

260-982-0238

Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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

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

WWW.METZGERAUCTION.COM

January 24, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 658+/- Acres offered in 17 Tracts on Saturday, February 22, 2020. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, aerial, FSA & soil maps, record cards and the terms and conditions for the auction. If you have any questions or would prefer a private tour of any of the properties, 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 Saturday, February 22 at 1 pm at the Silver Lake Fire Department: 702 E. Main Street, Silver Lake, Indiana. The Auction will Begin at 1 pm!

Thanks,

Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

All Building & Home Inspections by Appointment Only!

658+/- Acres Being Offered in 17 Tracts!

Cropland • Turn-Key Dairy Operation • Country Homes •
Woods • Cattle Barns • Building Sites • Lake Frontage
Located in Kosciusko, Wabash & Fulton Counties!

REAL ESTATE AUCTION TERMS

658+/- ACRES offered in 17 tracts!

This property will be offered at Auction on Saturday, February 22, 2020, 1 pm, at the Silver Lake Fire Department in Silver Lake, IN. 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 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 March 27, 2020. Possession of the cropland will be at closing; Possession of the homes & current cattle setups are to be determined. The 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.

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. If they attend unrepresented you will not receive compensation. Client Registration form is in the documents section of the MLS.

Auction: February 22, 2020 – 1pm

Auction Location: Silver Lake Fire Dept. 702 E. Main St., Silver Lake, IN

Building & Home Inspections are by appointment only: 260.982.0238



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Tracts 1-3



• Turnkey Dairy Farm • Country Home
• Irrigated Cropland • Lake Frontage

10462 S. 450 W.,
Silver Lake, IN

Building
Inspections
by Appointment

Tract #1: Turnkey Dairy/Cattle Farm including a 2,400 SF, 4 Bedroom, 1.5 Bath Home with attached garage and a 50'x100' Pole Building Shop. The dairy complex includes a 12 stall parlor with supporting mechanicals, an office, free stall and open pen barns and numerous supporting barns for commodity and equipment storage.

Tract #2: 70 acres with a center pivot irrigation system.

Tract #3: 18 Acres with Frontage on Silver Lake.



Two miles south of State Road 14
on CR 500 W. at CR 1300 S.

Tract #10: 13.5 Acre Building Site

Tract #11: 66.5 Acres

Including a cattle feed lot with newer barn, silo,
feed bunker & commodity barn.

• Beautiful Building Site • Cropland
• Cattle Barns • Pasture Land

Tracts 10-11



Tracts
12 & 13

Tract #12: 27- Acres
Cropland & Woods
Tract #13: 1.87 Acres
Including a Country Home with Walk-out Basement

Two miles west of State Road 15
on CR 1300 S.



• Home on Tract #13

1500'+ of Frontage on Silver Lake

One mile south of State Road 14
on CR 500 W. at CR 1200 S.

Tracts
4 & 5

at the North Edge of Silver Lake
on State Road 15 near Dixie Dr.

Tract #4: 30 Acres
Tract #5: 20 Acres

50- Acres of Outstanding Development Land with over
1500'-/- ft. of Lake Frontage on Silver Lake!! Lot of Potential
with this property: Lakefront Development, Tillable Acre-
age. Build your Private Dream Home or use for a Prime Business
Location! Road Frontage Includes, State Highway 15, Dixie Drive,
Sunset Lane & Dawn Drive!! Property has a great location approxi-
mately 15 minutes from Warsaw and within an hour of Fort Wayne!



Tract 14 55- Acres Quality Cropland
Three miles west of State Road 15 on CR 1300 S.



Tract 15 44- Acres Quality Cropland
Three miles west of State Road 15 on CR 1300 S.



• Cropland • Cattle Barns • Woods
• Recreational Land • Building Sites

Tract #6: 23 Acres Mostly Tillable
Tract #7: 27 Acres Mostly Tillable
Tract #8: 20 acres with Cattle Barns
Including a cattle feed lot with 3 Barns and a harvester silo.
Tract #9: 79 acres Cropland, Woods



Tracts
6-9



Tract 16 74- Acres Quality Cropland
Four miles west of State Road 15 on CR 1300 S.



• 9.42 Acre Cattle Facility • Building Site
One mile south of State Road 114 on CR 1475 E.

9.42 -/- Acre Cattle Farm in Henry Twp., Fulton
County! Tillable acreage ready for row crop
with Barns for livestock, grain bins & silo
already in place and ready to put to
work! Build your dream home with
acreage on this quiet country
property! Located between
Akron & North Manchester!

658
Acres Offered in
17 Tracts

Cropland & Dairy Farm
AUCTION

Sat., February 22 1 pm

Auction Location: Silver Lake Fire Dept. 702 E. Main St., Silver Lake, IN

www.MetzgerAuction.com

Tract
17

Tracts 1 - 5 Tract Map



Tracts 6-16 Tract Map



Tract 17 Tract Map





TRACTS 1-3

**Seward & Lake Townships,
Kosciusko County**

Cropland • Turn-Key Dairy
Operation • Country Homestead
Cattle Barns • Building Sites •
Silver Lake Frontage

TRACT 1: 10462 S. 450 W., Silver Lake, IN

- 76+/- Acres
- Turn-Key Dairy Operation
 - 50'x100' Shop & Office
 - 12 Stall Parlor w/ Supporting Mechanicals
 - Free Stall & Open Pen Barns
 - Numerous Barns & Outbuildings for Commodity & Equipment Storage
- Country Home with 4 bedrooms, 1.5 baths, 2,400 sq. ft. & attached garage
- Pasture Ground & Lake Frontage




TRACT 2: Features 70+/- Acres of tillable & hay ground. Property has a Center Pivot Irrigation Unit. Soil Index: 117.4

TRACT 3: 18+/- Acres of Lakefront Property on Silver Lake & South Little Lake!



*All Building & Home Inspections by
Appointment Only!*

**Auction Location: Silver Lake Fire Dept.
Saturday, February 22, 2020 – 1pm**

Property Type RESIDENTIAL	Status Active	CDOM 2	DOM 2	Auction Yes	
MLS # 202002870	10462 S 450 W.	Silver Lake	IN 46982	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-17-01-100-001.000-021	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 4	F Baths 2	H Baths 1
	Location Lake, Rural	Style Two Story	REO No	Short Sale No	
	School District TIP	Elem Akron	JrH Tippe Valley	SrH Tippe Valley	
	Legal Description Approximately 76+/- Acres part of: 025-097-002 S 1/2 Ne 1-30-5 73.89A,025-100-001 N 1/2 Se 1-30-5 80.00A,				
	Directions From St. Rd. 14, go north on to 450 W., property will be on East Side of the road.				
	Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	

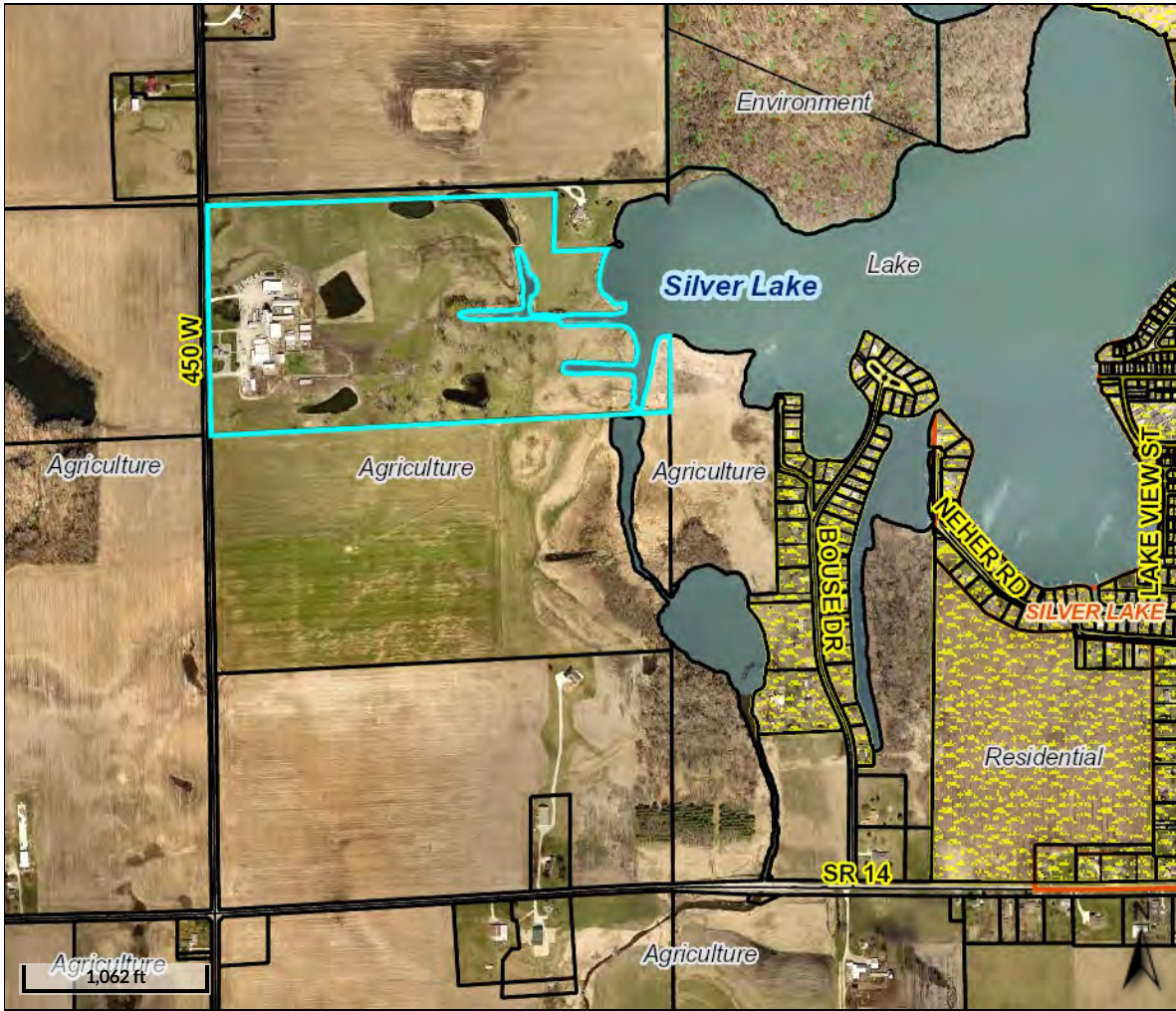
Remarks Tract 1 of our February 22 Auction includes 76+/- Acres featuring a Turn-Key Dairy Operation/Cattle Farm, Pasture Acreage and a Beautiful Country Home. This Statuesque Home has 2,400 sq. ft., 4 Bedrooms, 1.5 Baths, Attached Garage & Nice Deck for entertaining. Home has Newer Geothermal, only 2 years old, Open Kitchen, Dining Room and Office /Living Room area with Fireplace. Large Main Floor Laundry Room with bathroom in it. The Dairy Complex includes a 50'x100' Pole Building/Shop, 12 Stall Parlor with Supporting Mechanicals, an Office, Free Stall & Open Pen Barns and Numerous Supporting Barns For Commodity & Equipment Storage. Bid on this Tract individually, in a combination or bid on the entire 658+/- being offered! *Building & Home Inspections by Appointment Only, No Open House.

Agent Remarks AUCTION: FEB. 22, 1pm, Silver Lake Fire Dept. TERMS: 10% down with the balance due at closing. Survey Costs shared 50/50. Buyer to assume 20' due in 21' taxes and all taxes thereafter. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present at the auction and all showings to receive compensation. Client Registration Form in Docs. *Building & Home Inspections by Appointment Only, No Open House.

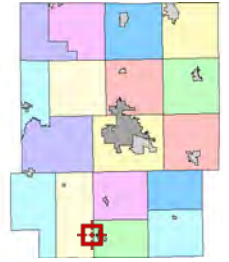
Sec	Lot	Lot Ac/SF/Dim	76.0000	3,310,560	2565x1285	/	Y	/	Src	Lot Des	Waterfront, 15+, Lake, Pasture, Water View						
Township	Seward	Abv Gd Fin SqFt	2,378	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	377	Ttl Fin SqFt	2,378	Year Built	1905						
Age	115 New No	Date Complete	Ext Aluminum		Fndtn	Crawl, Partial Basement				# Rooms	10						
Room Dimensions	Baths	Full	Half	Water	WELL		Basement Material	Block									
DIM	L	B-Main	1	1	Sewer	Septic		Dryer Hookup Gas	No	Fireplace	Yes						
LR	20 x 18	M	B-Upper	1	0	Fuel	Geothermal		Dryer Hookup Elec	Yes	Guest Qtrs	No					
DR	14 x 14	M	B-Blw G	0	0	Heating			Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes					
FR	15 x 15	M	Cooling	Geothermal		Disposal	No		Ceiling Fan	No							
KT	18 x 14	M	Laundry Rm	Main	14	x 12	Water Soft-Owned	No		Skylight	No						
BK	x	AMENITIES	Deck Open, Dryer Hook Up Electric, Eat-In Kitchen					Water Soft-Rented	No		ADA Features	No					
DN	x	, Garage Door Opener, Split Br Floor Plan, Utility Sink, Main					Alarm Sys-Sec	No		Fence	Farm						
MB	18 x 18	M	Level Bedroom Suite, Formal Dining Room, Main Floor Laundry,					Alarm Sys-Rent	No		Golf Course	No					
2B	15 x 15	U	Garage	2.0	/	Attached	/	30	x 24	/	720.00	Garden Tub	No		Nr Wlkg Trails	No	
3B	15 x 15	U	Outbuilding	Pole/Post		100 x 50		Jet Tub	No		Garage Y/N	Yes					
4B	15 x 12	U	Outbuilding	Pole/Post		x		Pool	No		Off Street Pk						
5B	x	Assn Dues	Not Applicable					Pool Type									
RR	x	Other Fees						FIREPLACE	Living/Great Rm								
LF	x	Restrictions															
EX	x	Water Access	LAKE	Wtr Name	Silver												
WtrType	Lake	Wtr Frtg	1,025.00	Channel Frtg	950.00												
Water Features	Deeded	Lake Type	NOSKI														
Auction	Yes	Auctioneer Name	Chad Metzger		Auctioneer License #	AC31300015											
Owner Name																	
Financing: Existing				Proposed				Excluded Party	None								
Annual Taxes	\$8,484.00	Exemptions	Homestead, Supplemental		Year Taxes Payable	2019		Assessed Value									
Is Owner/Seller a Real Estate Licensee	No					Possession	45 days										
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	1/22/2020	Exp Date	3/30/2020		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:	Unbranded Virtual Tour		Lockbox Type	NONE		Lockbox Location	none		Type of Sale								
Pending Date			Closing Date			Selling Price			How Sold			CDOM	2				
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

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- County (APC) Zoning**
- ▭ Agriculture
- ▭ Agriculture 2
- ▭ Commercial
- ▭ Environmental
- ▭ Industrial
- ▭ Industrial 2
- ▭ Public Use
- ▭ Residential
- ▭ Industrial 3
- ▭ Non-participant
- House Numbers
- Road Centerlines

Parcel ID	025-097-002	Alternate ID	025-716002-10	Owner Address	Parker Dawn L
Sec/Twp/Rng	0001-0030-5	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		10462 S 450 W
Property Address	10462 S 450 W	Acreage	73.89		Silver Lake, IN 46982
	SILVER LAKE				
District	Seward				
Brief Tax Description	025-097-002				
	S 1/2 Ne 1-30-5 73.89A				
	(Note: Not to be used on legal documents)				

Date created: 1/23/2020
 Last Data Uploaded: 1/23/2020 3:03:23 AM

Developed by  **Schneider**
 GEOSPATIAL

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 30 Older 2/2+ story 1
Finished Area 2378 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joint
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Open Frame	60	\$3,100
Portico	225	\$6,300
Wood Deck	343	\$5,000

Plumbing

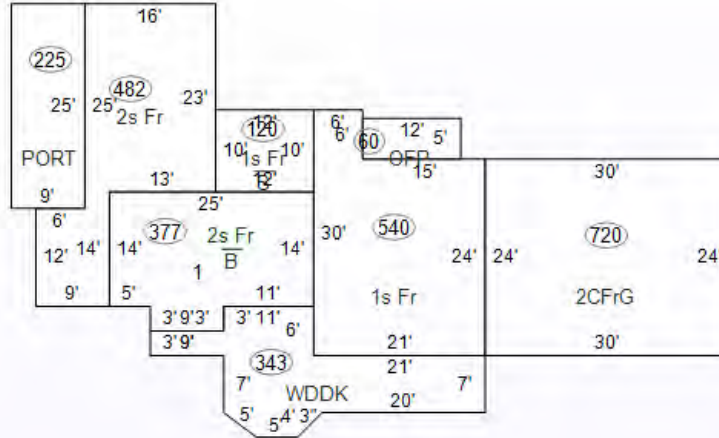
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accomodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1519	1519	\$94,000	
2	1Fr	859	859	\$33,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		377	0	\$15,000	
Crawl					
Slab		120	0	\$0	

Total Base \$142,000

Adjustments 1 Row Type Adj. x 1.00 \$142,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$8,600
No Heating (-)		\$0
A/C (+)	1:1519 2:859	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$157,000
Sub-Total, 1 Units		
Exterior Features (+)	\$14,400	\$171,400
Garages (+) 720 sqft	\$18,500	\$189,900
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.92	
Replacement Cost		\$139,766

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	2	Wood Frame	D	1905	1950	69	A		0.92		2,755 sqft	\$139,766	47%	\$74,080	0%	100%	1.180	1.0000	\$87,400

General Information

Occupancy Single Wide
Description Single Wide R 04
Story Height 0
Style N/A
Finished Area Finished Area
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description **Area** **Value**

Plumbing

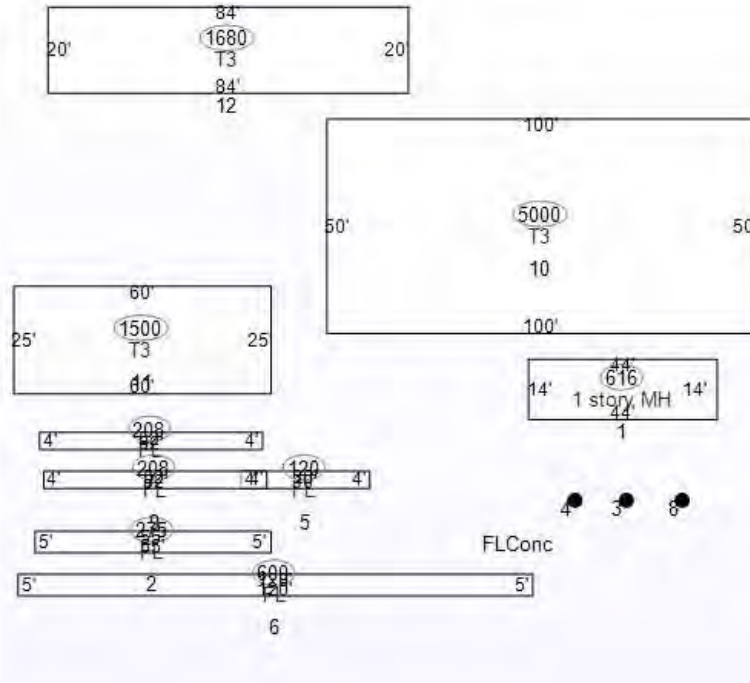
**TF**
Full Bath 0 0
Half Bath 1 2
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 4

Accomodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	616	616	\$21,603	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
Total Base			\$21,603	

Adjustments

Row Type	Adj.	Value
Skirting (+)		\$680
Foundation (+)		\$0
Rec Room (+)		
Loft (+)		
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$1,014
No Elec (-)		
Plumbing (+ / -)	-1*Full + 1*Half + 0*Fixt	(\$500)
Spec Plumb (+)		\$0
Elevator (+)		
Sub-Total, One Unit		\$22,797
Sub-Total, 1 Units		
Exterior Features (+)		\$0 \$22,797
Garages (+) 0 sqft		\$0 \$22,797
Quality and Design Factor (Grade)		1.00
Location Multiplier		
Replacement Cost		\$22,800

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single Wide R 04	0%	1	SV	GOOD	2006	2006	13	A		0.00		14x44		40%		0%	100%	1.180	1.0000	\$9,700
2: Feed Lot Conc	0%	1	CF	D	1970	1970	49	F		0.92		275 sqft	\$723	70%	\$220	0%	100%	1.180	1.0000	\$300
3: Feed Lot Conc	0%	1	CF	D	1958	1958	61	F		0.92		10,000 sqft	\$26,275	70%	\$7,880	0%	100%	1.180	1.0000	\$9,300
4: Feed Lot Conc	0%	1	CF	D	1948	1948	71	F		0.92		15,000 sqft	\$39,413	70%	\$11,820	0%	100%	1.180	1.0000	\$13,900
5: Feed Lot Conc	0%	1	SV	D	1970	1970	49	F		0.92		120 sqft		70%		0%	100%	1.180	1.0000	\$100
6: Feed Lot Conc	0%	1	CF	D	1974	1974	45	F		0.92		600 sqft	\$1,577	65%	\$550	0%	100%	1.180	1.0000	\$600
7: Feed Lot Conc	0%	1	CF	D	1970	1970	49	F		0.92		208 sqft	\$547	70%	\$160	0%	100%	1.180	1.0000	\$200
8: Feed Lot Conc	0%	1	CF	D+1	1969	1969	50	A		0.92		15,546 sqft	\$43,400	65%	\$15,190	0%	100%	1.180	1.0000	\$17,900
9: Feed Lot Cnpy	0%	1	C	D	1970	1970	49	F		0.92		208 sqft	\$669	70%	\$200	0%	100%	1.180	1.0000	\$200
10: Barn, Pole (T3) R 04	0%	1	T3AWI	C	2006	2006	13	A	\$12.98	0.92	\$35.06	0' x 0' x 18'	\$161,284	25%	\$120,960	0%	100%	1.180	1.0000	\$142,700
11: Barn, Pole (T3) R 04	0%	1	T3AW	D	2006	2006	13	A	\$15.28	0.92	\$14.83	0' x 0' x 12'	\$16,378	25%	\$12,280	0%	100%	1.180	1.0000	\$14,500

General Information	
Occupancy	Silo
Description	Silo
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

