percent slopes	5.60	8.5%		Ils	126	44	38	
BaA	Blount loam, interlobate moraines, 0 to 2 percent slopes	4.75	7.3%		Ilw	142	52	49	
HaA	Haskins loam, 0 to 3 percent slopes	4.29	6.5%		Ilw	140	46	37	
So	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	2.92	4.5%		Illw	134	47	50	
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	1.86	2.8%		Ile	126	44	25	
Weighted Average						141.6	47.4	*n 44.9	

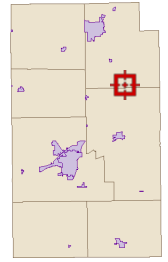
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method







Soils data provided by USDA and NRCS.



Overview



Legend

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

Parcel ID	85-07-35-300-005.000-001	Alternate ID	n/a	Owner Address	HOCH ELOISE P
Sec/Twp/Rng	35-29-07	Class	Cash grain/general farm		6385 N 400 E
Property Address	6385 N 400 E	Acreage	80		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
District	CHESTER TWP				
Brief Tax Description	N1/2 SW1/4 35-29-7 80A DITCH 664-00422-01				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/13/2020
 Last Data Uploaded: 1/13/2020 9:09:12 AM

Developed by  **Schneider**
 GEOSPATIAL

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202001868	6385 N 400 E.	North Manchester	IN 46962	Status Active
Area Wabash County	Parcel ID 85-07-35-300-005.000-001	Type Site-Built Home		
Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 0
Location Rural	Style One Story	REO No	Short Sale No	
School District MCS Elem	Manchester	JrH Manchester	SrH Manchester	
Legal Description Approximately 1.5+/- Acres part of N1/2 SW1/4 35-29-7 80A DITCH 664-00422-01				
Directions From St. Rd. 16, go north on 400 E., farm will be on east side of the road, look for signs.				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	



Remarks COUNTRY HOME ON 1.5+/- ACRES GOING TO AUCTION ON FEBRUARY 20, 6:30 PM. This One-story home features 3 bedrooms, an open Kitchen/Dining Area, Living Room, Basement for Storage and a 2-car detached garage! Home has a newer metal roof and a large deck perfect for enjoying the views & peacefulness of the country! This is Tract 1 of the auction, bid on this tract individually or in combination with any other tract up for auction. OPEN HOUSE: February 11, 5:30-6pm

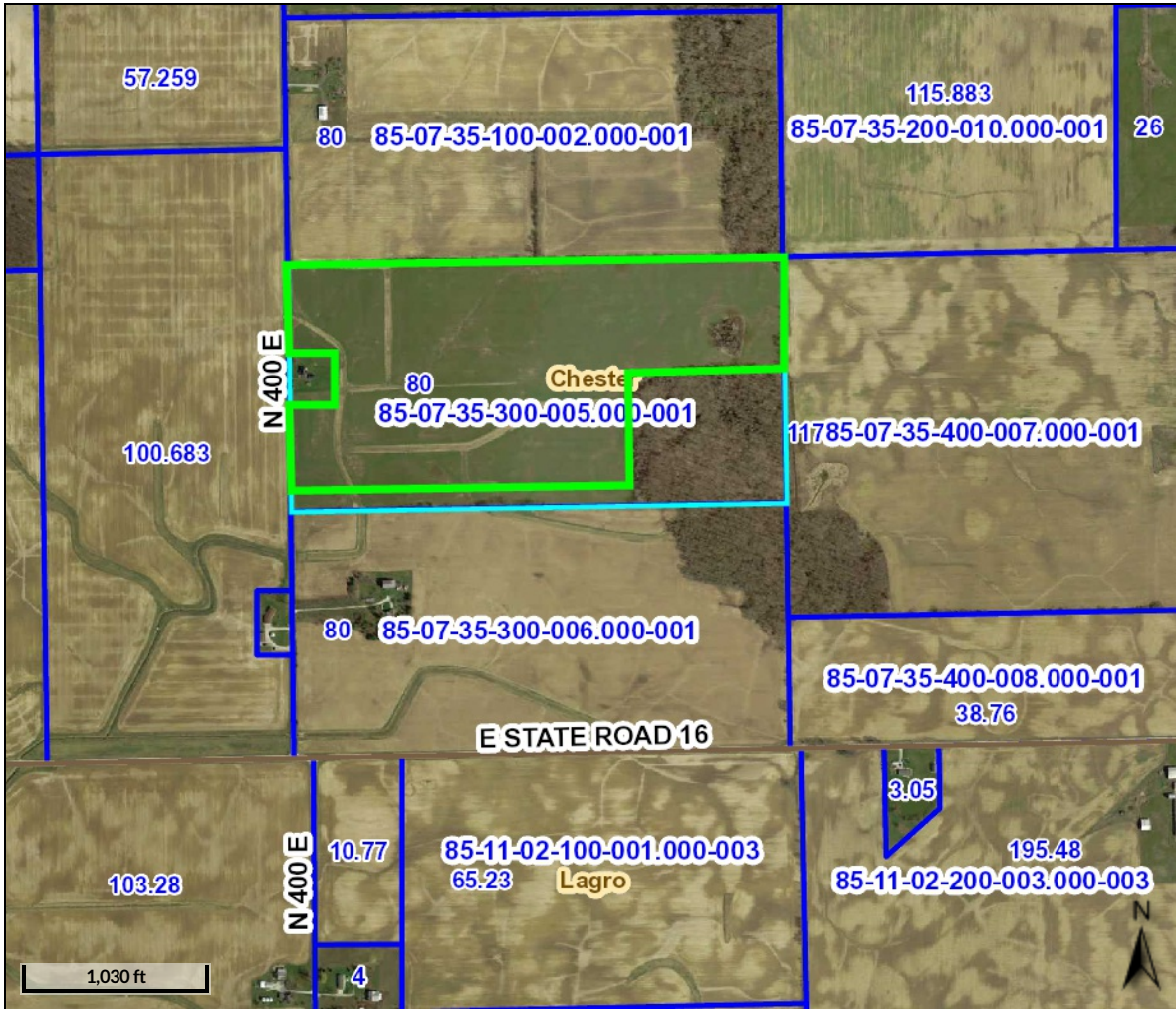
Agent Remarks AUCTION: February 20, 6:30 pm at the Bippus Lion's Club. TERMS on Tract 1: \$1,000 down with the balance due at closing. Seller will pay 19' due in 20' taxes. Survey to be split 50/50. RE BROKERS: Must register clients 24 hrs in advance and be present with client at all showings they attend and the auction. Registration form in docs.

Sec	Lot	Lot Ac/SF/Dim	1.5000	65,340	280x230	/	N	/	Src	Lot Des	0-2.9999		
Township	Chester		Abv Gd Fin SqFt	1,048	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	524	Ttl Fin SqFt	1,048	Year Built	1957	
Age	63	New No	Date Complete		Ext	Aluminum	Fndtn	Crawl, Partial Basement, Unfinished			# Rooms	5	
Room Dimensions	Baths	Full	Half	Water	WELL		Basement Material	Block					
DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No			
LR	12 x 12	M	B-Upper	0	0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	12 x 10	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No		
FR	x				Cooling	Window, None	Disposal	No	Ceiling Fan	No			
KT	12 x 10	M	Laundry Rm	Main	x		Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Deck Open, Eat-In Kitchen, Garage Door Opener, Main Level Bedroom Suite, Washer Hook-Up			Water Soft-Rented	No	ADA Features	No			
DN	x						Alarm Sys-Sec	No	Fence				
MB	12 x 12	M					Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 10	M	Garage	2.0	/ Detached	/ 24 x 26 / 624.00	Garden Tub	No	Nr Wlkg Trails	No			
3B	10 x 10	M	Outbuilding	Shed		10 x 16	Jet Tub	No	Garage Y/N	Yes			
4B	x		Outbuilding			x	Pool	No	Off Street Pk	Yes			
5B	x		Assn Dues			Not Applicable	Pool Type						
RR	x		Other Fees										
LF	x		Restrictions										
EX	x		Water Access			Wtr Name							
WtrType			Wtr Frtg			Channel Frtg							
Water Features						Lake Type							
Auction	Yes	Auctioneer Name	Chad Metzger		Auctioneer License #	AC31300015							
Owner Name													
Financing:	Existing				Proposed				Excluded Party	None			
Annual Taxes	\$1,640.52	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 E-mail	chad@metzgerauction.com			List Agent - User Code	UP388053395								
Co-List Office				Co-List Agent									
Showing Instr	Showingtime or Open House												
List Date	1/15/2020	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	Buyer Broker Comp.	0.5%	Vari.Rate	No	Special List Cond.	None				
Virtual Tours:		Lockbox Type	MECH	Lockbox Location	door	Type of Sale							
Pending Date		Closing Date		Selling Price		How Sold		CDOM	1				
Ttl Concessions Paid		Sold/Concession Remarks											
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent							