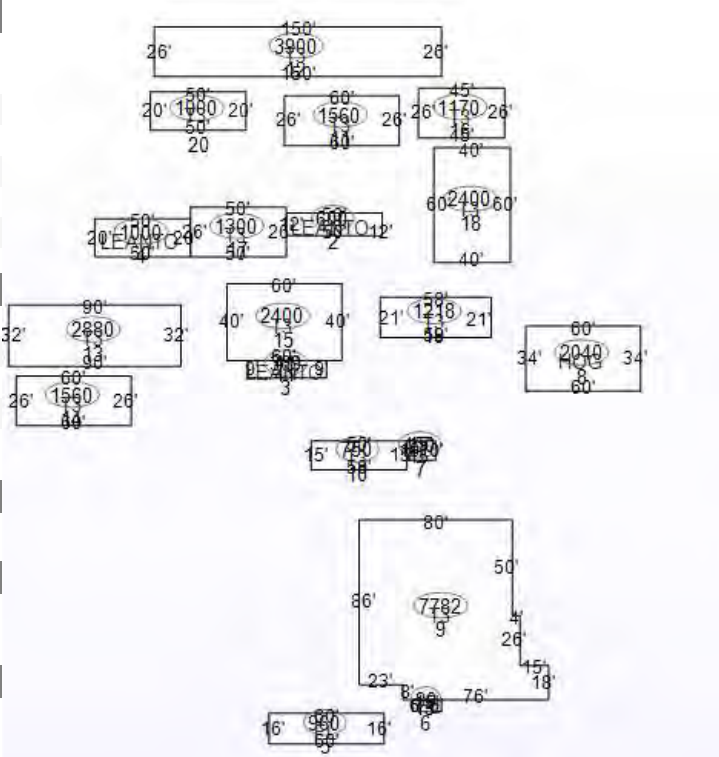
Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features		
Description	Area	Value

Plumbing	
#	TF
Full Bath	
Half Bath	
Kitchen Sinks	
Water Heaters	
Add Fixtures	
Total	

Accommodations	
Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type	
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Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base		Row Type Adj.
Adjustments		
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		
Sub-Total, One Unit		\$0
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		
Location Multiplier		0.92
Replacement Cost		\$38,732

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Silo	0%	1	Concrete Stave	C	2012	2012	7	A		0.92		20' x 84'	\$38,732	25%	\$29,050	0%	100%	1.180	1.0000	\$34,300
2: Lean-To R 02	0%	1	Earth Floor	C	2001	2001	18	A	\$4.70	0.92	\$4.70	12'x50' x 10'	\$2,594	35%	\$1,690	0%	100%	1.180	1.0000	\$2,000
3: Lean-To R 02	0%	1	Earth Floor	C	2001	2001	18	A	\$4.70	0.92	\$4.70	369 sqft x 10'	\$1,596	35%	\$1,040	0%	100%	1.180	1.0000	\$1,200
4: Lean-To R 02	0%	1	Earth Floor	C	2001	2001	18	A	\$4.70	0.92	\$4.70	1,000 sqft x 10'	\$4,324	35%	\$2,810	0%	100%	1.180	1.0000	\$3,300
5: Feed Lot R 05	0%	1	CF	C	2000	2000	19	A		0.92		960 sqft	\$3,153	35%	\$2,050	0%	100%	1.180	1.0000	\$2,400
6: Feed Lot R 05	0%	1	CF	C	2001	2001	18	A		0.92		90 sqft	\$296	35%	\$190	0%	100%	1.180	1.0000	\$200
7: Feed Lot R 05	0%	1	C	C	2001	2001	18	A		0.92		150 sqft	\$603	35%	\$390	0%	100%	1.180	1.0000	\$500
8: Confinement Facility, H	0%	1	Wood Frame	D-1	1955	1955	64	F	\$17.11	0.92	\$15.36	2,040 sqft	\$20,179	70%	\$6,050	0%	100%	1.180	1.0000	\$7,100
9: Barn, Pole (T3) R 05	0%	1	T31SO	C	2001	2001	18	A	\$9.10	0.92	\$10.81	0' x 0' x 14'	\$77,426	35%	\$50,330	0%	100%	1.180	1.0000	\$59,400
10: Barn, Pole (T3) R 05	0%	1	T31SO	C	2000	2000	19	A	\$15.20	0.92	\$14.02	15' x 50' x 9'	\$9,672	35%	\$6,290	0%	100%	1.180	1.0000	\$7,400
11: Barn, Pole (T3) R 02	0%	1	T31SO	D	1956	1956	63	F	\$12.95	0.92	\$8.93	26' x -60' x 12'	\$10,258	70%	\$3,080	25%	100%	1.180	1.0000	\$2,700

General Information

Occupancy User-Defined
Description Wind turbine
Story Height 0
Style N/A
Finished Area
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description **Area** **Value**

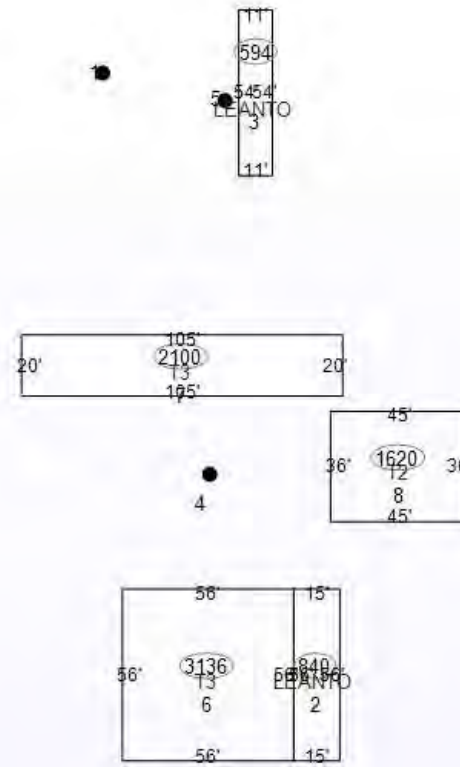
Plumbing

**TF**
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accomodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

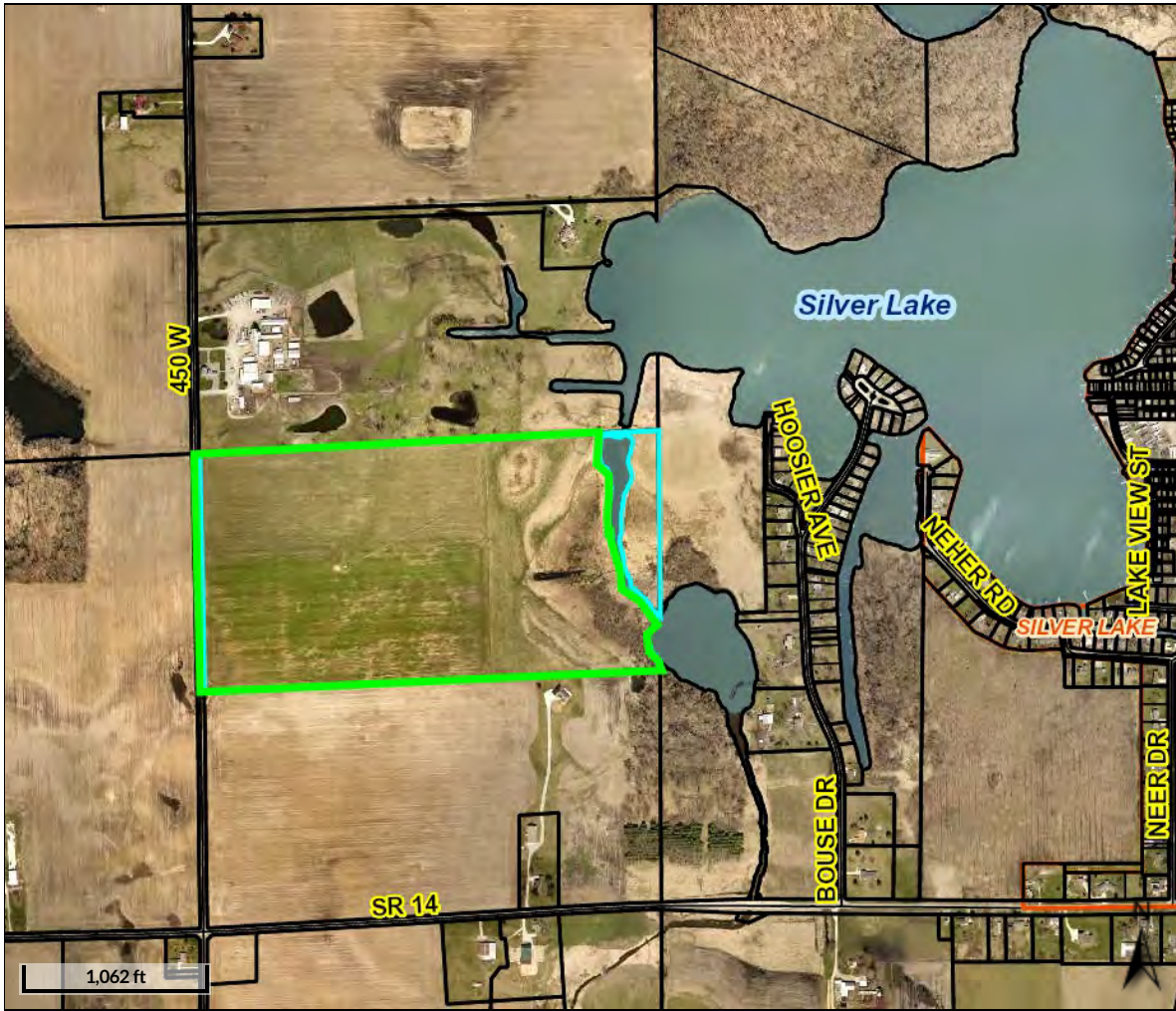
Total Base
Row Type Adj.

Adjustments		
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		

Sub-Total, One Unit		\$0
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$0

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Wind turbine	0%	1	SV	C	2011	2013	6 A		0.92				20%		0%	100%	1.180	1.0000	\$18,900
2: Lean-To R 03	0%	1	Earth Floor	C	2003	2003	16 A	\$4.70	0.92	\$4.70	56'x15' x 10'	\$3,632	30%	\$2,540	0%	100%	1.180	1.0000	\$3,000
3: Lean-To	0%	1	Earth Floor	C	2011	2011	8 A	\$4.70	0.92	\$4.70	594 sqft x 9'	\$2,568	20%	\$2,050	0%	100%	1.180	1.0000	\$2,400
4: Feed Lot R 03	0%	1	CF	D	1969	1969	50 A		0.92		12,346 sqft	\$32,439	65%	\$11,350	0%	100%	1.180	1.0000	\$13,400
5: Feed Lot	0%	1	C	C	2011	2011	8 A		0.92		216 sqft	\$868	20%	\$690	0%	100%	1.180	1.0000	\$800
6: Barn, Pole (T3) R 03	0%	1	SV	C	2003	2003	16 A		0.92		0' x 0' x 10'		30%		0%	100%	1.180	1.0000	\$15,500
7: Barn, Pole (T3) R 03	0%	1	T3ISO	D	1940	1940	79 F	\$12.13	0.92	\$11.74	20' x -105' x 12'	\$18,143	70%	\$5,440	25%	100%	1.180	1.0000	\$4,800
8: Barn, Bank & Flat (T2)	0%	1		D	1943	1943	76 F	\$30.20	0.92	\$20.33	36' x -45' x 12'	\$24,241	70%	\$7,270	40%	100%	1.180	1.0000	\$5,100



Overview



Legend

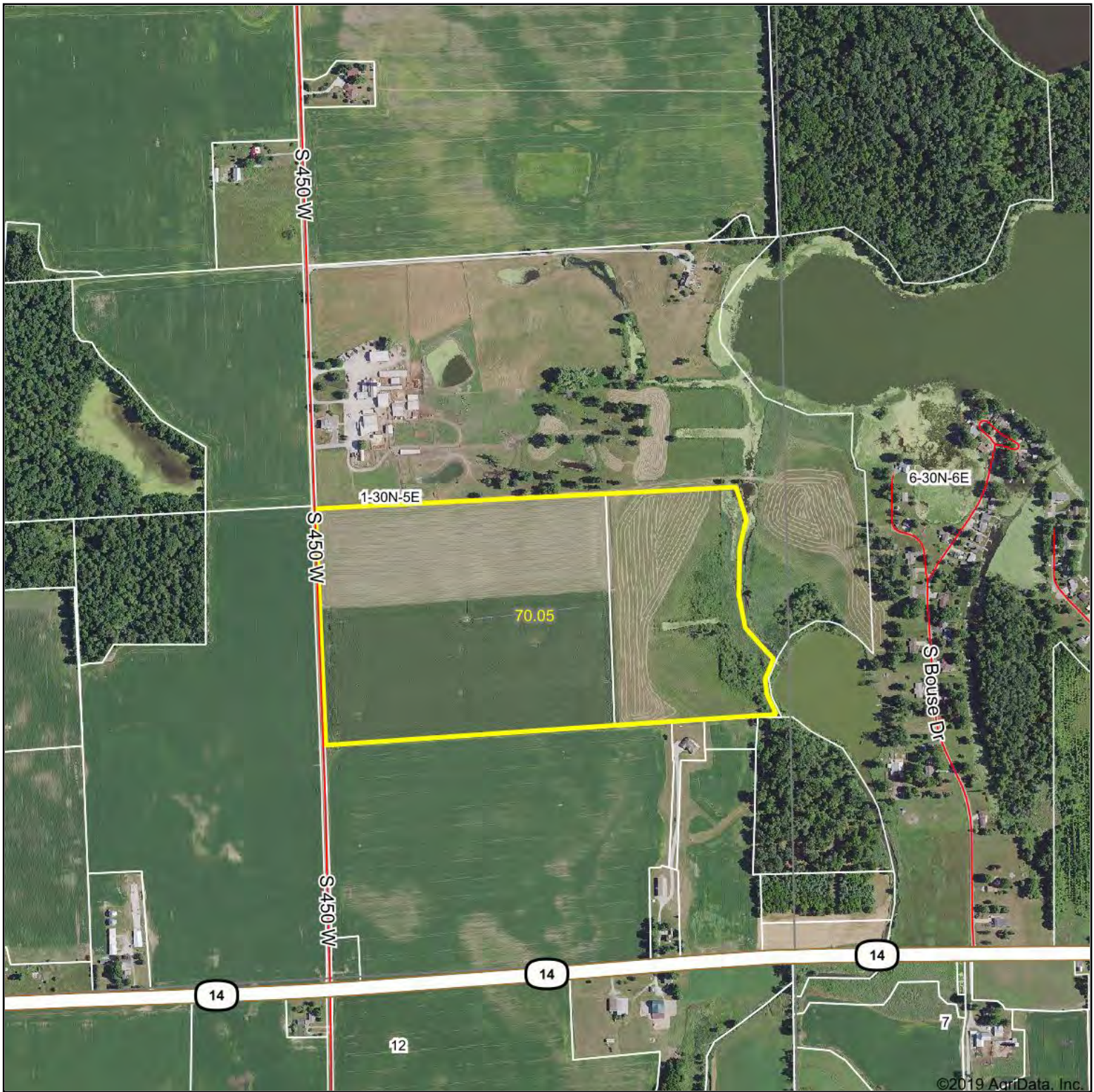
- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	025-100-001	Alternate ID	025-716002-00	Owner Address	Parker Dawn L
Sec/Twp/Rng	0001-0030-5	Class	AGRICULTURAL - VACANT LAND		10462 S 450 W
Property Address		Acreage	80		Silver Lake, IN 46982
District	Seward				
Brief Tax Description	025-100-001 N 1/2 Se 1-30-5 80.00A <i>(Note: Not to be used on legal documents)</i>				

Date created: 1/22/2020
Last Data Uploaded: 1/22/2020 3:03:30 AM

Developed by 

Aerial Map



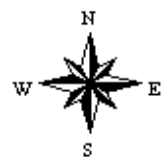
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 **Metzger** Auctioneers
& Appraisers
Property Services, LLC

Map Center: 41° 4' 41.27, -85° 54' 44.65



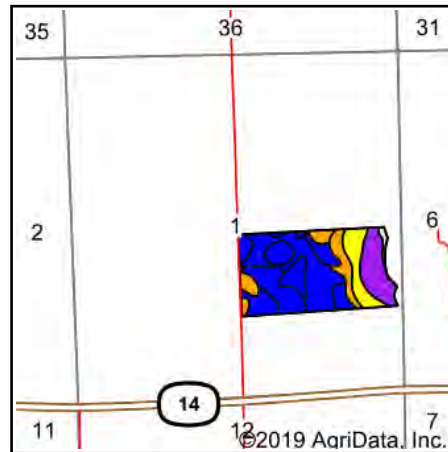
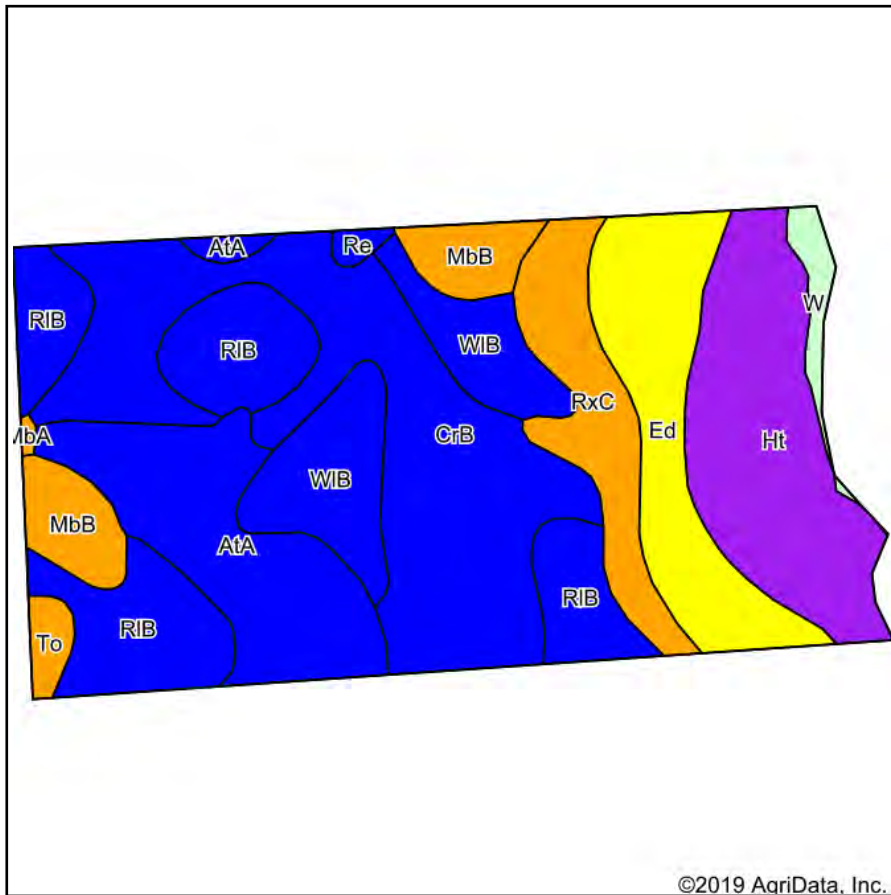
1-30N-5E
Kosciusko County
Indiana



1/22/2020

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils Map



State: **Indiana**
 County: **Kosciusko**
 Location: **1-30N-5E**
 Township: **Seward**
 Acres: **70.05**
 Date: **1/22/2020**



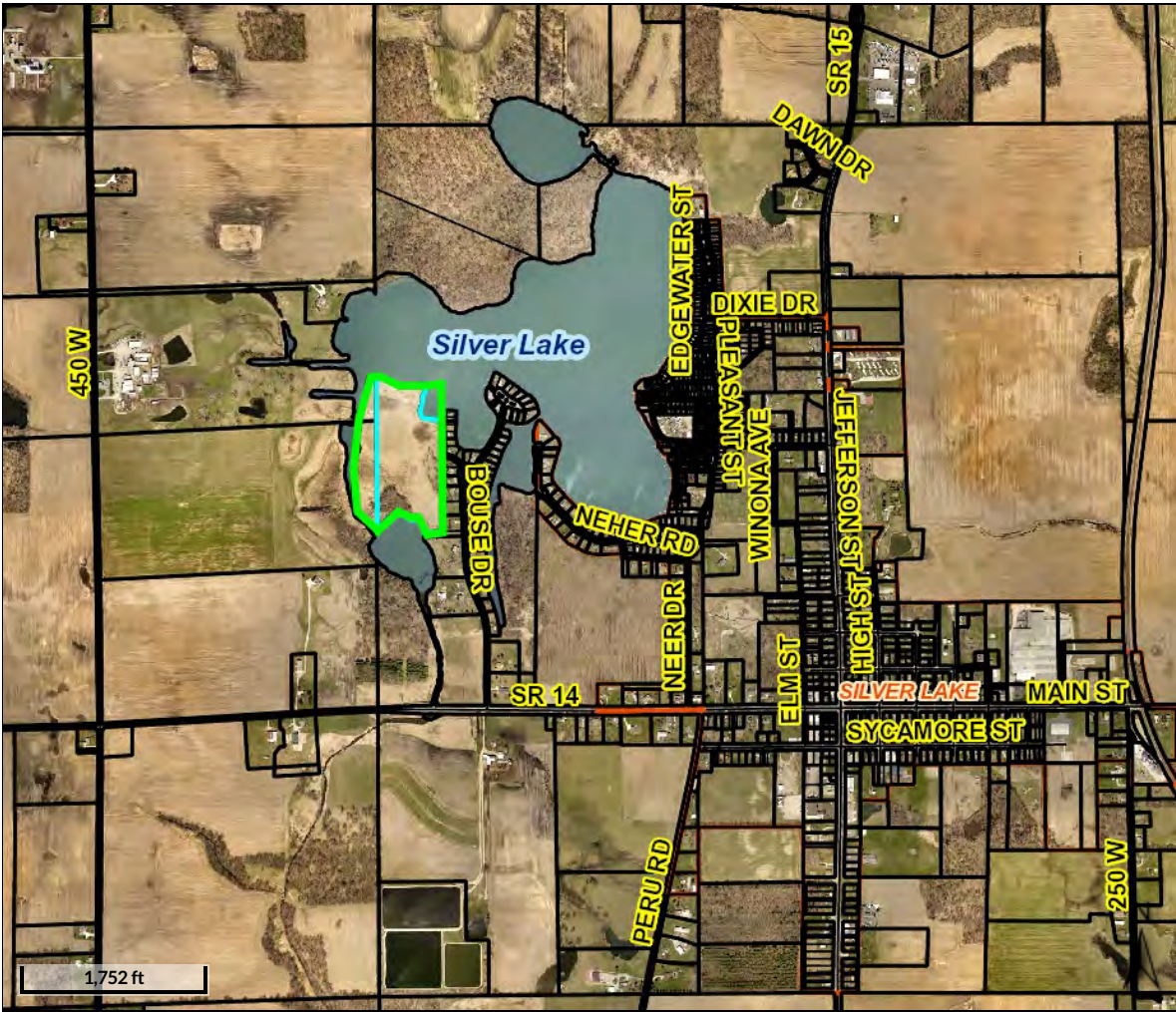
Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans	
CrB	Crosier loam, 1 to 4 percent slopes	16.62	23.7%		Ile	155	50	47	
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	10.78	15.4%		Ile	141	49	59	
Ht	Houghton muck, undrained, 0 to 1 percent slopes	9.76	13.9%		Vw			22	
AtA	Aubbeenaubbee fine sandy loam, moderately permeable substratum, 0 to 2 percent slopes	8.59	12.3%		Ilw	135	44	67	
Ed	Edwards muck, drained	7.35	10.5%		IVw	137	36	80	
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	6.35	9.1%		Ile	140	49	66	
RxC	Riddles-Ormas-Kosciusko complex, 6 to 12 percent slopes	5.08	7.3%		IIIe	103	36	50	
MbB	Metea loamy sand, 2 to 6 percent slopes	3.44	4.9%		IIIe	110	39	44	
W	Water	0.95	1.4%					0	
To	Toledo silty clay	0.71	1.0%		IIIw	150	42	62	
Re	Rensselaer loam, 0 to 1 percent slopes	0.32	0.5%		Ilw	167	49	83	
MbA	Metea loamy sand, 0 to 2 percent slopes	0.10	0.1%		IIIe	110	39	44	
Weighted Average						117.4	38.2	*n 52.7	

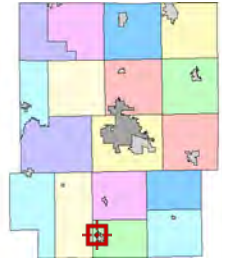
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- Road Centerlines

Parcel ID	035-026-003	Alternate ID	035-716001-30	Owner Address	Parker Dawn L
Sec/Twp/Rng	0006-0030-6	Class	AGRICULTURAL - VACANT LAND		10462 S 450 W
Property Address		Acreage	10.6		Silver Lake, IN 46982
District	Lake				
Brief Tax Description	035-026-003 Pt S 1/2 Nw & Pt N 1/2 Sw 6-30-6 10.60A Per Deed <i>(Note: Not to be used on legal documents)</i>				

Date created: 1/22/2020
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Developed by Schneider
GEOSPATIAL

Aerial Map



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Map Center: 41° 4' 41.27, -85° 54' 44.65



1-30N-5E
Kosciusko County
Indiana



1/22/2020





TRACTS 4&5

Lake Twp., Kosciusko County

Prime Development • 1500' Lake Frontage • Potential Building Sites
• Tillable Acreage • Recreational Woods

TRACT 4:

- 30+/- Acres
- 1500' Lake Frontage
- Potential Building Sites
- Recreational Woods

TRACT 5:

- 20+/- Acres
- Prime Development on St. Rd. 15
- Building Sites

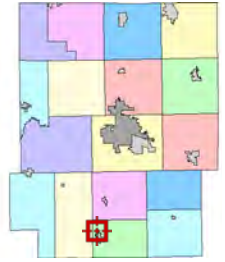


*Auction Location:
Silver Lake Fire
Dept.*

*Sat., February 22,
1pm*



Overview



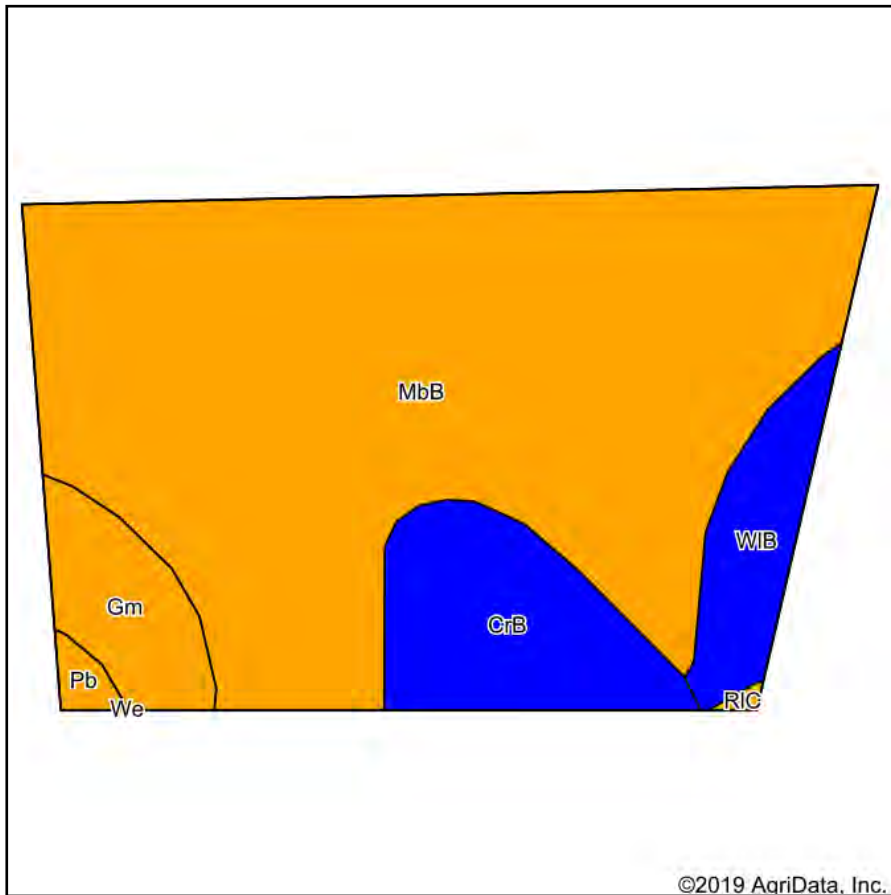
Legend

- Lot Lines
- ▭ Parcels
- Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

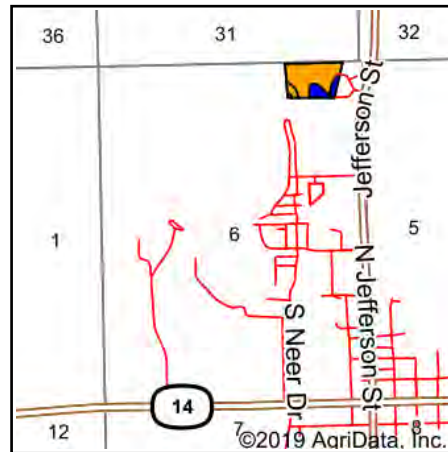
Parcel ID	035-025-001.D	Alternate ID	035-716000-88	Owner Address	Parker Jon & Raymond Tic
Sec/Twp/Rng	--	Class	RESIDENTIAL VACANT PLATTED LOT		10462 S 450 W
Property Address		Acreage	n/a		Silver Lake, IN 46982
District	Lake				
Brief Tax Description	035-025-001.d				
	Lakeview Acres Lot 7				
	(Note: Not to be used on legal documents)				

Date created: 1/22/2020
 Last Data Uploaded: 1/22/2020 3:03:30 AM

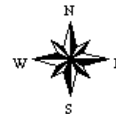
Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **6-30N-6E**
 Township: **Lake**
 Acres: **10.39**
 Date: **1/22/2020**

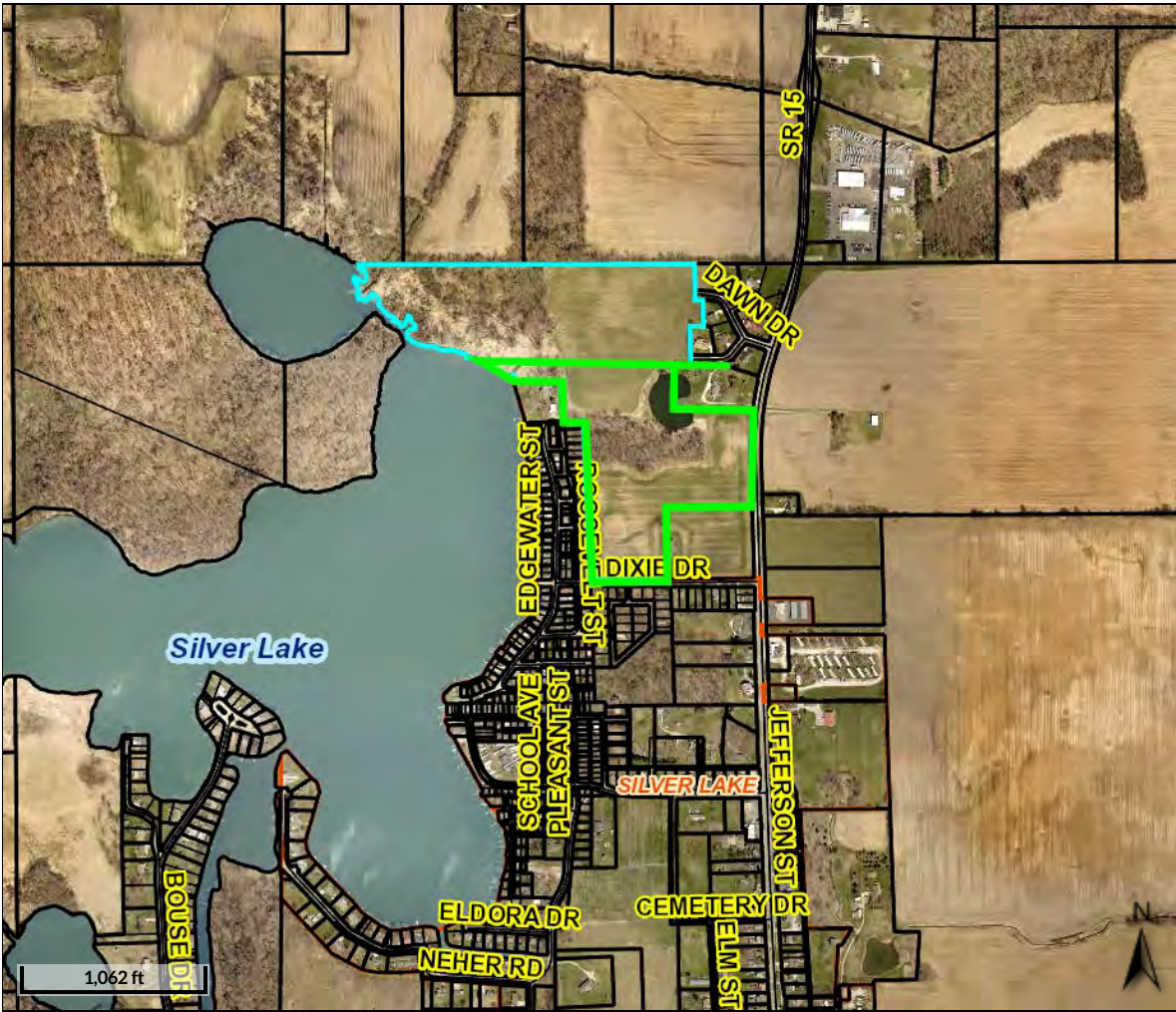


Area Symbol: IN085, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
MbB	Metea loamy sand, 2 to 6 percent slopes	7.81	75.2%		IIIe	110	39	44
CrB	Crosier loam, 1 to 4 percent slopes	1.20	11.5%		Ile	155	50	47
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.66	6.4%		Ile	140	49	66
Gm	Gilford mucky sandy loam, gravelly substratum	0.63	6.1%		IIIw	150	33	54
Pb	Palms muck, gravelly substratum, drained	0.09	0.9%		IIIw	160	42	88
Weighted Average						120	40.6	*n 46.7

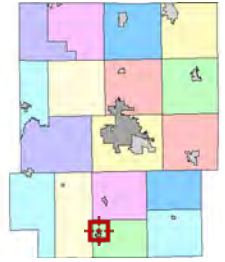
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

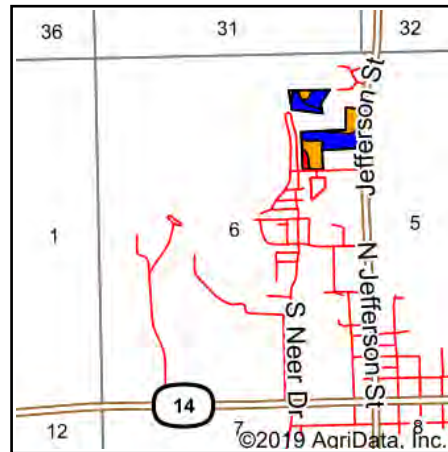
Parcel ID	035-025-001.K	Alternate ID	035-726002-52	Owner Address	Parker Jon J 1/2 & Raymond J Parker Family Trust 1/2 Chris J Parker & Ted R Parker Co-Trustees C/O Chris J Parker 10274 S 450 W Silver Lake, IN 46982
Sec/Twp/Rng	--	Class	AGRICULTURAL - VACANT LAND		
Property Address		Acreage	40.99		
District	Lake				
Brief Tax Description	035-025-001.K Pt Ne 6-30-6 40.99a Per Survey (Note: Not to be used on legal documents)				

Date created: 1/22/2020
 Last Data Uploaded: 1/22/2020 3:03:30 AM

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **6-30N-6E**
 Township: **Lake**
 Acres: **13.86**
 Date: **1/22/2020**



Area Symbol: IN085, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	4.68	33.8%		Ile	141	49	59
RIC	Riddles fine sandy loam, 6 to 12 percent slopes	4.60	33.2%		IIIe	130	46	65
CrB	Crosier loam, 1 to 4 percent slopes	1.59	11.5%		Ile	155	50	47
We	Washtenaw loam, gravelly substratum	1.57	11.3%		IIw	155	46	83
Ao	Aquents-Urban land complex, rarely flooded	0.62	4.5%		VIII			0
MbB	Metea loamy sand, 2 to 6 percent slopes	0.55	4.0%		IIIe	110	39	44
Pb	Palms muck, gravelly substratum, drained	0.18	1.3%		IIIw	160	42	88
Gm	Gilford mucky sandy loam, gravelly substratum	0.07	0.5%		IIIw	150	33	54
Weighted Average						133.3	45	*n 59.5

*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.





TRACTS 6-9

Seward Twp, Kosciusko Cty.

- Cattle Barns & Feed Lot •
- Cropland • Woods •
- Potential Building Sites



TRACT 6: 23+/- Acres, Mostly Tillable with a Soils Index of 148.5

TRACT 7: 27+/- Acres, Mostly Tillable Land with a Soils Index of 139.2.

TRACT 8: 20+/- Acres with 3 Cattle Barns, Feed Lot & a Harvester Silo

TRACT 9: 79+/- Acres of Cropland, Pasture & Woods – Potential Building Sites

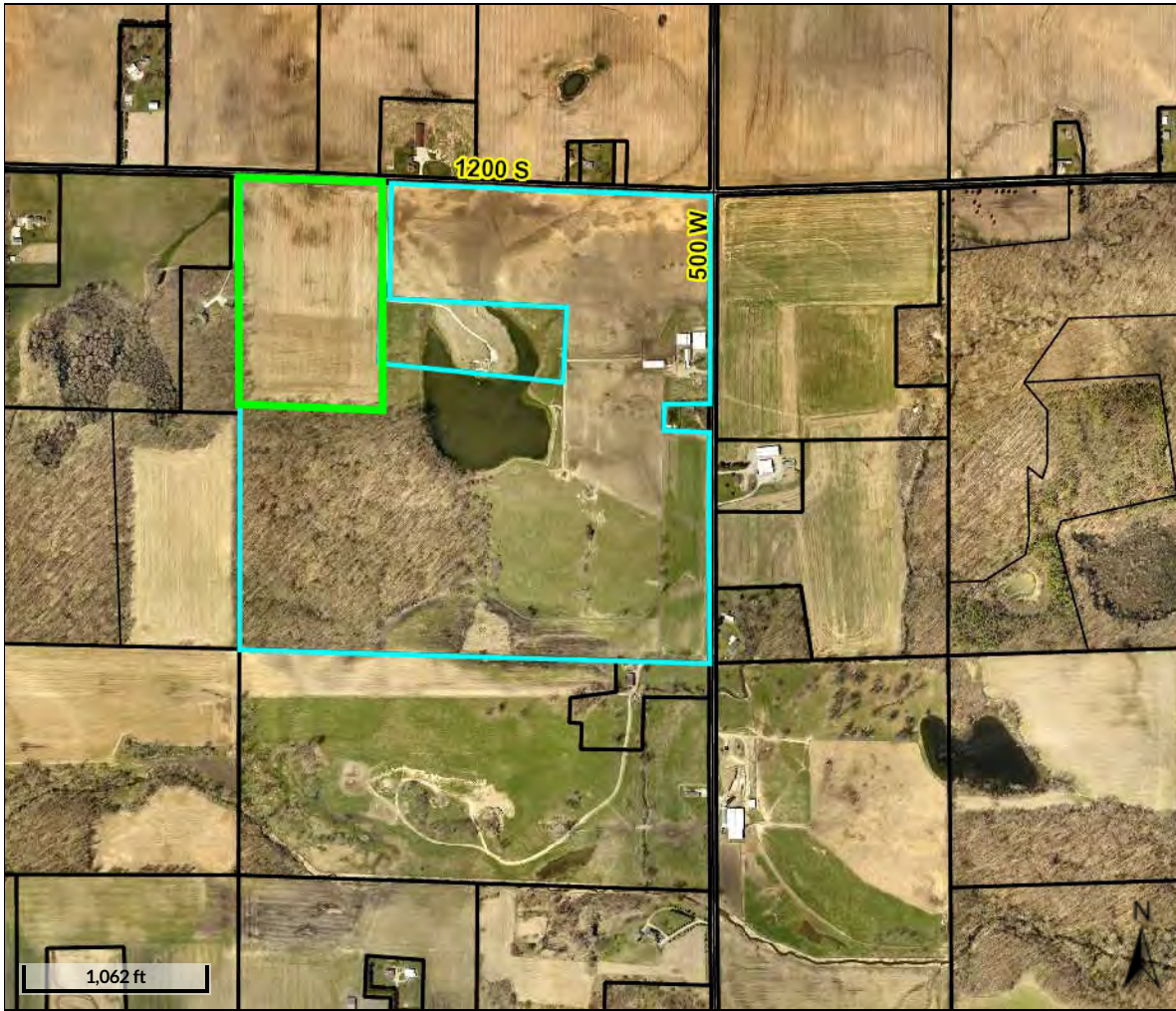
All Building & Home Inspections by Appointment Only!



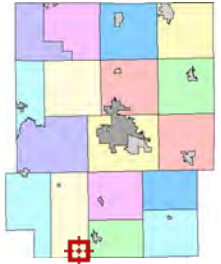
Auction Location:

Silver Lake Fire Dept.

Sat., February 22 – 1pm



Overview



Legend

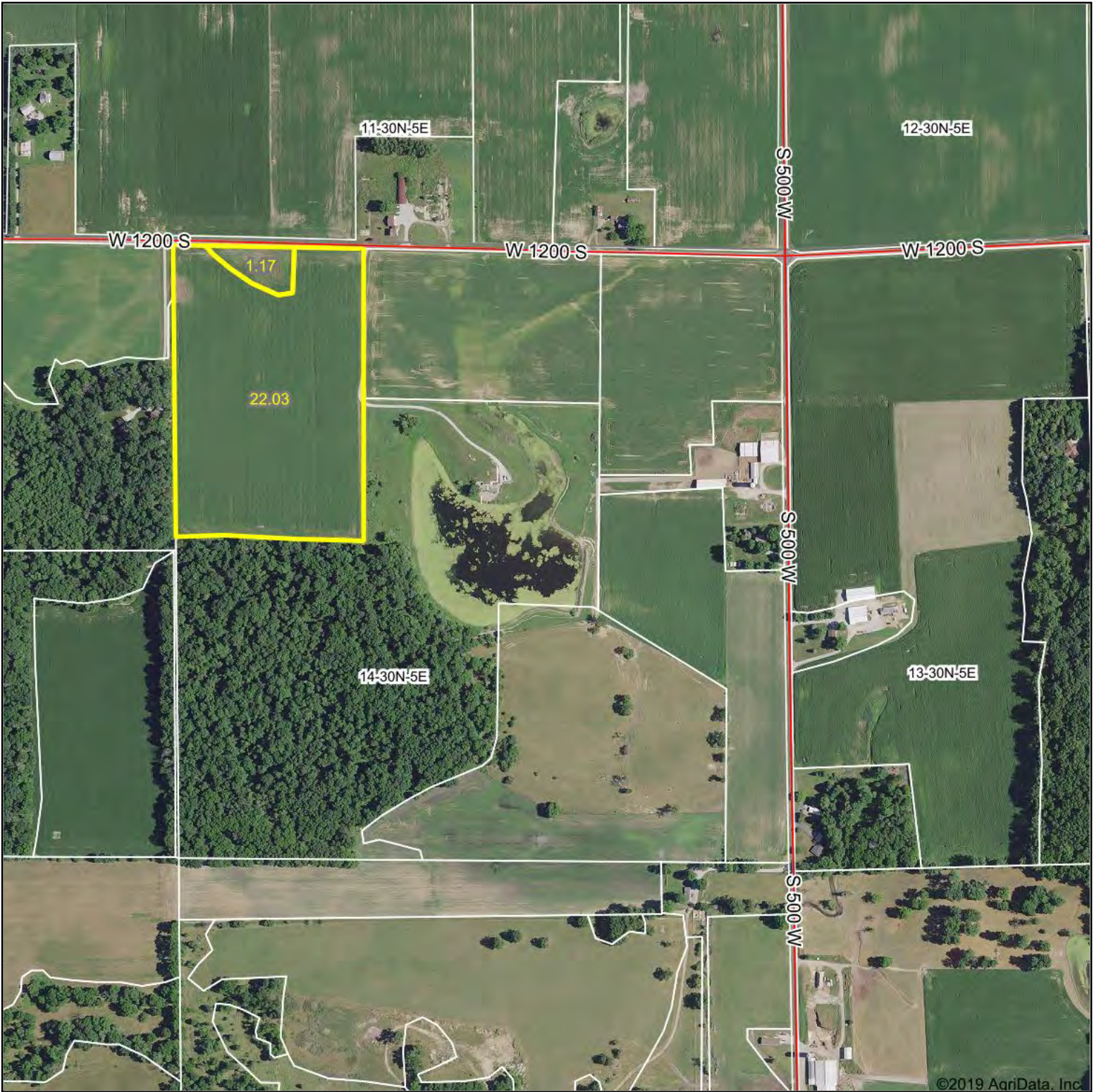
- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	025-133-001	Alternate ID	025-722000-75	Owner Address	Parker Ted R & Chris J TIC Und 1/2 Int Each
Sec/Twp/Rng	0014-0030-5	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		10462 S 450 W Silver Lake, IN 46982
Property Address		Acreage	149.03		
District			Seward		
Brief Tax Description			025-133-001 Ne 14-30-5 149.03A		

(Note: Not to be used on legal documents)