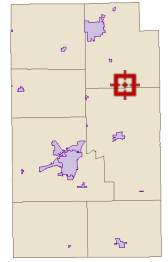
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.







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



Overview



Legend

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

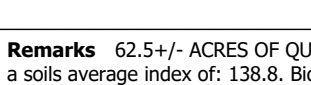
Parcel ID	85-07-35-300-005.000-001	Alternate ID	n/a	Owner Address	HOCH ELOISE P
Sec/Twp/Rng	35-29-07	Class	Cash grain/general farm		6385 N 400 E
Property Address	6385 N 400 E	Acreage	80		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
District	CHESTER TWP				
Brief Tax Description	N1/2 SW1/4 35-29-7 80A DITCH 664-00422-01				
	(Note: Not to be used on legal documents)				

Date created: 1/16/2020
 Last Data Uploaded: 1/15/2020 11:56:57 PM

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Listings as of 01/16/2020

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202001869	** N 400 E.	North Manchester	IN 46962	Status Active
Area Wabash County	Parcel ID 85-07-35-300-005.000-001	Type Agricultural Land		
Sub None	Cross Street 1510 N. Wayne Street	Lot #		
School District MCS Elem	Manchester	JrH Manchester	SrH Manchester	
REO No	Short Sale No			
Legal Description Approximately 62.5+/- Acres part of: N1/2 SW1/4 35-29-7 80A DITCH 664-00422-01				
Directions From St. Rd. 16, go North on 400 E., property will be on east side of the road.				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	



Remarks 62.5+/- ACRES OF QUALITY TILLABLE CROPLAND GOING TO AUCTION ON THURS. FEBRUARY 20 AT 6:30 PM. Great Opportunity for quality cropland with a soils average index of: 138.8. Bid on this tract individually, in combination or on the entire 158+/- Acres being offered.

Agent Remarks AUCTION: Feb. 20, 6:30pm at the Bippus Lion's Club. TERMS: 10% down w/ balance due at closing. Survey Costs split 50/50. Seller to pay 19 due in 20 taxes. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be at all showings & the auction to represent client. Client Registration form is in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim 62.5000 / 2,722,500 / 2692x1200
Parcel Desc	Undeveloped, Tillable, 15+	Platted Development	No
Township	Chester	Date Lots Available	
Type Use	Agriculture	Road Access	County
Type Water	None	Road Surface	Tar and Stone
Type Sewer	None	Price per Acre	\$ \$0.00
Type Fuel	None	Road Frontage	County
Electricity	None	Platted Y/N	Yes
		Easements	Yes
		Water Frontage	
		Assn Dues	Not Applicable
		Other Fees	

Features DOCUMENTS AVAILABLE Aerial Photo, Agency, Soil Map

Strctr/Bldg Imprv No
Can Property Be Divided? No

Water Access		Lake Type	
Water Name		Water Access	
Water Features		Channel Frontage	
Water Frontage		Water Access	
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License #	AC31300015

Owner Name		Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$1,640.52	Exemption Homestead, Supplemental	Year Taxes Payable 2019	Assessed Value	
Is Owner/Seller a Real Estate Licensee	No	Possession subject to tenant's rights		
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		