Date created: 1/22/2020
Last Data Uploaded: 1/22/2020 3:03:30 AM

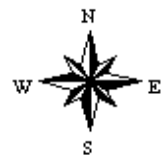
Aerial Map



Map Center: 41° 3' 12.75, -85° 55' 48.55



14-30N-5E
Kosciusko County
Indiana



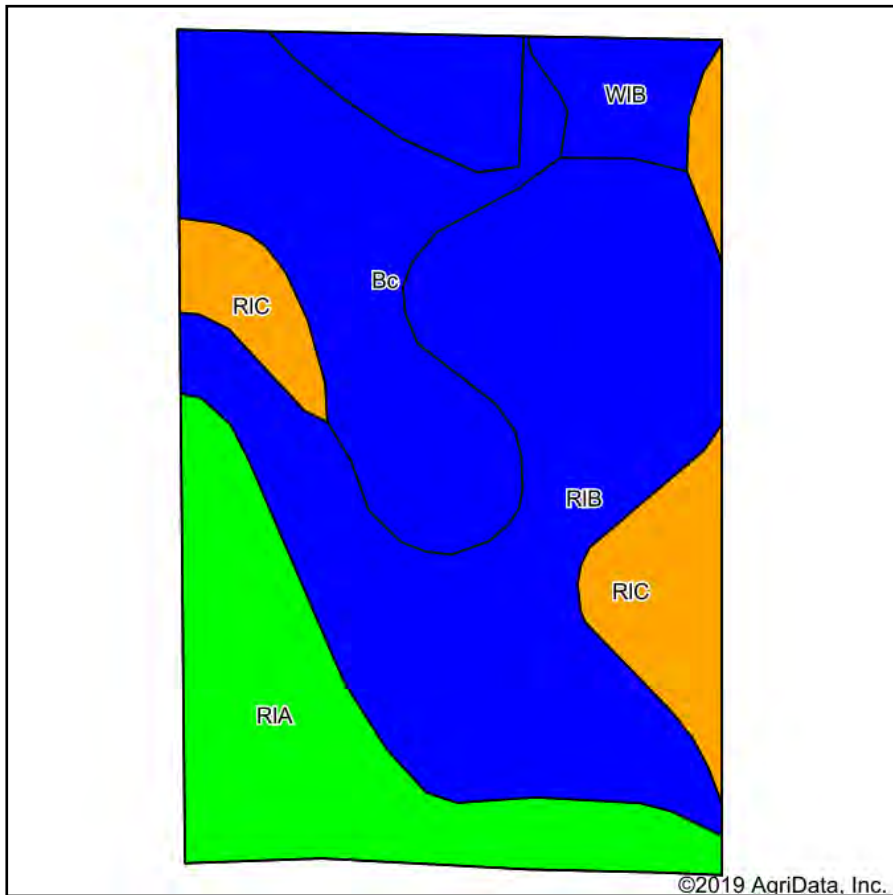
1/22/2020



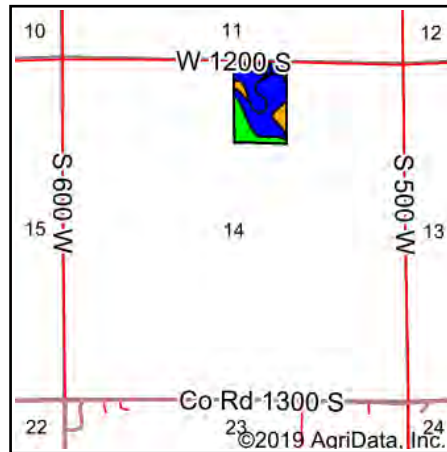
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **14-30N-5E**
 Township: **Seward**
 Acres: **23.2**
 Date: **1/22/2020**

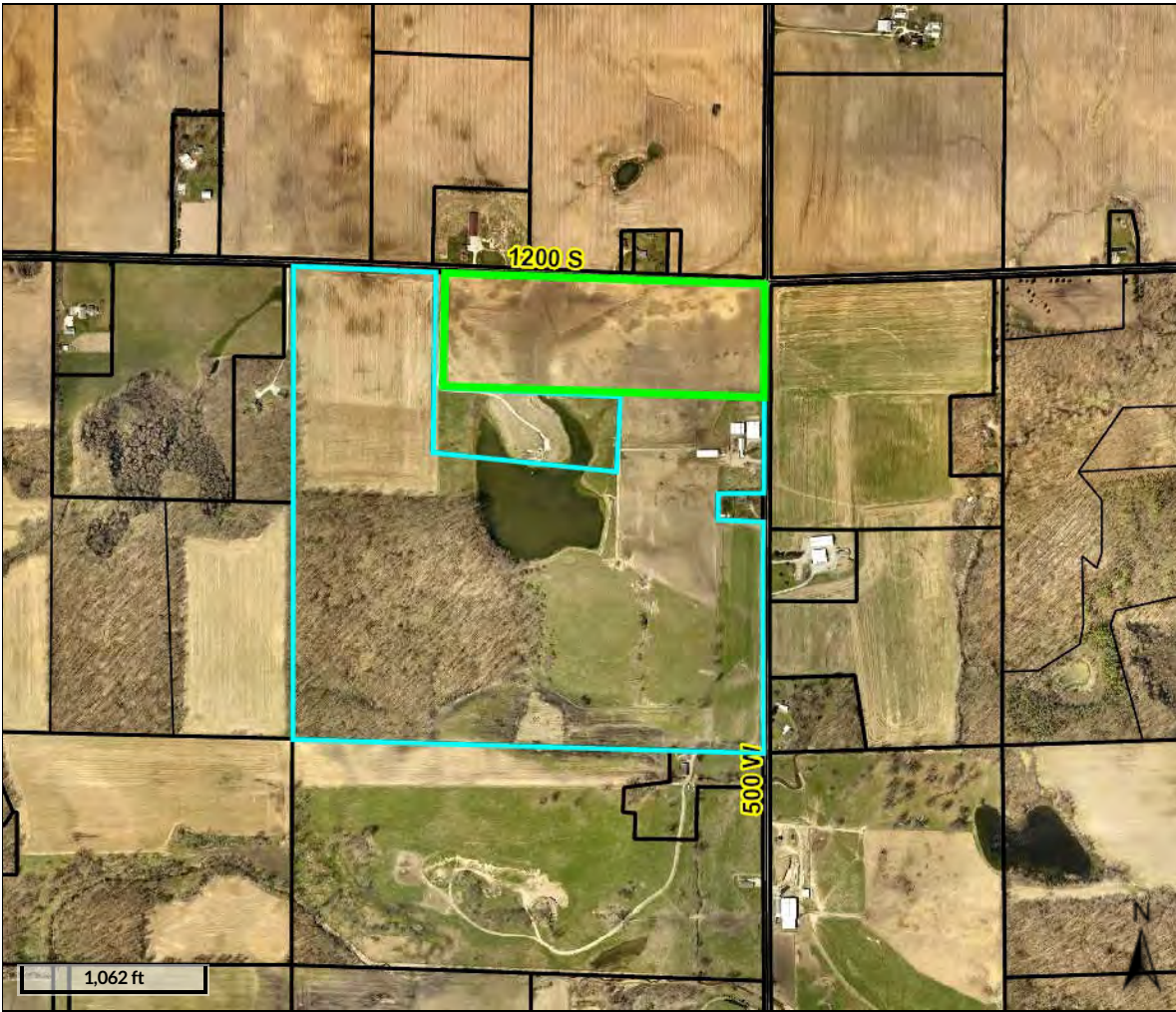


Area Symbol: IN085, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans	Com	*n NCCPI Soybeans	
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	9.43	40.6%	[Blue]	Ile	49	141	59	
Bc	Barry loam	5.92	25.5%	[Blue]	IIw	49	175	71	
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	4.45	19.2%	[Green]	Ie	49	141	60	
RIC	Riddles fine sandy loam, 6 to 12 percent slopes	2.48	10.7%	[Orange]	IIIe	46	130	65	
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.92	4.0%	[Blue]	Ile	49	140	66	
Weighted Average						48.7	148.5	*n 63.2	

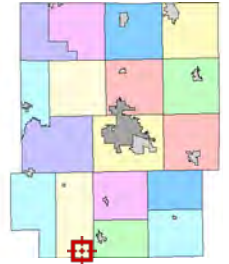
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Overview



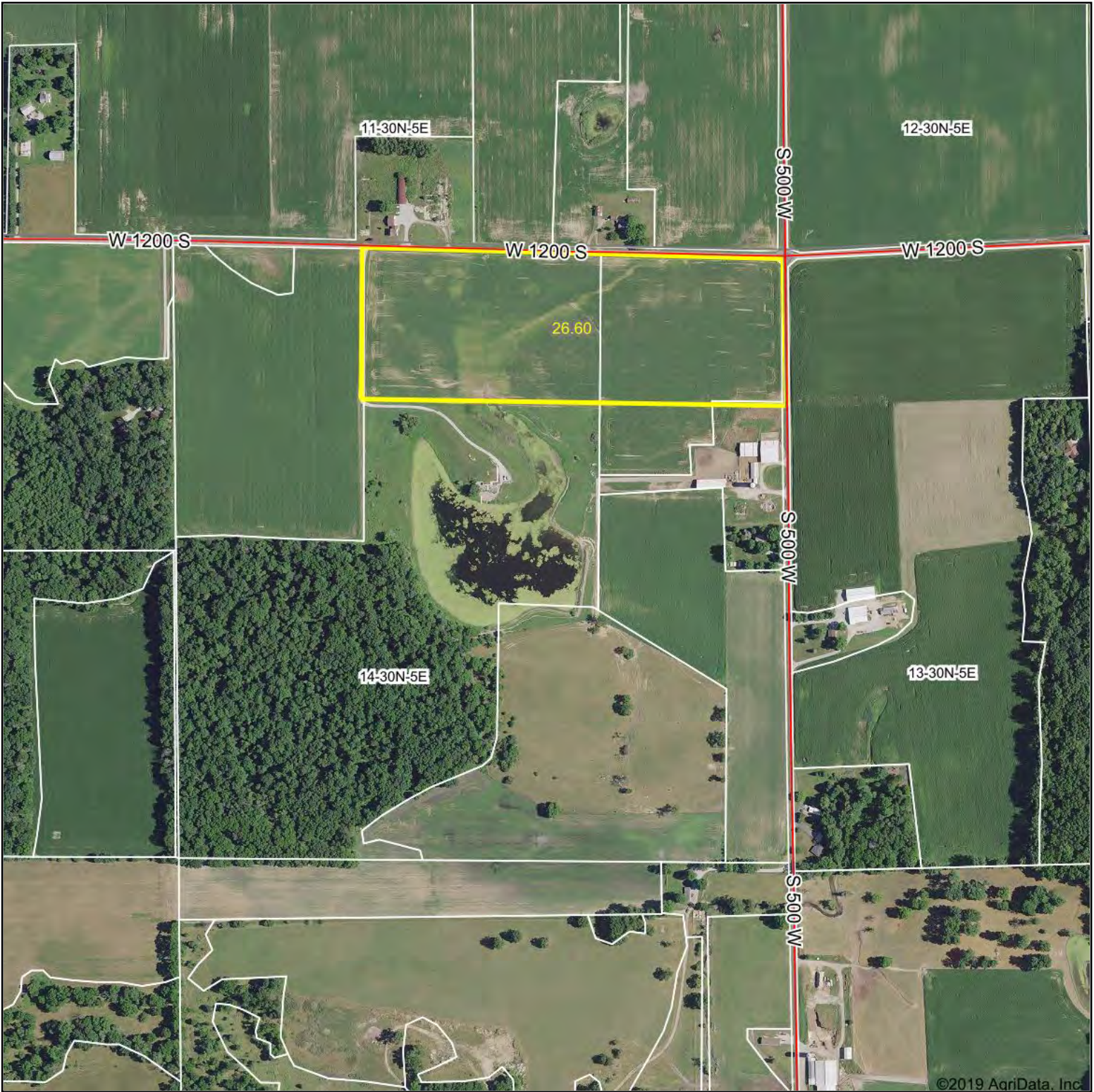
Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	025-133-001	Alternate ID	025-722000-75	Owner Address	Parker Ted R & Chris J TIC Und 1/2 Int Each
Sec/Twp/Rng	0014-0030-5	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		10462 S 450 W Silver Lake, IN 46982
Property Address		Acreage	149.03		
District			Seward		
Brief Tax Description			025-133-001 Ne 14-30-5 149.03A		
			(Note: Not to be used on legal documents)		

Date created: 1/22/2020
Last Data Uploaded: 1/22/2020 3:03:30 AM

Aerial Map



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Map Center: 41° 3' 12.75, -85° 55' 48.55



14-30N-5E
Kosciusko County
Indiana



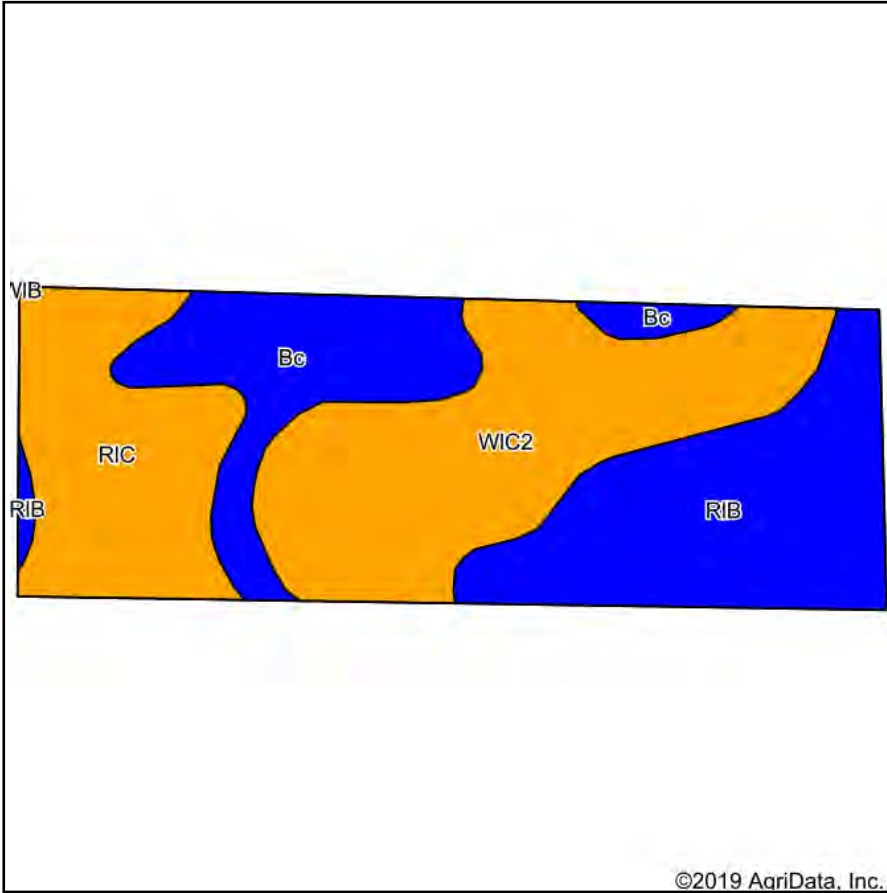
1/22/2020



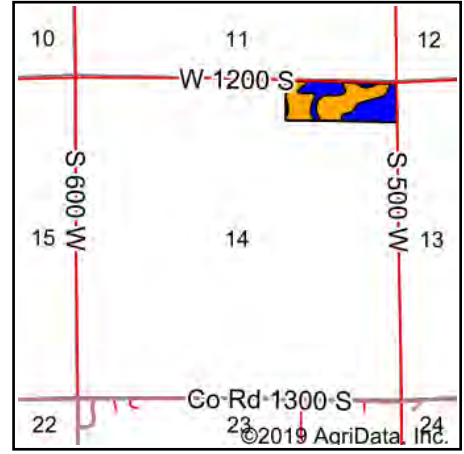
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **14-30N-5E**
 Township: **Seward**
 Acres: **26.6**
 Date: **1/22/2020**

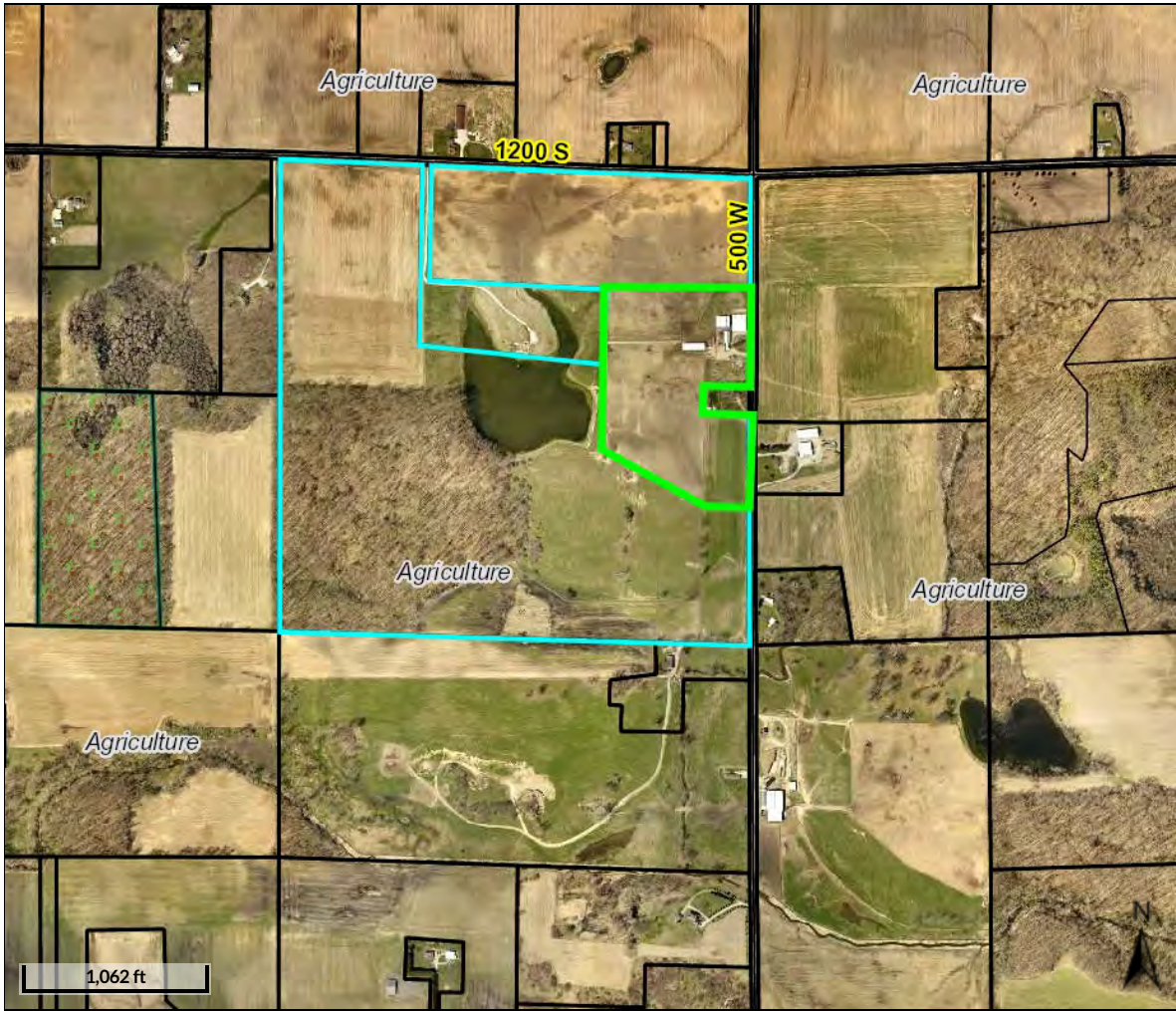


Area Symbol: IN085, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans	Corn	*n NCCPI Soybeans
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	9.19	34.5%		Ille	44	125	54
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	7.19	27.0%		Ile	49	141	59
RIC	Riddles fine sandy loam, 6 to 12 percent slopes	5.53	20.8%		Ille	46	130	65
Bc	Barry loam	4.69	17.6%		Ilw	49	175	71
Weighted Average						46.6	139.2	*n 60.6

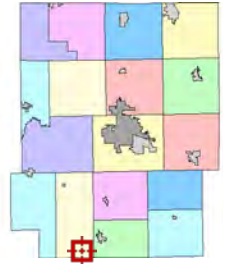
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- County (APC) Zoning**
- ▭ Agriculture
- ▭ Agriculture 2
- ▭ Commercial
- ▭ Environmental
- ▭ Industrial
- ▭ Industrial 2
- ▭ Industrial 3
- ▭ Public Use
- ▭ Residential
- ▭ Non-participant
- House Numbers
- Road Centerlines

Parcel ID	025-133-001	Alternate ID	025-722000-75	Owner Address	Parker Ted R & Chris J TIC Und 1/2 Int Each
Sec/Twp/Rng	0014-0030-5	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		10462 S 450 W Silver Lake, IN 46982
Property Address		Acreage	149.03		
District	Seward				
Brief Tax Description	025-133-001 Ne 14-30-5 149.03A				
	(Note: Not to be used on legal documents)				

Date created: 1/23/2020
Last Data Uploaded: 1/23/2020 3:03:23 AM

Aerial Map



Map Center: 41° 3' 11.01, -85° 55' 48.5



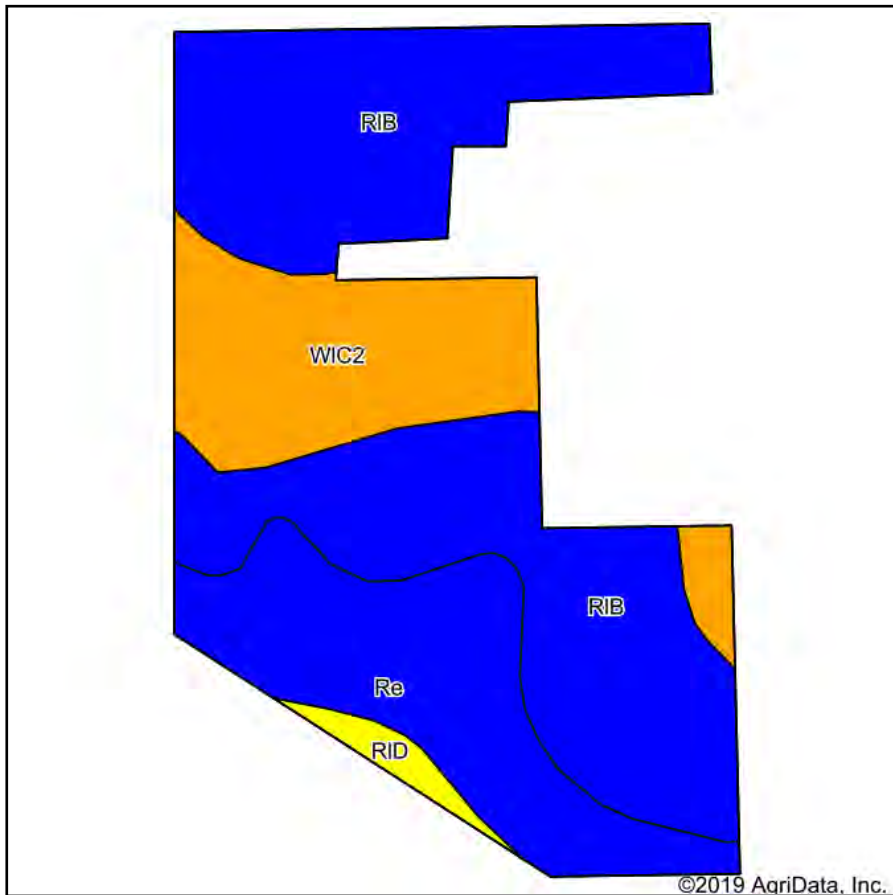
14-30N-5E
Kosciusko County
Indiana



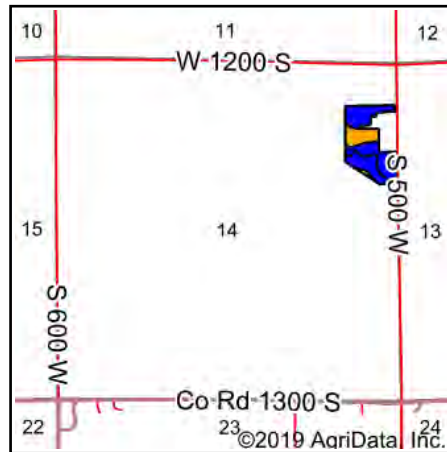
1/23/2020



Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **14-30N-5E**
 Township: **Seward**
 Acres: **15.44**
 Date: **1/23/2020**



Maps Provided By:



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Area Symbol: IN085. Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	8.49	55.0%		Ile	141	49	59
Re	Rensselaer loam, 0 to 1 percent slopes	3.44	22.3%		IIw	167	49	83
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	3.21	20.8%		IIIe	125	44	54
RID	Riddles fine sandy loam, 12 to 18 percent slopes	0.30	1.9%		IVe	115	40	59
Weighted Average						143	47.8	*n 63.3

*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.

General Information

Occupancy Utility Shed
 Description Utility Shed
 Story Height 0
 Style N/A
 Finished Area
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description Area Value

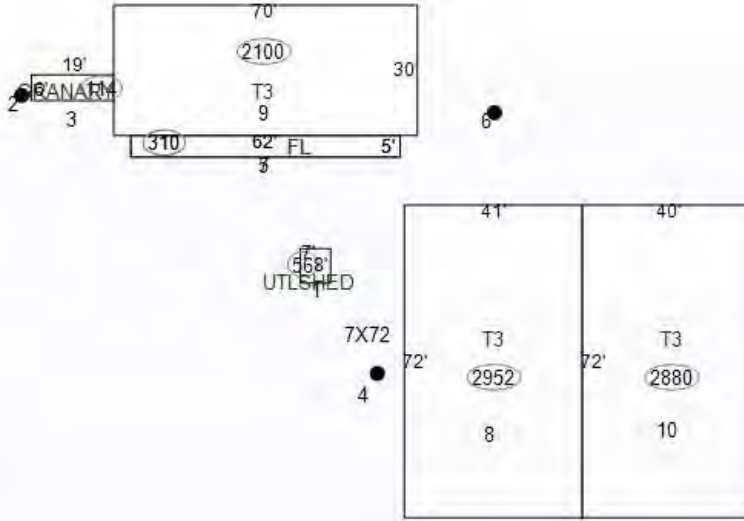
Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accomodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr Base Finish Value Totals
 1
 2
 3
 4
 1/4
 1/2
 3/4
 Attic
 Bsmt
 Crawl
 Slab

Total Base Row Type Adj.

Adjustments
 Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit		\$0
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
Replacement Cost		\$1,147

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Utility Shed	0%	1		D	1950	1950	69 A	\$27.83	0.92	\$27.83	7'x8'	\$1,147	65%	\$400	0%	100%	1.180	1.0000	\$500
2: Silo	0%	1	Glass Lined Steel	D	1976	1976	43 A		0.92		20' x 76'	\$63,561	65%	\$22,250	0%	100%	1.180	1.0000	\$26,300
3: Granary	0%	1		D	1976	1976	43 A	\$23.02	0.92	\$23.02	6' x 19'	\$1,931	60%	\$770	0%	100%	1.180	1.0000	\$900
4: Feed Lot Cnpy	0%	1	C	C	2015	2015	4 A		0.92		7'x72'	\$2,026	10%	\$1,820	0%	100%	1.180	1.0000	\$2,100
5: Feed Lot	0%	1	CF	D	1976	1976	43 P		0.92		310 sqft	\$815	75%	\$200	0%	100%	1.180	1.0000	\$200
6: Feed Lot	0%	1	CF	D	1976	1976	43 A		0.92		10,600 sqft	\$27,852	60%	\$11,140	0%	100%	1.180	1.0000	\$13,100
7: Feed Lot	0%	1	C	D	1976	1976	43 P		0.92		310 sqft	\$997	75%	\$250	0%	100%	1.180	1.0000	\$300
8: Barn, Pole (T3) 3	0%	1	T30W	C	2015	2015	4 A	\$9.33	0.92	\$5.66	72' x 41' x 14'	\$15,375	10%	\$13,840	0%	100%	1.180	1.0000	\$16,300
9: Barn, Pole (T3) 2	0%	1	T30W	C	2012	2012	7 A	\$9.85	0.92	\$6.04	30' x 70' x 12'	\$11,660	20%	\$9,330	0%	100%	1.180	1.0000	\$11,000
10: Barn, Pole (T3)	0%	1	T31SO	D	1973	1994	25 A	\$11.32	0.92	\$10.76	0' x 0' x 10'	\$22,817	45%	\$12,550	0%	100%	1.180	1.0000	\$14,800

General Information

Occupancy Masonry Wall
 Description Masonry Wall
 Story Height 0
 Style N/A
 Finished Area
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description Area Value

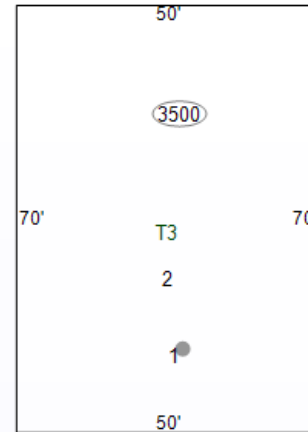
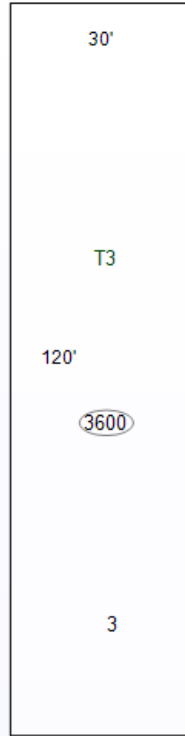
Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base
 Row Type Adj.

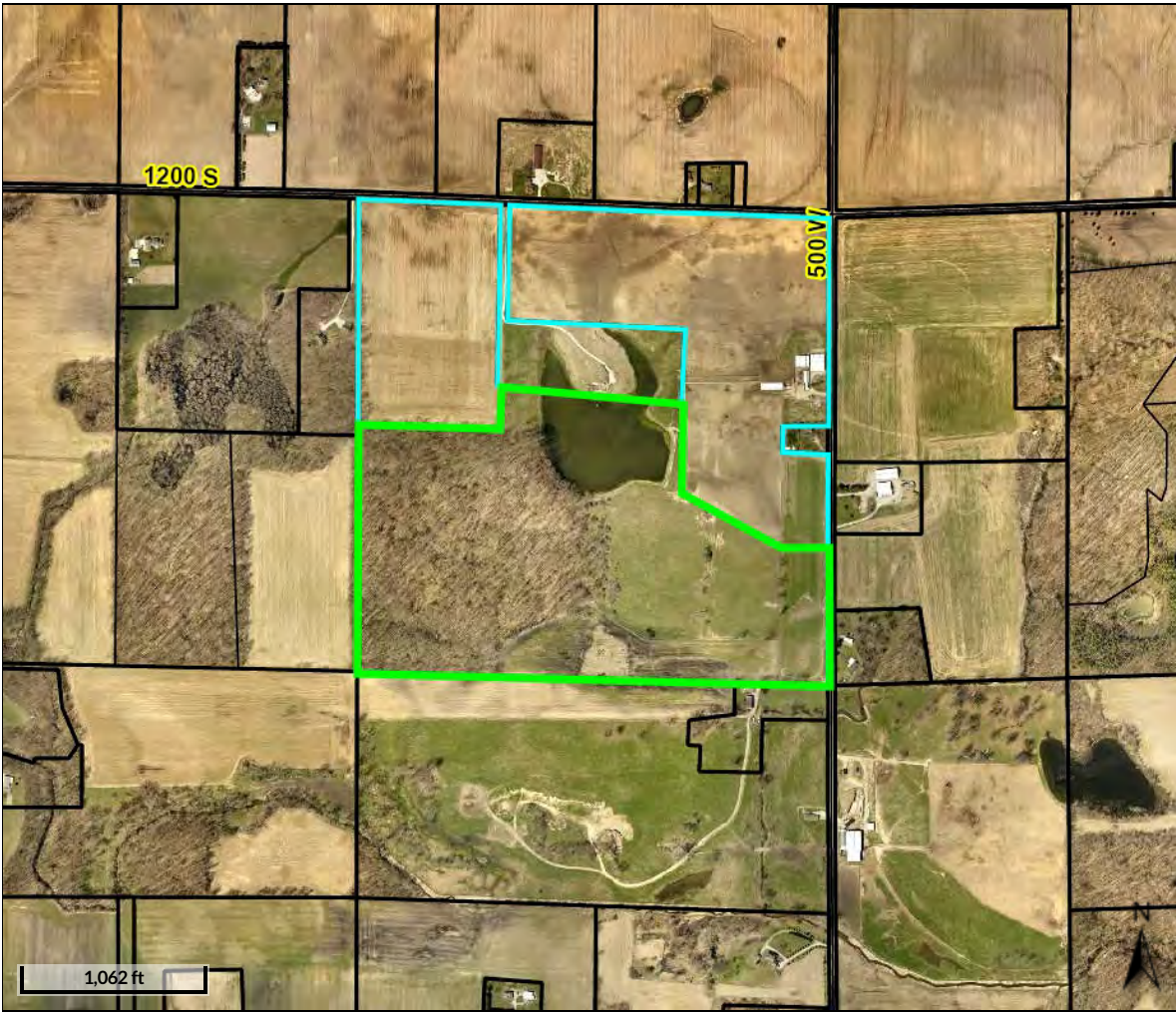
Adjustments

Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

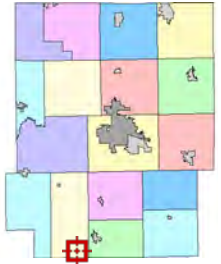
Sub-Total, One Unit	\$0
Sub-Total, 1 Units	
Exterior Features (+)	\$0 \$0
Garages (+) 0 sqft	\$0 \$0
Quality and Design Factor (Grade)	31,489.60
Location Multiplier	0.92
Replacement Cost	\$28,970

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Masonry Wall	0%	1		C	2016	2016	3 A	\$176.2	0.92	\$143.1	220' x 4'	\$28,970	6%	\$27,230	0%	100%	1.000	1.0000	\$27,200
2: Barn, Pole (T3) 02	0%	1	T31SO	C	2016	2016	3 A	\$10.85	0.92	\$10.52	70' x 50' x 12'	\$33,880	10%	\$30,490	0%	100%	1.180	1.0000	\$36,000
3: Barn, Pole (T3)	0%	1	T31SO	C	2009	2009	10 A	\$10.78	0.92	\$10.96	-120' x 30' x 16'	\$36,298	20%	\$29,040	0%	100%	1.180	1.0000	\$34,300



Overview



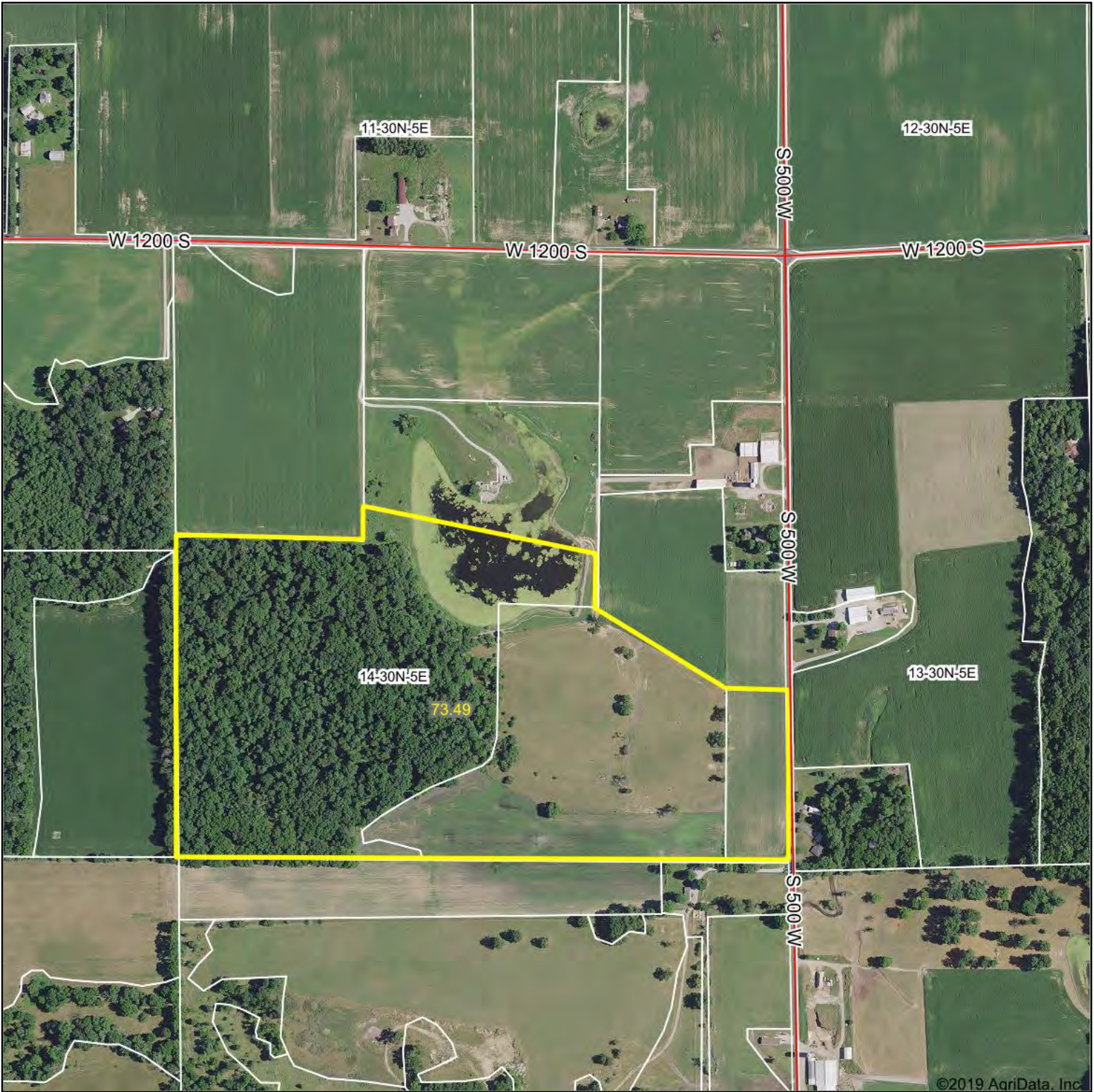
Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	025-133-001	Alternate ID	025-722000-75	Owner Address	Parker Ted R & Chris J TIC Und 1/2 Int Each
Sec/Twp/Rng	0014-0030-5	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		10462 S 450 W Silver Lake, IN 46982
Property Address		Acreage	149.03		
District	Seward				
Brief Tax Description	025-133-001 Ne 14-30-5 149.03A				
	(Note: Not to be used on legal documents)				

Date created: 1/22/2020
Last Data Uploaded: 1/22/2020 3:03:30 AM

Aerial Map



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Map Center: 41° 3' 12.75, -85° 55' 48.55



14-30N-5E
Kosciusko County
Indiana

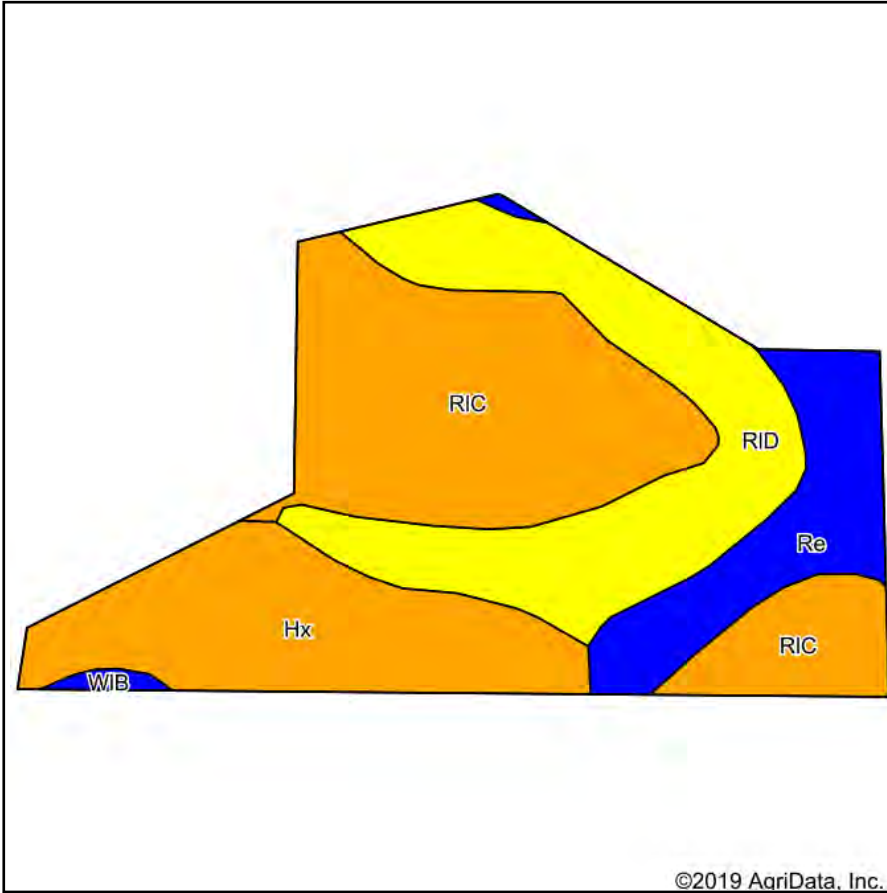


1/22/2020

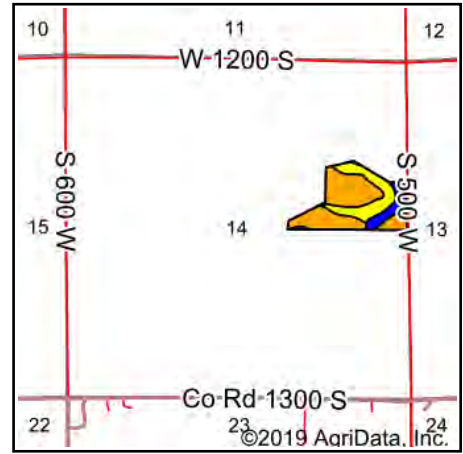


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **14-30N-5E**
 Township: **Seward**
 Acres: **29.64**
 Date: **1/22/2020**



Maps Provided By:



Area Symbol: IN085, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
RIC	Riddles fine sandy loam, 6 to 12 percent slopes	11.05	37.3%		IIIe	130	46	65
RID	Riddles fine sandy loam, 12 to 18 percent slopes	8.06	27.2%		IVe	115	40	59
Hx	Houghton muck, drained	6.44	21.7%		IIIw	159	42	89
Re	Rensselaer loam, 0 to 1 percent slopes	3.90	13.2%		IIw	167	49	83
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.19	0.6%		Ile	140	49	66
Weighted Average						137.2	43.9	*n 71

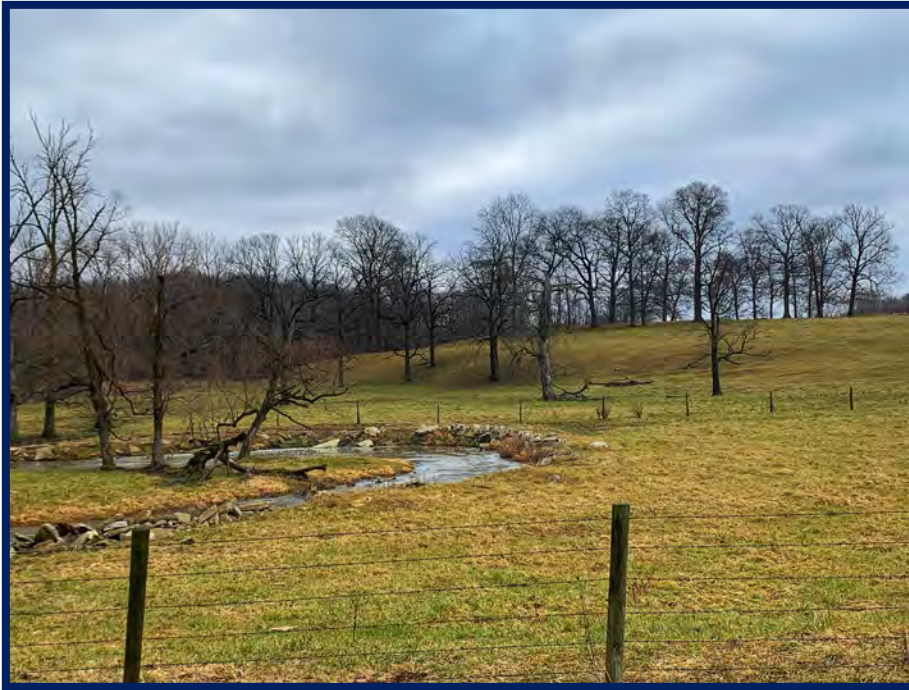
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACTS 10-11

Seward Twp., Kosciusko Cty.
Stunning Potential Building Sites •
Cropland • Cattle Barns & Lot



TRACT 10:

- 13.5+/- Acres
- Gorgeous Potential Building Site
- Picturesque Winding Creek & Hill with Mature Trees

TRACT 11:

- 66.5+/- Acres: Cropland, Pasture & Barn Setup
- Newer Barn, Silo, Feed Bunker, Feed Lot & Commodity Barn