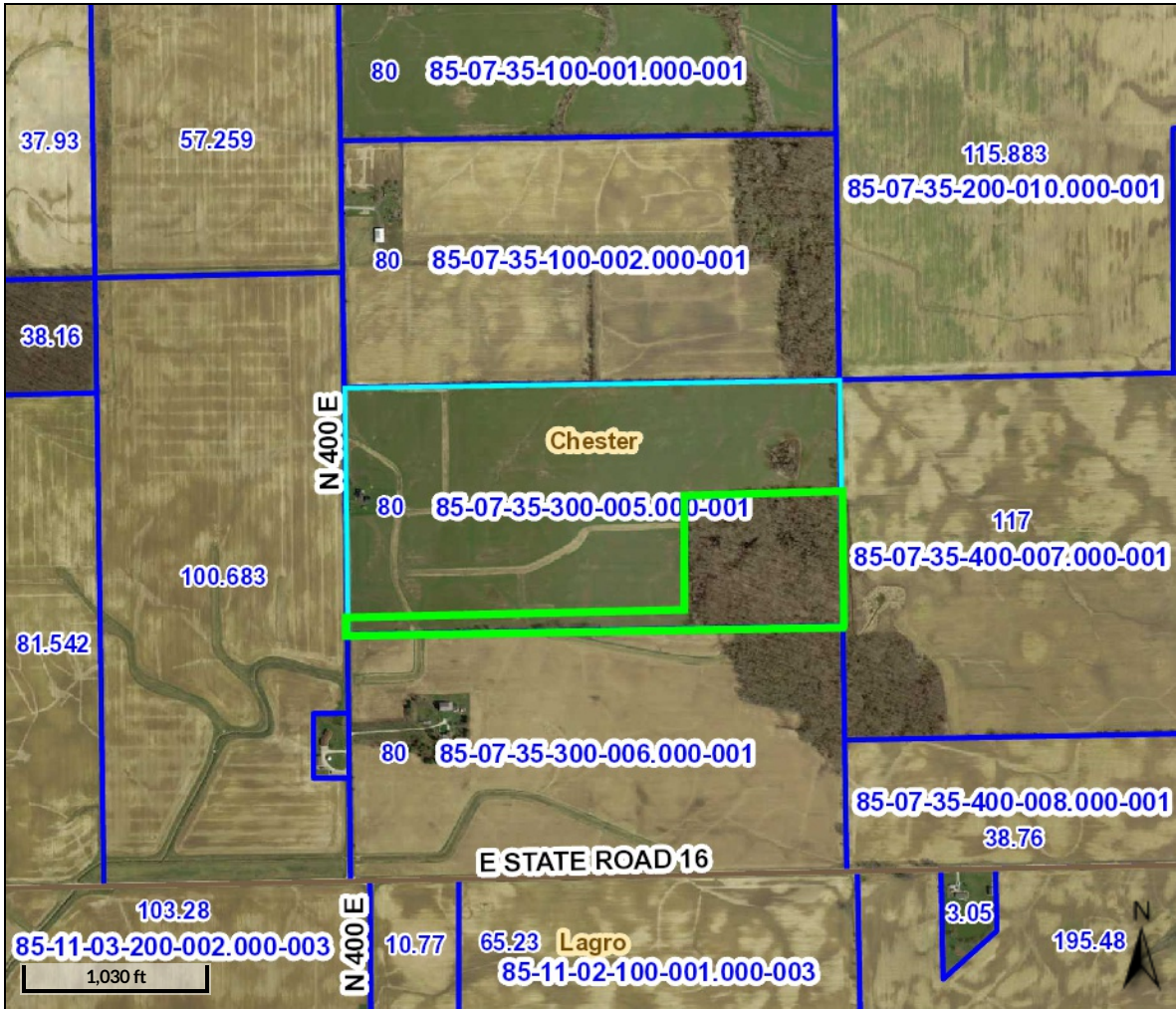
Showing Instr	Showingtime or Open House			
List Date 1/15/2020	Exp Date 3/31/2020	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 0.5%	Variable Rate No	Special Listing Cond. None
Virtual Tours:				Type of Sale

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	

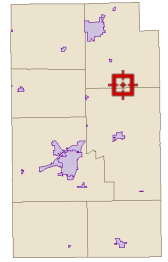
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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Overview