*All Building & Home
Inspections by Appointment
Only!*

**Auction Location:
Silver Lake Fire Dept.
Sat., February 22 – 1pm**





Beacon™

Kosciusko County, IN



Overview



Legend

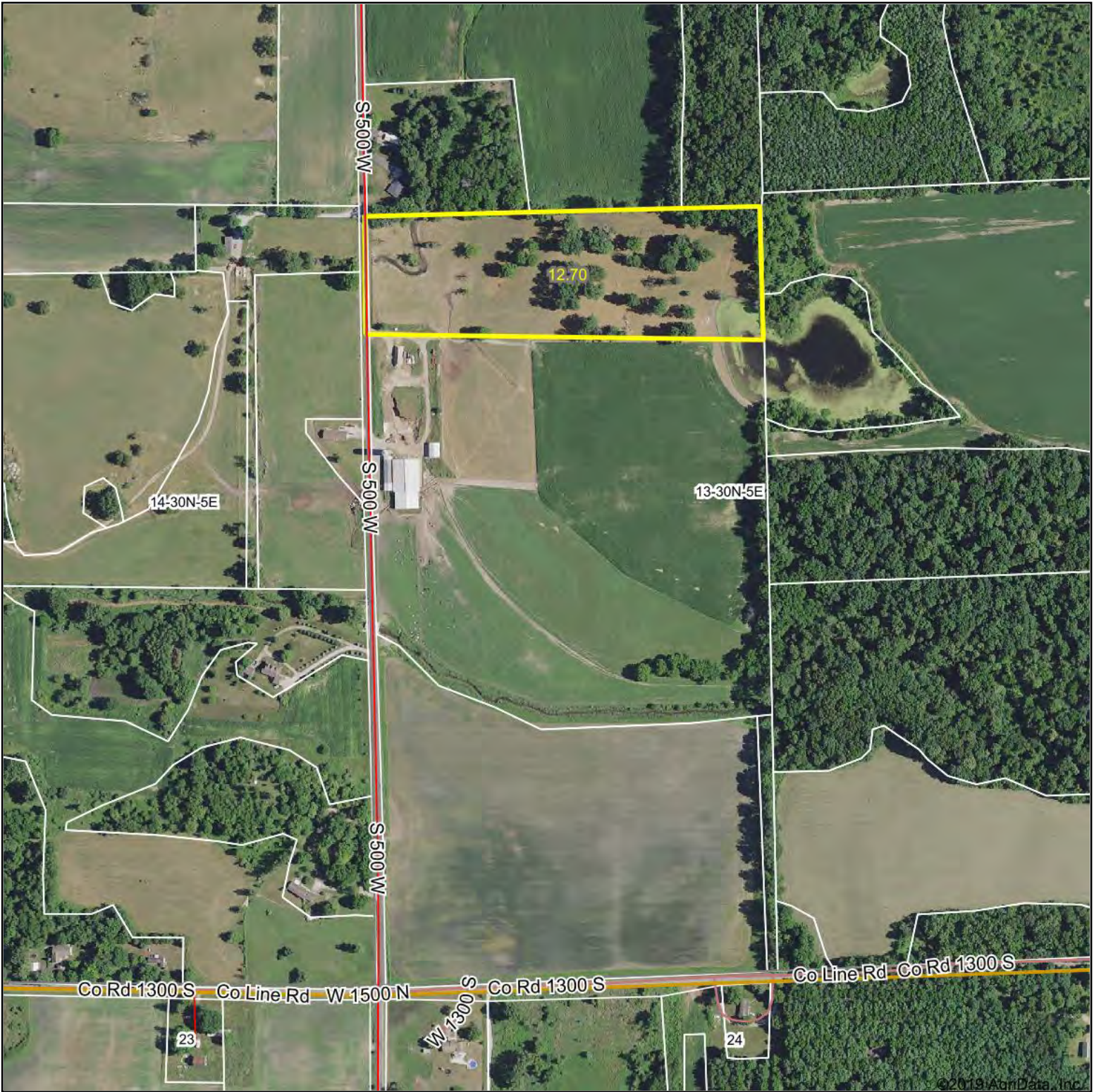
- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	025-131-002	Alternate ID	025-716002-80	Owner Address	Parker Dawn L
Sec/Twp/Rng	0013-0030-5	Class	AGRICULTURAL - OTHER AGRICULTURAL USE		10462 S 450 W
Property Address		Acreage	80		Silver Lake, IN 46982
District	Seward				
Brief Tax Description	025-131-002 W Pt Sw 13-30-5 80.00A Per Deed <i>(Note: Not to be used on legal documents)</i>				

Date created: 1/22/2020
 Last Data Uploaded: 1/22/2020 3:03:30 AM

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 GEOSPATIAL

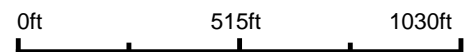
Aerial Map



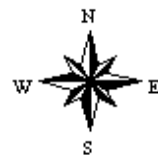
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Map Center: 41° 2' 47.94, -85° 55' 27.24



13-30N-5E
Kosciusko County
Indiana



1/22/2020



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Field borders provided by Farm Service Agency as of 5/21/2008.



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- County (APC) Zoning
- ▭ Agriculture
- ▭ Agriculture 2
- ▭ Commercial
- ▭ Environmental
- ▭ Industrial
- ▭ Industrial 2
- ▭ Public Use
- ▭ Residential
- ▭ Industrial 3
- ▭ Non-participant
- House Numbers
- Road Centerlines

Parcel ID 025-131-002 Alternate ID 025-716002-80
 Sec/Twp/Rng 0013-0030-5 Class AGRICULTURAL - OTHER AGRICULTURAL USE
 Property Address Acreeage 80
 District Seward
 Brief Tax Description 025-131-002
 W Pt Sw 13-30-5 80.00A Per Deed
 (Note: Not to be used on legal documents)

Owner Address Parker Dawn L
 10462 S 450 W
 Silver Lake, IN 46982

Date created: 1/23/2020
 Last Data Uploaded: 1/23/2020 3:03:23 AM

Developed by Schneider
 GEOSPATIAL

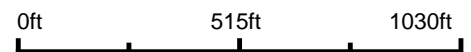
Aerial Map



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Map Center: 41° 2' 45.74, -85° 55' 29.45



13-30N-5E
Kosciusko County
Indiana



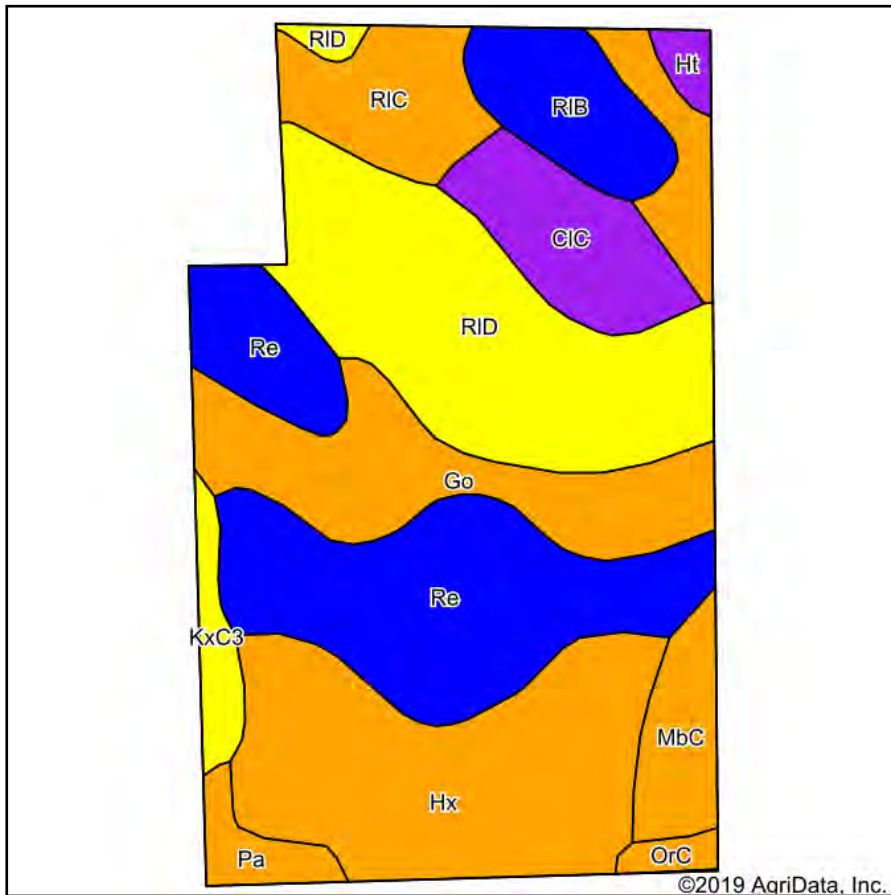
1/23/2020



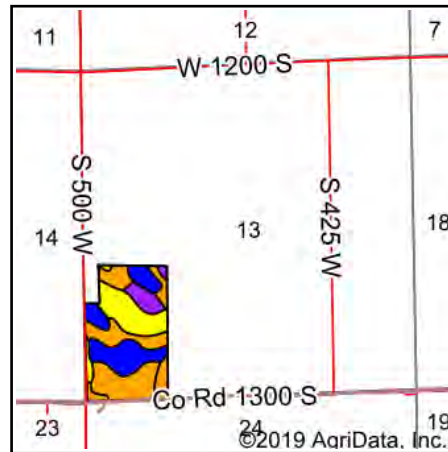
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Field borders provided by Farm Service Agency as of 5/21/2008.

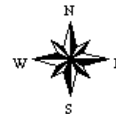
Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **13-30N-5E**
 Township: **Seward**
 Acres: **60.41**
 Date: **1/23/2020**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
Re	Rensselaer loam, 0 to 1 percent slopes	12.28	20.3%		IIw	167	49	83
RID	Riddles fine sandy loam, 12 to 18 percent slopes	11.81	19.5%		IVe	115	40	59
Hx	Houghton muck, drained	11.43	18.9%		IIIw	159	42	89
Go	Gravelton loamy sand, occasionally flooded	6.82	11.3%		IIIe	105	18	40
RIC	Riddles fine sandy loam, 6 to 12 percent slopes	5.29	8.8%		IIIe	130	46	65
CIC	Coloma loamy sand, 6 to 12 percent slopes, fine-loamy minor components	3.87	6.4%		VIe	78	27	26
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	3.27	5.4%		IIe	141	49	59
MbC	Metea loamy sand, 6 to 12 percent slopes	2.24	3.7%		IIIe	100	35	42
KxC3	Kosciusko sandy clay loam, 8 to 15 percent slopes, severely eroded	1.25	2.1%		IVe	80	28	30
Pa	Palms muck, drained	1.15	1.9%		IIIw	158	43	89
Ht	Houghton muck, undrained, 0 to 1 percent slopes	0.52	0.9%		Vw			22
OrC	Ormas loamy sand, 6 to 12 percent slopes	0.48	0.8%		IIIe	90	32	36
Weighted Average						131.5	39.1	*n 64.7

*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

Occupancy Silo, Trench & Bunker
Description Silo, Trench & Bunker
Story Height 0
Style N/A
Finished Area
Make

Floor Finish

- Earth, Slab, Sub & Joint, Wood, Parquet
Tile, Carpet, Unfinished, Other

Wall Finish

- Plaster/Drywall, Paneling, Fiberboard
Unfinished, Other

Roofing

- Built-Up, Wood Shingle
Metal, Asphalt, Other
Slate, Tile

Exterior Features

Description Area Value

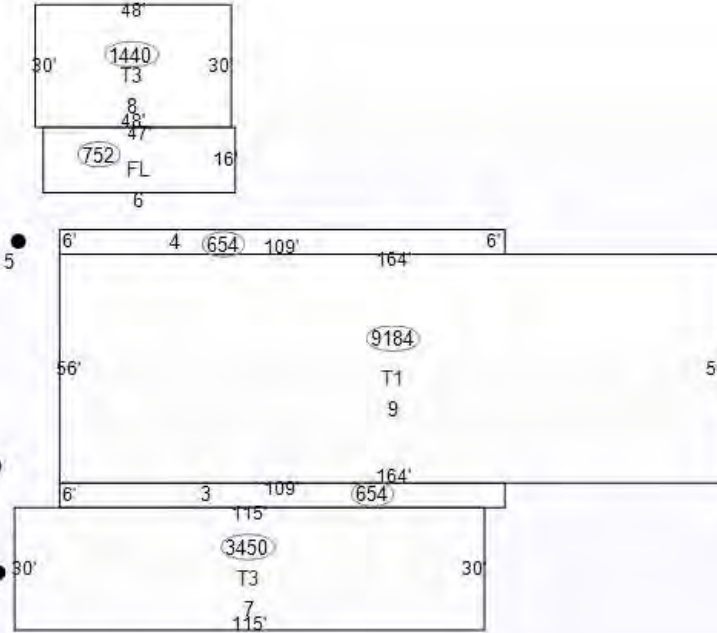
Plumbing

TF
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accomodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type



Specialty Plumbing

Description Count Value

Cost Ladder

Table with columns: Floor Constr, Base, Finish, Value, Totals. Lists construction levels from 1 to Attic.

Total Base Row Type Adj.

Table of adjustments including Unfin Int (-), Ex Liv Units (+), Rec Room (+), Loft (+), Fireplace (+), No Heating (-), A/C (+), No Elec (-), Plumbing (+/-), Spec Plumb (+), Elevator (+).

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade)

Location Multiplier 0.92

Replacement Cost \$18,928

Summary of Improvements

Table with columns: Description, Res Eligibl, Story Height, Construction, Grade, Year Built, Eff Year, Eff Co Age nd, Base Rate, LCM, Adj Rate, Size, RCN, Norm Dep, Remain. Value, Abn Obs, PC Nbhd, Mrkt, Improv Value. Lists 9 items including silos, barns, and masonry walls.

TRACTS

12 & 13

Pleasant Twp.
Wabash Cty.

Cropland • Woods •
Country Home •
Potential Building Sites



TRACT 12:

- 27.957 Acres
- Tillable Cropland & Woods
- Secluded Setting

TRACT 13: 6741 W. 1500 N., Silver Lake, IN 46982

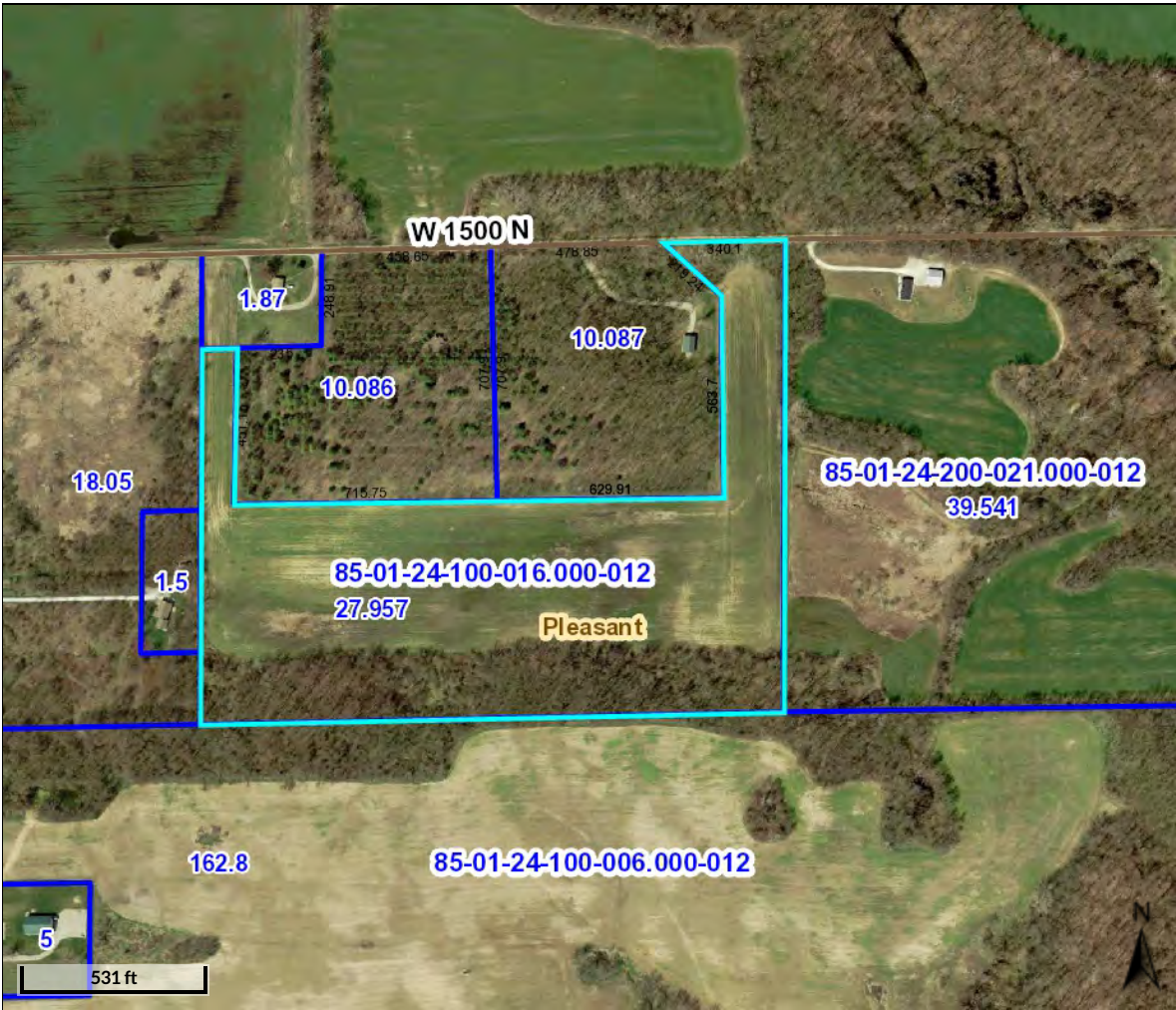
- Country Home on 1.87 Acres
- Brick Ranch featuring 3 Bedrooms, 1.5 Baths, Full Basement
- Great Starter Home, Rental, Downsizing Option or Possible Flip Project!



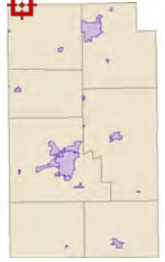
*All Building & Home
Inspections by
Appointment Only!*

Auction Location:





**Silver Lake Fire Dept.
Sat., Feb. 22, – 1pm**



Overview



Legend

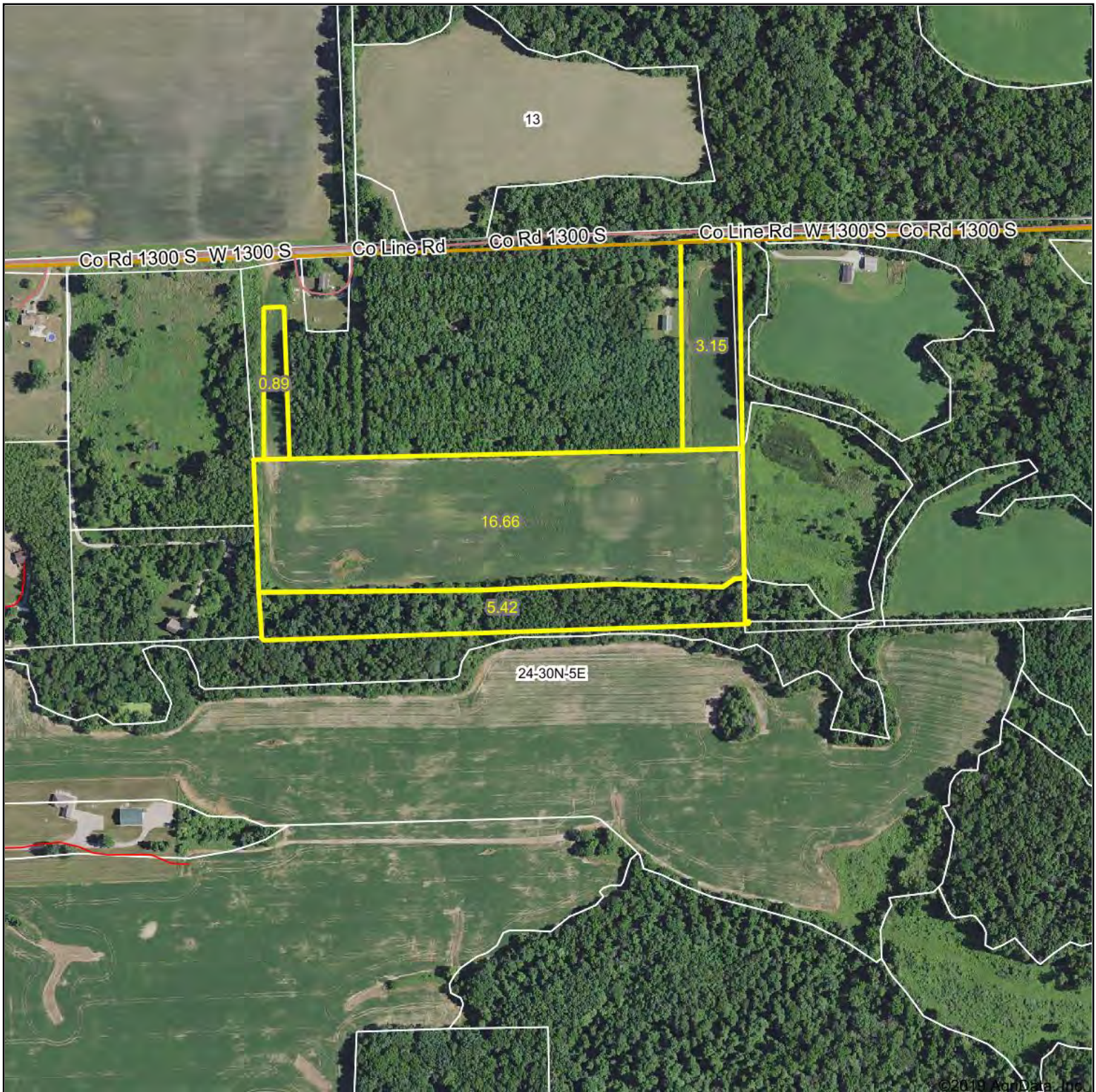
-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

Parcel ID	85-01-24-100-016.000-012	Alternate ID	n/a	Owner Address	PARKER TED R & CHRIS J T / C 1 / 2 INTEA
Sec/Twp/Rng	24-30-05	Class	Ag - Vacant lot		10462S 450W
Property Address	1500 N SILVER LAKE	Acreage	27.957		SILVER LAKE, IN 46982
District	PLEASANT TWP				
Brief Tax Description	PT N1/2 NW1/4 24-30-5 27.957AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/22/2020
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Developed by  **Schneider**
 GEOSPATIAL

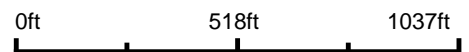
Aerial Map



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Map Center: 41° 2' 23.78, -85° 55' 9.27



24-30N-5E
Wabash County
Indiana



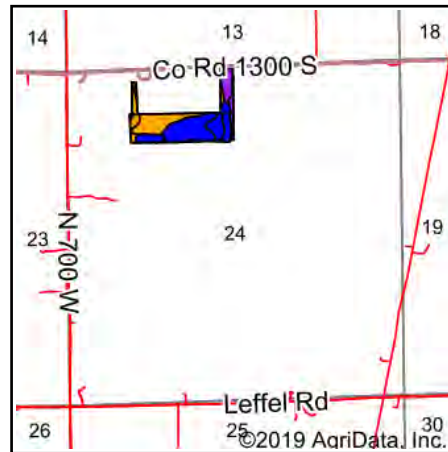
1/23/2020



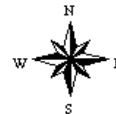
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Indiana**
 County: **Wabash**
 Location: **24-30N-5E**
 Township: **Pleasant**
 Acres: **20.7**
 Date: **1/23/2020**



Soils data provided by USDA and NRCS.

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
Re	Rensselaer loam, 0 to 1 percent slopes	6.16	29.8%		Ilw	167	49	83
OmC	Ormas loamy sand, 6 to 15 percent slopes	5.23	25.3%		Ille	81	29	34
Wc	Wallkill silt loam	1.92	9.3%		Vw	165	49	48
MbB	Martinsville loam, 2 to 6 percent slopes	1.80	8.7%		Ile	145	51	74
Wt	Whitaker loam	1.76	8.5%		Ilw	154	50	78
OmB	Ormas loamy sand, 2 to 6 percent slopes	1.28	6.2%		Ille	90	32	35
Mm	Milford silty clay loam, 0 to 2 percent slopes	1.22	5.9%		Ilw	154	43	69
Pa	Palms muck, undrained	0.81	3.9%		Vw			30
RcC2	Rawson sandy loam, 6 to 12 percent slopes, eroded	0.36	1.7%		Ille	130	46	24
MvD2	Morley silt loam, 12 to 18 percent slopes, eroded	0.10	0.5%		IVe	105	37	28
Fsd2	Fox loam, 12 to 20 percent slopes, eroded	0.06	0.3%		IVe	68	23	45
Weighted Average						128.8	40.7	*n 58.9

*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 RESIDENTIAL Status Active CDOM 2 DOM 2 Auction Yes
 MLS # 202002890 6741 W 1500 N. Silver Lake IN 46982 Status Active LP \$0



Area Wabash County Parcel ID 85-01-24-100-002.000-012 Type Site-Built Home
 Sub None Cross Street Bedrms 3 F Baths 1 H Baths 1
 Location Rural Style One Story REO No Short Sale No
 School District MCS Elem Manchester JrH Manchester SrH Manchester
 Legal Description PT N1/2 NW1/4 24-30-5 1.87AC
 Directions From Bonestead Rd., go west on 1500 N., property will be on the south side of the road, look for signs
 Inside City Limits N City Zoning County Zoning A1 Zoning Description

Remarks One Story Ranch Home on 1.87 Acres is Going to Auction on February 22 at 1pm. This is Tract 13 and features 1152 sq. ft home with 3 bedrooms, 1.5 baths and a full basement! Wood deck off of home is a great place to enjoy your peaceful, country views! Great starter home, rental, downsizing option or possible flip! Bid on this Tract individually, in a combination or bid on the entire 658+/- being offered!

Agent Remarks **Home is Currently Tenant Occupied** AUCTION: February 22, 1 pm at the Silver Lake Fire Dept. TERMS: 10% down with the balance due at closing. Survey Costs shared 50/50. Buyer to assume 20' due in 21' taxes and all taxes thereafter. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present at the auction and all showings to receive compensation. Client Registration Form in Docs.

Sec	Lot	Lot Ac/SF/Dim	1.8700	81,457	335x265	/	N	/	Src	Lot Des	Rolling, 0-2.9999			
Township	Pleasant	Abv Gd Fin SqFt	1,152	Below Gd Fin SqFt	0	Ttl	Below Gd SqFt	1,152	Ttl	Fin SqFt	1,152	Year Built	1973	
Age	47	New	No	Date Complete	Ext	Brick	Fndtn	Full Basement, Unfinished		# Rooms	7			
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block							
	DIM	L	B-Main	1	1	Sewer	Other	Dryer Hookup Gas	No	Fireplace	No			
LR	15 x 15	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 12	M	Laundry Rm	Basement	x			Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Deck Open				Water Soft-Rented	No	ADA Features	No			
DN	x							Alarm Sys-Sec	No	Fence				
MB	14 x 12	M						Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 12	M	Garage	/	/	x	/	Garden Tub	No	Nr Wlkg Trails	No			
3B	12 x 10	M	Outbuilding	None	x			Jet Tub	No	Garage Y/N	No			
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 Lake Type
 Water Features

Auction Yes Auctioneer Name CHAD METZGER Auctioneer License # AC31300015

Owner Name
 Financing: Existing Proposed Excluded Party None

Annual Taxes \$1,017.48 Exemptions No Exemptions Year Taxes Payable 2019 Assessed Value

Is Owner/Seller a Real Estate Licensee No Possession tbd

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 24+ Hour Notice Required, tenant occupied. Showingtime or Open House

List Date 1/22/2020 Exp Date 3/30/2020 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 NONE Lockbox Location none Type of Sale

Pending Date Closing Date Selling Price How Sold CDOM 2

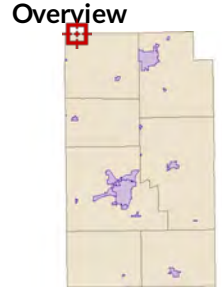
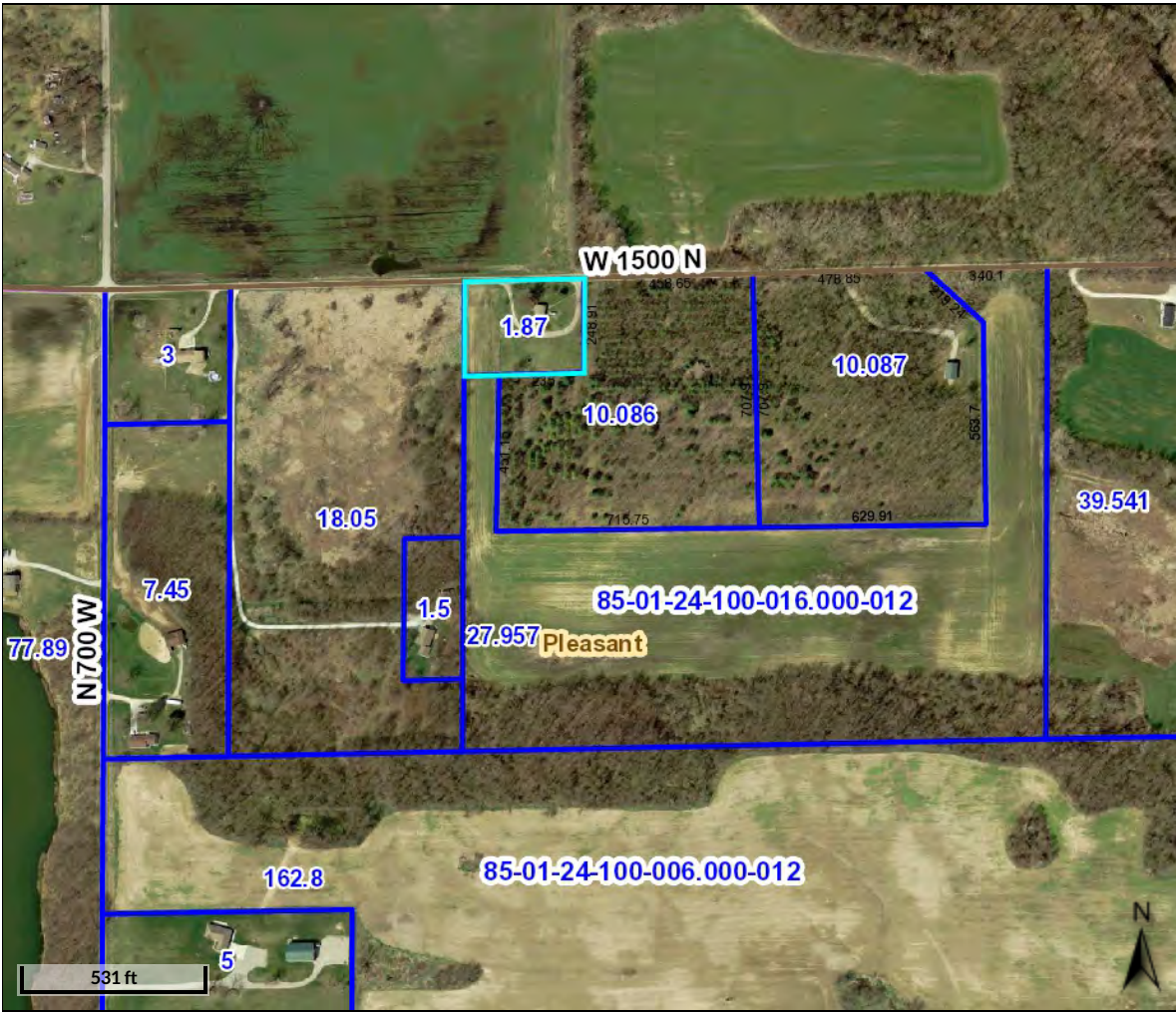
Ttl Concessions Paid Sold/Concession Remarks

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

Parcel ID	85-01-24-100-002.000-012	Alternate ID	n/a	Owner Address	PARKER R JAY FAMILY TRUST 1/2 PARKER DAWN REV LIV TR 1/2INT 10462 S 450 W SILVER LAKE, IN 46982
Sec/Twp/Rng	24-30-05	Class	Res-1-Family 0 - 9.99		
Property Address	6741 W 1500 N SILVER LAKE	Acres	1.87		
District	PLEASANT TWP				
Brief Tax Description	PT N1/2 NW1/4 24-30-5 1.87AC				
	(Note: Not to be used on legal documents)				

Date created: 1/22/2020
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Developed by **Schneider**
 GEOSPATIAL

General Information

Occupancy Single-Family
 Description Single-Family R 01
 Story Height 1
 Style N/A
 Finished Area 1152 sqft
 Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	144	\$2,700

Plumbing

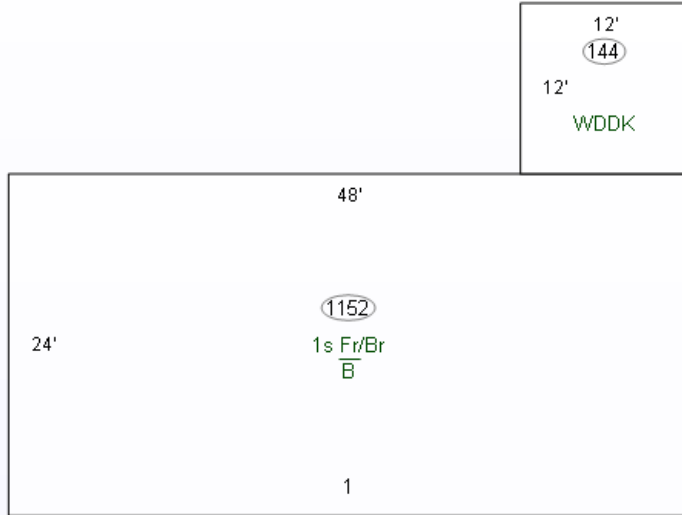
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 94	1152	1152	\$86,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1152	0	\$26,300	
Crawl				
Slab				

Total Base \$112,300

Adjustments 1 Row Type Adj. x 1.00 \$112,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$113,900

Sub-Total, 1 Units

Exterior Features (+)	\$2,700	\$116,600
Garages (+) 0 sqft	\$0	\$116,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.88
Replacement Cost		\$97,478

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	4/6 Masonry	C-1	1973	1973	46 G		0.88		2,304 sqft	\$97,478	30%	\$68,230	0%	100%	1.060	1.0000	\$72,300

TRACTS 14 & 15

Pleasant Twp., Wabash Cty.

Tillable Cropland • Woods • Potential Building Sites

TRACT 14:

- 55.432 Acres
- Tillable Cropland & Woods
- Soil Index: 124

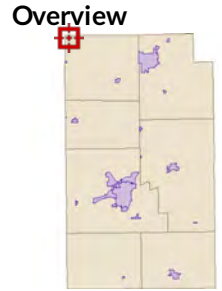
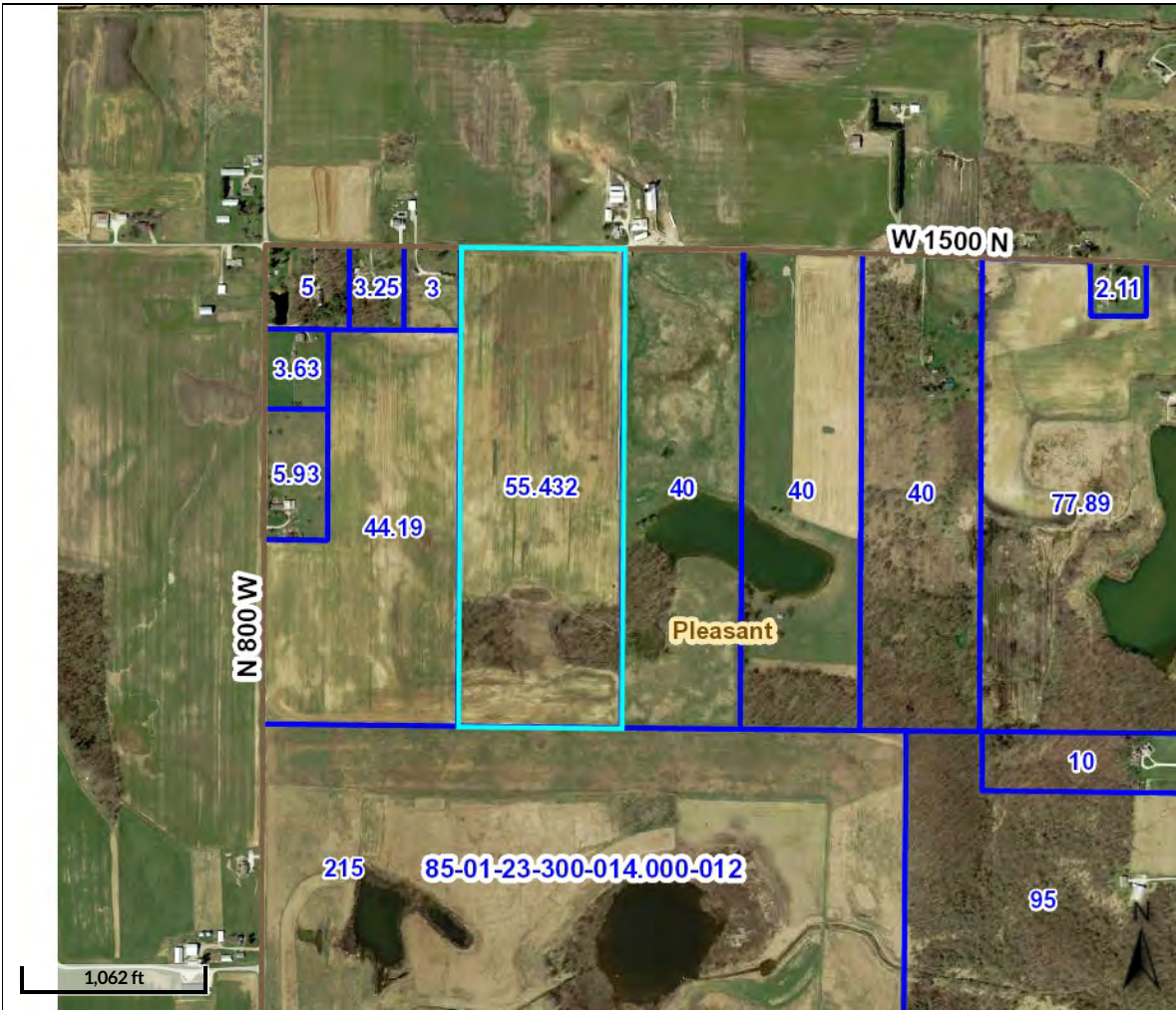
TRACT 15:

- 44.19 Acres
- Tillable Cropland



Auction Location:
Silver Lake Fire
Dept.

Saturday,
February 22 at 1pm



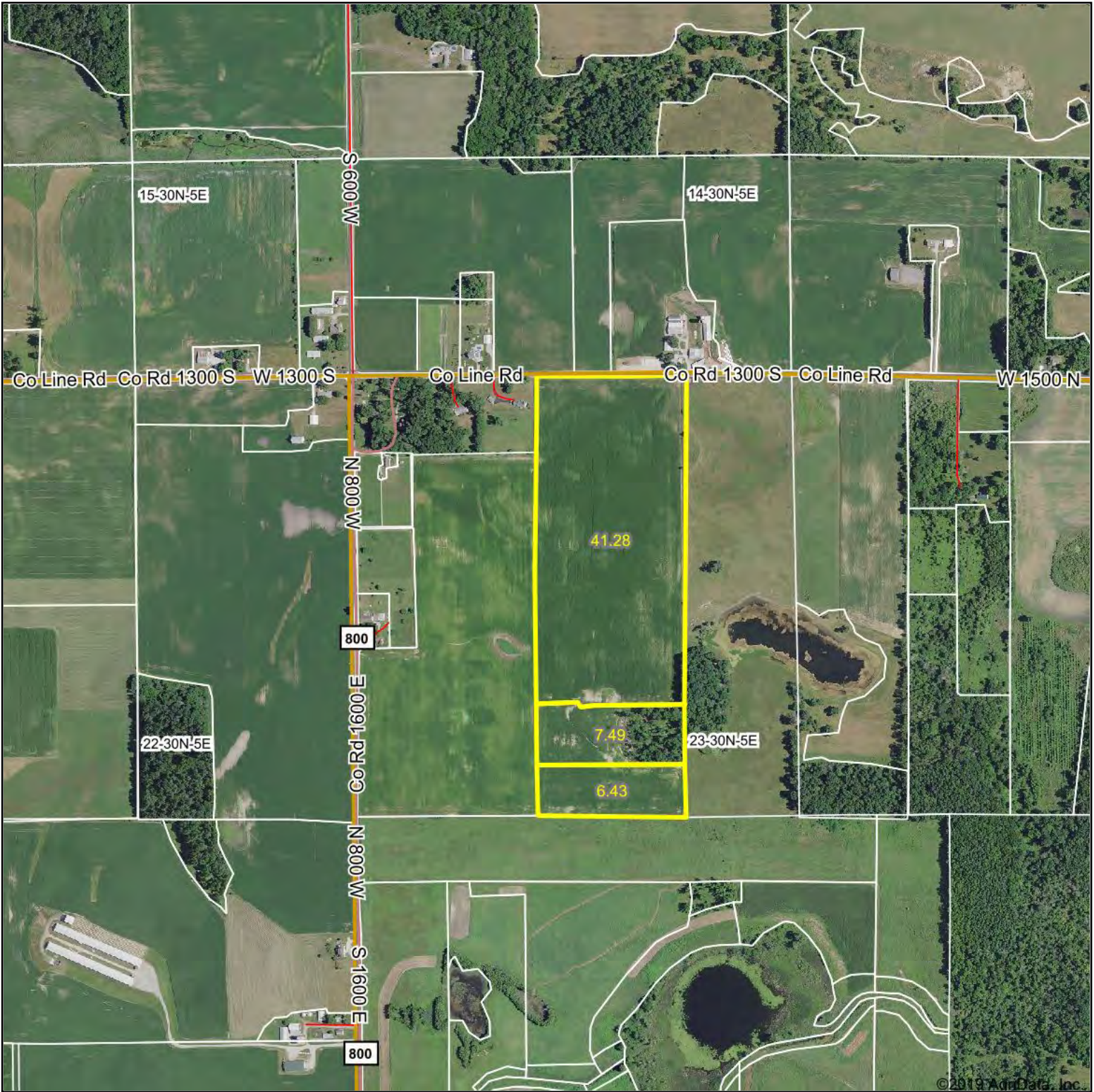
- Legend**
-  City Limits
 -  Political Township
 -  Parcel Acreage
 -  Parcels
 -  Tax Sale Parcels
 -  Road Centerlines

Parcel ID	85-01-23-300-009.000-012	Alternate ID	n/a	Owner Address	PARKER TED R & CHRIS JOET / C
Sec/Twp/Rng	23-30-05	Class	Ag - Vacant lot		10462 S 450 W
Property Address	1400 N SILVER LAKE	Acreage	55.432		SILVER LAKE, IN 46982
District	PLEASANT TWP				
Brief Tax Description	PT NW1/4 23-30-5 55.432AC DITCH 637-00362-00				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/22/2020
 Last Data Uploaded: 1/21/2020 10:49:08 PM

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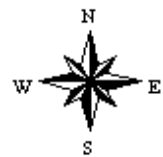
Aerial Map



Map Center: 41° 2' 23.94, -85° 56' 28.93



23-30N-5E
Wabash County
Indiana



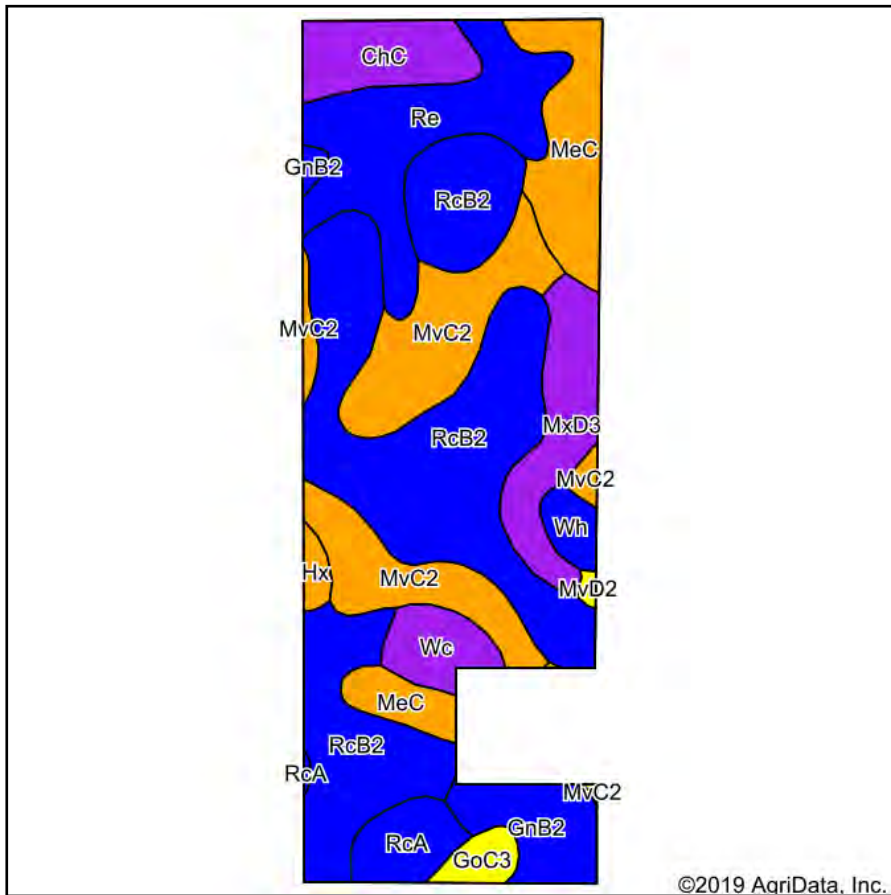
1/23/2020



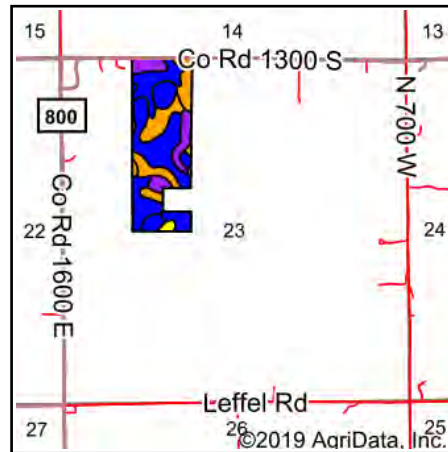
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wabash**
 Location: **23-30N-5E**
 Township: **Pleasant**
 Acres: **51.68**
 Date: **1/23/2020**