Legend

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

Parcel ID	85-07-35-300-005.000-001	Alternate ID	n/a	Owner Address	HOCH ELOISE P
Sec/Twp/Rng	35-29-07	Class	Cash grain/general farm		6385 N 400 E
Property Address	6385 N 400 E	Acreage	80		NORTH MANCHESTER, IN 46962
District	CHESTER TWP				
Brief Tax Description	N1/2 SW1/4 35-29-7 80A DITCH 664-00422-01				
	<i>(Note: Not to be used on legal documents)</i>				

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Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 01/16/2020

Page 1 of 1

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202001870	*** N 400 E	North Manchester	IN 46962	Status Active
Area Wabash County	Parcel ID 85-07-35-300-005.000-001	Type Agricultural Land		
Sub None	Cross Street	Lot #		
School District MCS Elem	Manchester	JrH Manchester	SrH Manchester	
REO No	Short Sale No			
Legal Description Approximately 16+/- Acres part of N1/2 SW1/4 35-29-7 80A DITCH 664-00422-01				
Directions From St. Rd. 16, go north on 400 E., property will be on east side of the road, look for signs!				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	

Remarks 16+/- Acres of Recreational Woods going to auction on Thursday, February 20. Tract 3 is a Nice piece of recreational woods, great for hunting, being offered, bid on this tract individually, in combination or bid on the entire 158+/- Acres being offered.

Agent Remarks AUCTION: Feb. 20, 6:30pm at the Bippus Lion's Club. TERMS: 10% down w/ balance due at closing. Survey Costs split 50/50. Seller to pay 19 due in 20 taxes. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be at all showings & the auction to represent client. Client Registration form is in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim 16.0000 / 696,960 / 745x2696	Platted Development No	Platted Y/N Yes
Parcel Desc	Heavily Wooded, Partially Wooded, 15+		Date Lots Available	Price per Acre \$ \$0.00	
Township	Chester		Road Access County	Road Surface Tar and Stone	Road Frontage County
Type Use	Agriculture, Recreational		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, Agency

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 \$1,640.52	Exemption Homestead, Supplemental		Year Taxes Payable 2019	Assessed Value	
Is Owner/Seller a Real Estate Licensee	No		Possession AFTER TENANT'S RIGHTS		
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	Showingtime or Open House				
List Date 1/15/2020	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 0.5%	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		

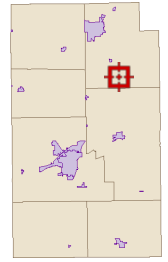
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.







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Overview



Legend

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

Parcel ID	85-07-27-400-007.000-001	Alternate ID	8507274000	Owner Address	HOCH ELOISE P
Sec/Twp/Rng	27-29-07	Class	Other agricultural use		6385 N 400 E
Property Address	700 N URBANA	Acreage	79		NORTH MANCHESTER, IN 46962
District	CHESTER TWP				
Brief Tax Description	S1/2 SE1/4 27-29-7 79AC				
	<i>(Note: Not to be used on legal documents)</i>				

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Listings as of 01/16/2020

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202001871	**** E 700 N.	North Manchester	IN 46962	Status Active
Area Wabash County	Parcel ID 85-07-27-400-007.000-001	Type Agricultural Land		
Sub None	Cross Street	Lot #		
School District MCS Elem	Manchester	JrH	Manchester	SrH Manchester
REO No	Short Sale No			
Legal Description Approximately 25+/- Acres part of S1/2 SE1/4 27-29-7 79AC				
Directions From St. Rd. 16, for north on 400 E., property is at the corner of 700 N. & 400 E., look for signs!				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	



Remarks 25+/- Acres of Tillable Cropland going to Auction on February 20. This is Tract 4 and features 25+/- Acres of quality cropland with a soils index of 136. Bid on this tract individually or in combination with another tract or bid on the entire 158+/- Acres.

Agent Remarks AUCTION: Feb. 20, 6:30pm at the Bippus Lion's Club. TERMS: 10% down w/ balance due at closing. Survey Costs split 50/50. Seller to pay 19 due in 20 taxes. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be at all showings & the auction to represent client. Client Registration form is in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim 25.0000 / 1,089,000 / 1338x850	
Parcel Desc	Level, Tillable, 15+	Platted Development	No	Platted Y/N Yes
Township	Chester	Date Lots Available		Price per Acre \$0.00
Type Use	Agriculture	Road Access	County	Road Surface Tar and Stone
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, Agency, Soil Map

Strctr/Bldg Imprv No
Can Property Be Divided? No

Water Access
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 \$1,367.78 **Exemption** No Exemptions **Year Taxes Payable** 2019 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** after tenant's rights

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 Showingtime or Open House

List Date 1/15/2020 **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** 0.5% **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**

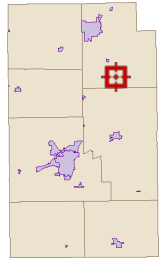
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Overview



Legend

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

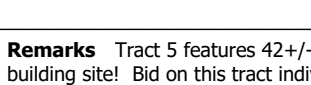
Parcel ID	85-07-27-400-007.000-001	Alternate ID	8507274000	Owner Address	HOCH ELOISE P
Sec/Twp/Rng	27-29-07	Class	Other agricultural use		6385 N 400 E
Property Address	700 N	Acreage	79		NORTH MANCHESTER, IN 46962
	URBANA				
District	CHESTER TWP				
Brief Tax Description	S1/2 SE1/4 27-29-7 79AC				
	<i>(Note: Not to be used on legal documents)</i>				

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Listings as of 01/16/2020

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202001872	***** E 700 N.	North Manchester	IN 46962	Status Active
Area Wabash County	Parcel ID 85-07-27-400-013.000-001	Type Agricultural Land		
Sub None	Cross Street	Lot #		
School District MCS Elem	Manchester	JrH Manchester	SrH Manchester	
REO No	Short Sale No			
Legal Description Approximately 42+/- Acres part of S1/2 SE1/4 27-29-7 79AC				
Directions From St. Rd. 16 for north on 400 E., property is at the intersection fo 400 E. & 700 N., look for signs				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	



Remarks Tract 5 features 42+/- Acres of Quality Cropland going to Auction on February 20. This tillable cropland has a soils index of 136. Nice area for a potential building site! Bid on this tract individually, in combination or on the entire 158+/- Acres!

Agent Remarks AUCTION: Feb. 20, 6:30pm at the Bippus Lion's Club. TERMS: 10% down w/ balance due at closing. Survey Costs split 50/50. Seller to pay 19 due in 20 taxes. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be at all showings & the auction to represent client. Client Registration form is in docs.

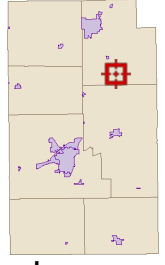
Sec	Lot	Zoning	Lot Ac/SF/Dim 42.0000 / 1,829,520 / 1545x1170
Parcel Desc Undeveloped, Tillable, 15+	Platted Development No	Platted Y/N Yes	
Township Chester	Date Lots Available	Price per Acre \$ \$0.00	
Type Use Agriculture, Residential	Road Access County	Road Surface Tar and Stone	Road Frontage County
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, Agency, 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 \$1,367.78	Exemption No Exemptions	Year Taxes Payable 2019	Assessed Value
Is Owner/Seller a Real Estate Licensee No	Possession after tenant's rights		
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 Showingtime or Open House	List Date 1/15/2020	Exp Date 3/31/2020	Publish to Internet Yes
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 0.5%	Variable Rate No
Virtual Tours:	Pending Date	Closing Date	Selling Price
Total Concessions Paid	Sold/Concession Remarks	How Sold	CDOM 1
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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Overview



Legend

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

Parcel ID	85-07-27-400-007.000-001	Alternate ID	8507274000	Owner Address	HOCH ELOISE P
Sec/Twp/Rng	27-29-07	Class	Other agricultural use		6385 N 400 E
Property Address	700 N	Acreage	79		NORTH MANCHESTER, IN 46962
	URBANA				
District	CHESTER TWP				
Brief Tax Description	S1/2 SE1/4 27-29-7 79AC				
	<i>(Note: Not to be used on legal documents)</i>				