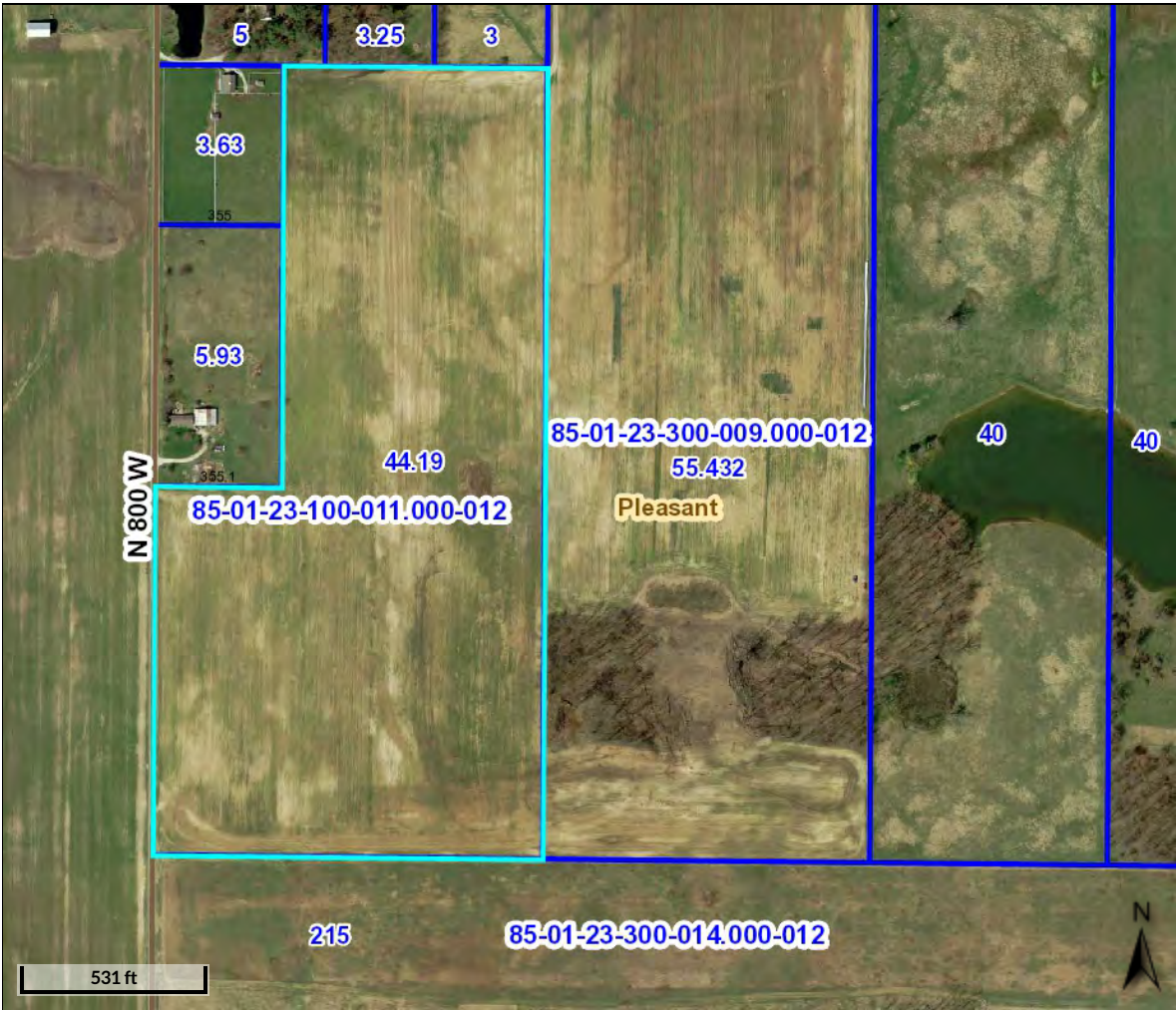


Area Symbol: IN169. Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	19.29	37.3%		IIe	126	44	25
MvC2	Morley silt loam, 6 to 12 percent slopes, eroded	7.99	15.5%		IIIe	118	41	29
Re	Rensselaer loam, 0 to 1 percent slopes	6.14	11.9%		IIw	167	49	83
MeC	Metea loamy sand, 6 to 12 percent slopes	4.56	8.8%		IIIe	100	35	39
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	3.37	6.5%		VIe	92	32	22
GnB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	2.54	4.9%		IIe	128	44	26
ChC	Chelsea fine sand, 4 to 15 percent slopes	2.52	4.9%		VIe	80	28	23
RcA	Rawson sandy loam, 0 to 2 percent slopes	1.65	3.2%		IIIs	126	44	38
Wc	Wallkill silt loam	1.57	3.0%		Vw	165	49	48
Wh	Washtenaw silt loam	0.77	1.5%		IIw	165	49	71
GoC3	Glynwood clay loam, 5 to 12 percent slopes, severely eroded	0.75	1.5%		IVe	120	42	17
Hx	Houghton muck, drained	0.41	0.8%		IIIw	159	42	89
MvD2	Morley silt loam, 12 to 18 percent slopes, eroded	0.12	0.2%		IVe	105	37	28
Weighted Average						124.9	41.9	*n 35.7

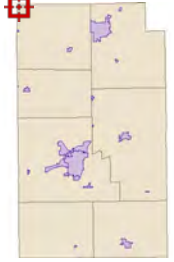
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method







Soils data provided by USDA and NRCS.



Overview



Legend

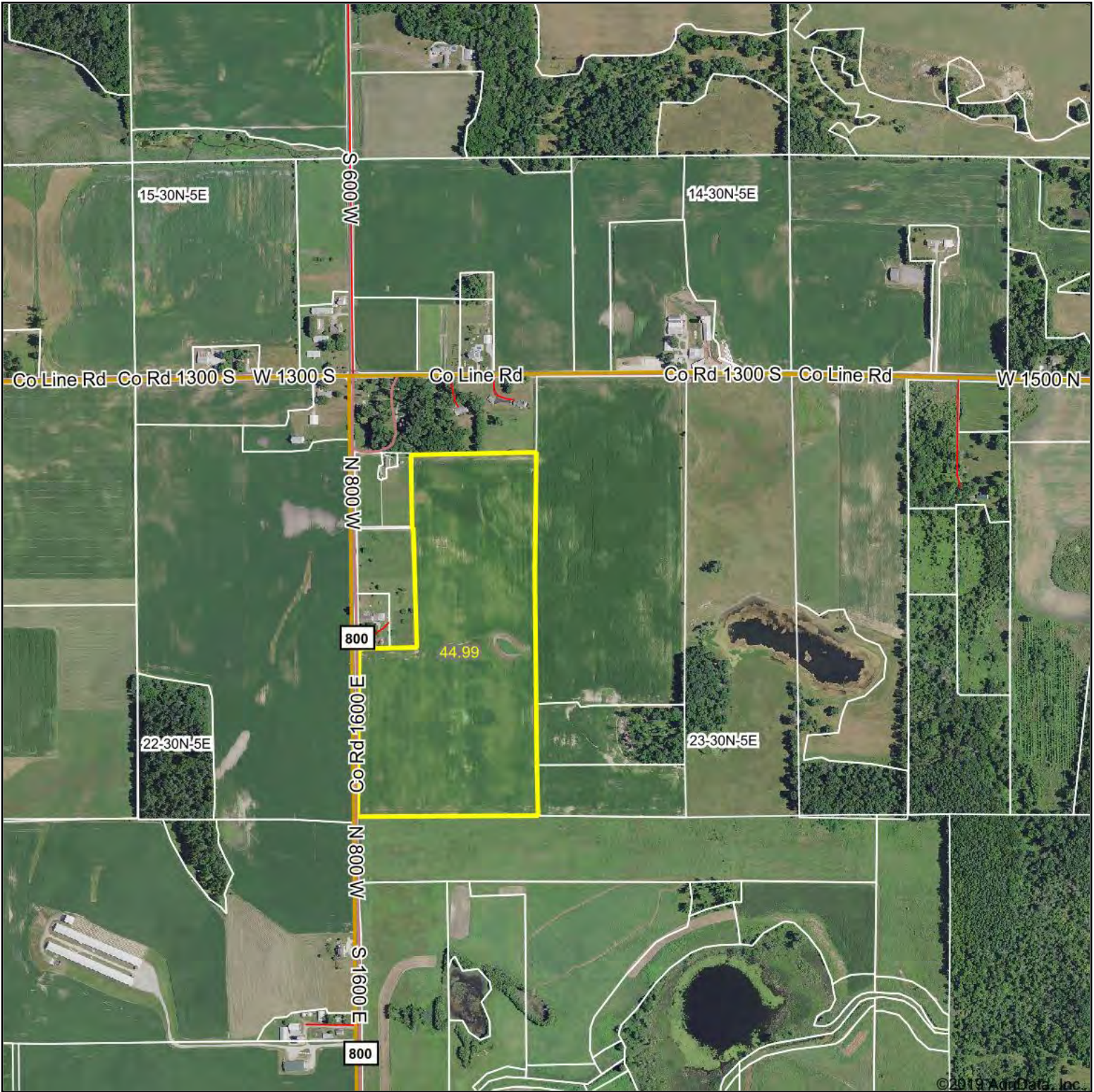
-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

Parcel ID	85-01-23-100-011.000-012	Alternate ID	n/a	Owner Address	PARKER TED R & CHRIS J T/C 1/2
Sec/Twp/Rng	23-30-05	Class	Ag - Vacant lot		10462 S 450 W
Property Address	800 W SILVER LAKE	Acreage	44.19		SILVER LAKE, IN 46982
District	PLEASANT TWP				
Brief Tax Description	PT W PT NW1/4 23-30-5 44.19AC DITCH 637-00709-00				
	<i>(Note: Not to be used on legal documents)</i>				

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Aerial Map



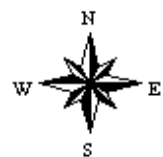
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 **Metzger** Auctioneers
& Appraisers
Property Services, LLC

Map Center: 41° 2' 23.94, -85° 56' 28.93



23-30N-5E
Wabash County
Indiana

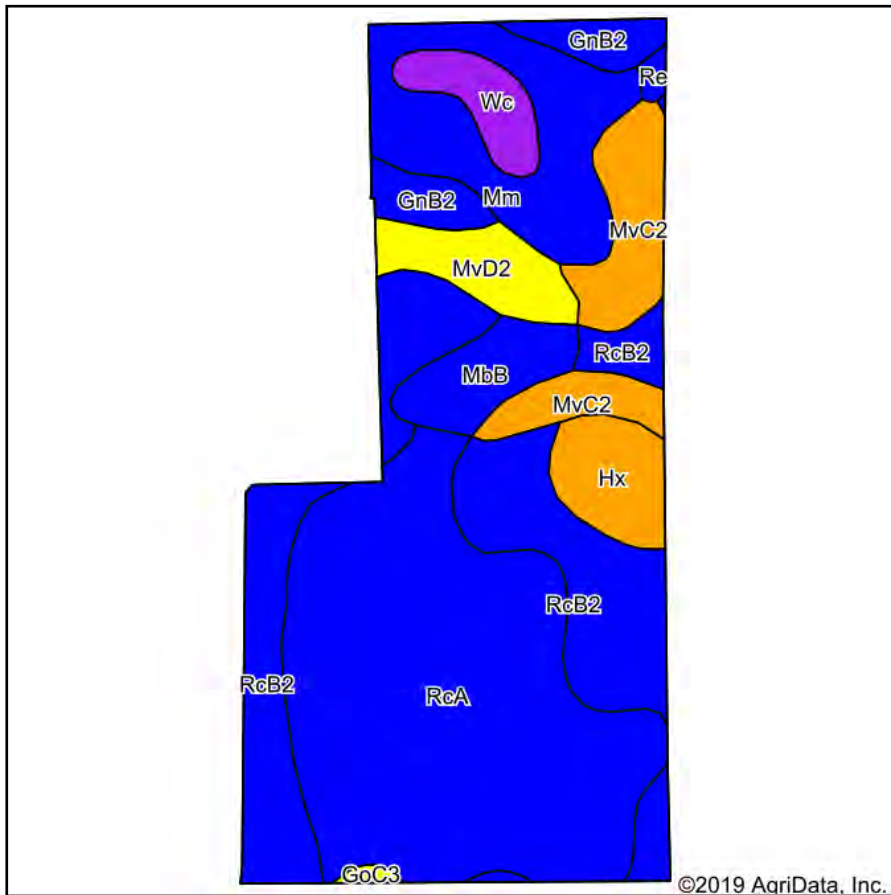


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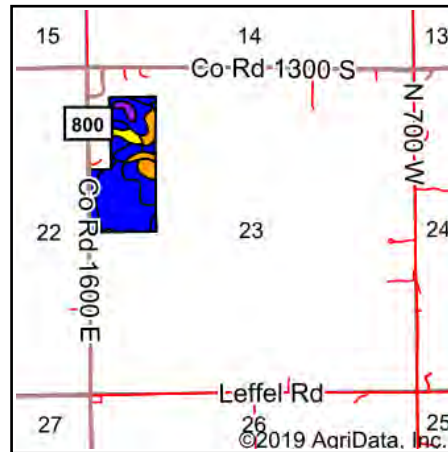
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wabash**
 Location: **23-30N-5E**
 Township: **Pleasant**
 Acres: **44.99**
 Date: **1/23/2020**



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
RcA	Rawson sandy loam, 0 to 2 percent slopes	17.26	38.4%		Ils	126	44	38
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	10.36	23.0%		Ile	126	44	25
Mm	Milford silty clay loam, 0 to 2 percent slopes	5.08	11.3%		Ilw	154	43	69
MvC2	Morley silt loam, 6 to 12 percent slopes, eroded	3.35	7.4%		Ille	118	41	29
MvD2	Morley silt loam, 12 to 18 percent slopes, eroded	1.87	4.2%		IVe	105	37	28
Hx	Houghton muck, drained	1.85	4.1%		Illw	159	42	89
MbB	Martinsville loam, 2 to 6 percent slopes	1.85	4.1%		Ile	145	51	74
GnB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	1.71	3.8%		Ile	128	44	26
Wc	Wallkill silt loam	1.36	3.0%		Vw	165	49	48
Re	Rensselaer loam, 0 to 1 percent slopes	0.17	0.4%		Ilw	167	49	83
GoC3	Glynwood clay loam, 5 to 12 percent slopes, severely eroded	0.13	0.3%		IVe	120	42	17
Weighted Average						131.2	43.7	*n 41

*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.

TRACT 16 & 17

Henry Twp., Fulton Cty.

Cropland • Cattle Facility • Grain
Bins/Silos • Building Sites



TRACT 16:

- 74.73 Acres Quality Cropland

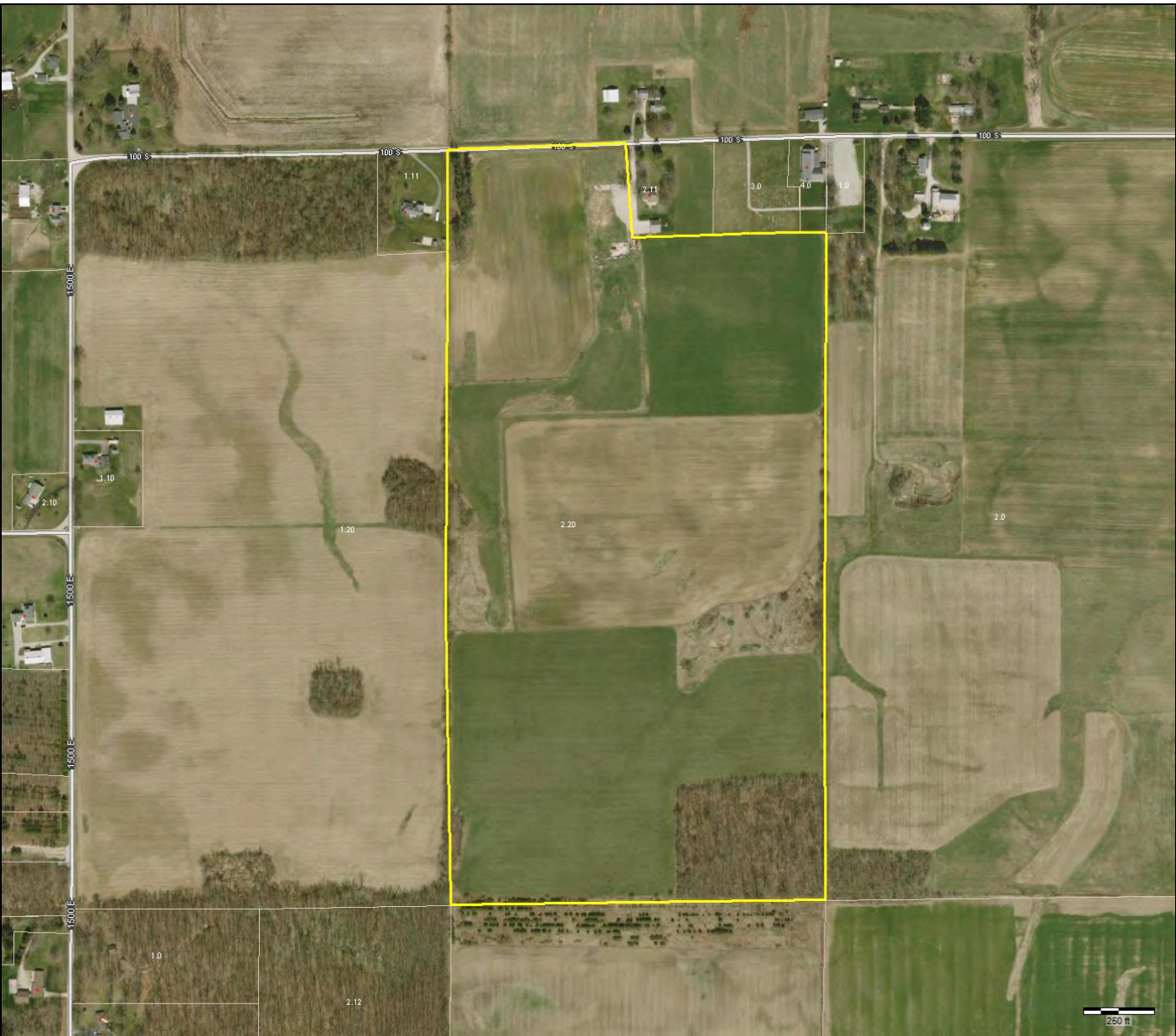
TRACT 17:

- 9.42 Acre Cattle Facility
- Tillable Acreage
- Barns, Grain Bins & Silo
- Potential Building Site on a Quiet Country Road

*All Building & Home Inspections
by Appointment Only!*



Auction Location:
Silver Lake Fire Dept.
Saturday, February 22,
2020 – 1pm



Type notes here

Printed
01/22/2020

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

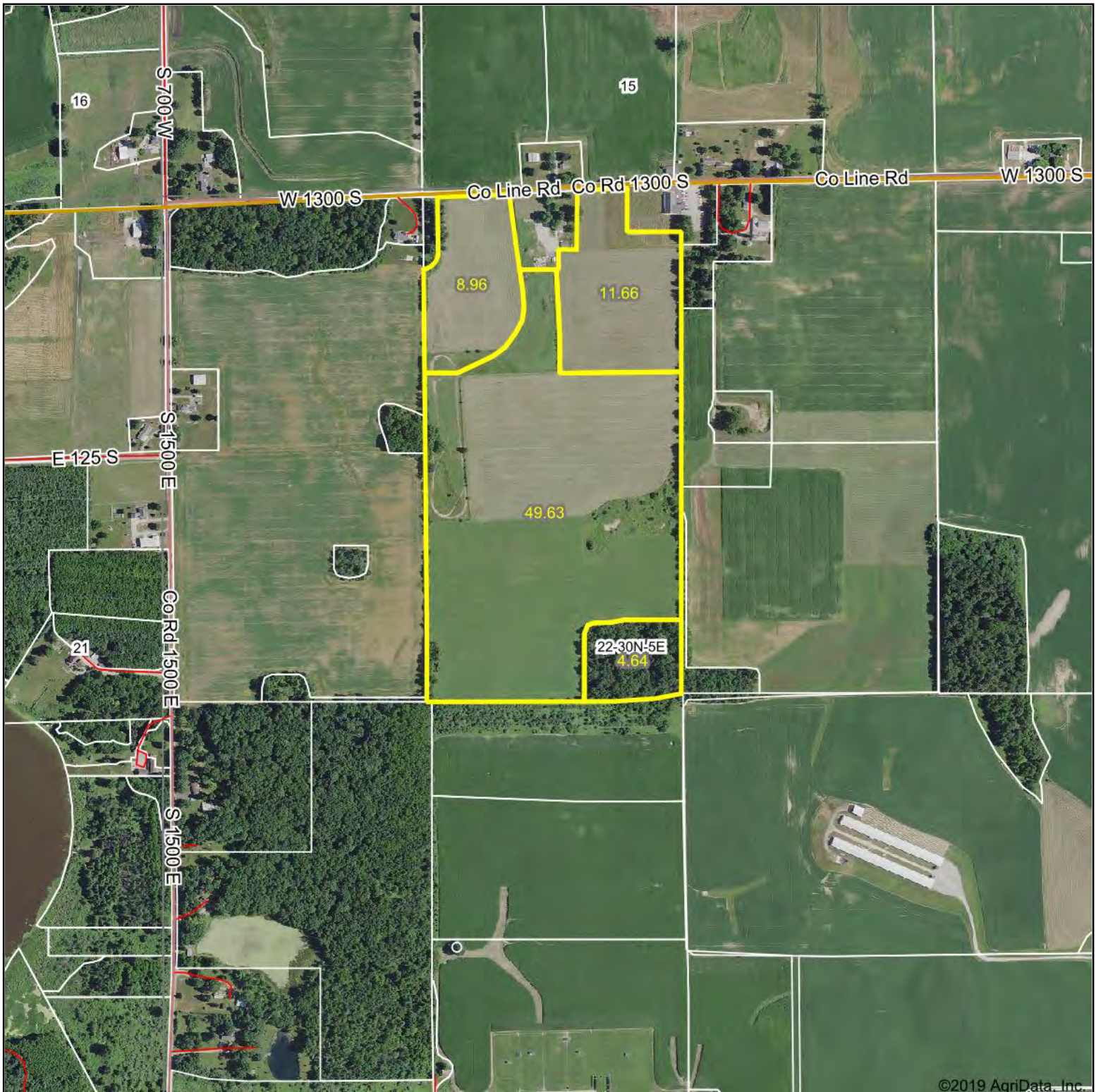
25-09-22-100-002.020-002

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Owner Name	Parker Ted R 1/2 & Parker Chris J 1/2 T/C
State Parcel Number	25-09-22-100-002.020-002
Property Key	003-119083-00
Map Number	0031908300

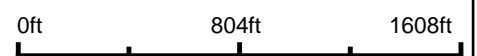
Aerial Map



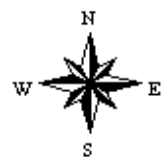
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Map Center: 41° 2' 15.6, -85° 57' 27.61



22-30N-5E
Fulton County
Indiana