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Listings as of 01/16/2020

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202001878	***** E 700 N.	North Manchester	IN 46962	Status Active
Area Wabash County	Parcel ID 85-07-27-400-007.000-001	Type Agricultural Land		
Sub None	Cross Street	Lot #		
School District MCS Elem	Manchester	JrH	Manchester	SrH Manchester
REO No	Short Sale No			
Legal Description Approximately 11+/- Acres part of S1/2 SE1/4 27-29-7 79AC				
Directions From St. Rd. 16, go north onto 400 E., property is at the corner of 700 N. & 400 E., look for signs				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	

Remarks Tract 6 feature 11+/- Acres of Recreational Woods going to Auction on February 20. Great piece for hunting or to utilize as a secluded potential building site! Bid on this tract individually, in combination or on the entire 158+/- Acres.

Agent Remarks AUCTION: Feb. 20, 6:30pm at the Bippus Lion's Club. TERMS: 10% down w/ balance due at closing. Survey Costs split 50/50. Seller to pay 19 due in 20 taxes. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be at all showings & the auction to represent client. Client Registration form is in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim 11.0000 / 479,160 / 555x1830	
Parcel Desc	Heavily Wooded, Level, Undeveloped,		Platted Development No	Platted Y/N Yes
Township	Chester	Date Lots Available	Price per Acre \$ \$0.00	
Type Use	Residential, Recreational	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, Agency, 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 \$1,367.78	Exemption No Exemptions	Year Taxes Payable 2019		Assessed Value
Is Owner/Seller a Real Estate Licensee	No	Possession After Tenant's Rights		
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	Showingtime or Open House			
List Date 1/15/2020	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 0.5%	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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Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initially)

Initial: SM

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

X

Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: _____

X

Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial: _____

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

CAM

Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

Linda S. Moore

1-11-2020

Seller's Signature

Date

Seller's Signature

Date

Chad

1-11-20

Agent's Signature

Date

Agent's Signature

Date

Purchaser's Signature

Date

Purchaser's Signature

Date



Broker Compensation Agreement

3 This agreement is entered into and shall initiate on February 20, 2020 by Listing Broker, Metzger Property Services,
4 LLC, on behalf of Listing Licensee, Chad Metzger and Selling Broker, _____ on the
5 properties owned by the Eloise Hoch Estate:

6 Approximately 78 +/- acres, S 1/2 SE 1/4 27-29-7, 79 Ac. on 700 N., Urbana, IN 46990

7 Approximately 80+/- Acres, N 1/2 SW 1/4 35-29-7 80A Ditch 664-00422-01, more commonly known as 9385 N. 400 E.,
8 North Manchester, IN 46962

9

10 Potential Buyer's Name: _____

11 **In order to split commission, buyer representative must be present at the open house, all showings prior to the**
12 **auction and be present the day of the auction. Buyer representative must turn in this form completed, 24 hours**
13 **in advance of the auction.** In the event the above listed Selling Broker represents a purchaser who enters into a
14 Purchase Agreement which results in a closing on the above-mentioned property, the above-mentioned Listing Broker
15 agrees to pay the Selling Broker 0.5% of the selling/exchange price or option selling price.

16 **LISTING BROKER:**

17 Metzger Property Services, LLC
18 **BROKER COMPANY NAME**

19 Chad Metzger
20 **LISTING BROKER**

21
22 101 S. River Road
23 **ADDRESS**

24
25 260-982-0238
26 **PHONE**

Chad Metzger
ACCEPTED BY: MANAGING BROKER

North Manchester, IN 46962
CITY, STATE, ZIP

chad@metzgerauction.com
EMAIL ADDRESS

27
28
29 **SELLING BROKER:**

30

31
32 _____
33 **BROKER COMPANY NAME**

34
35 _____
36 **SELLING BROKER**

37
38 _____
39 **ADDRESS**

40
41 _____
42 **PHONE**

31
32 _____
33 **ACCEPTED BY: MANAGING BROKER**

34
35 _____

37
38 _____
39 **CITY, STATE, ZIP**

40
41 _____
42 **EMAIL ADDRESS**

43

44

45

This is a legally binding contract, if not understood seek legal advice.

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM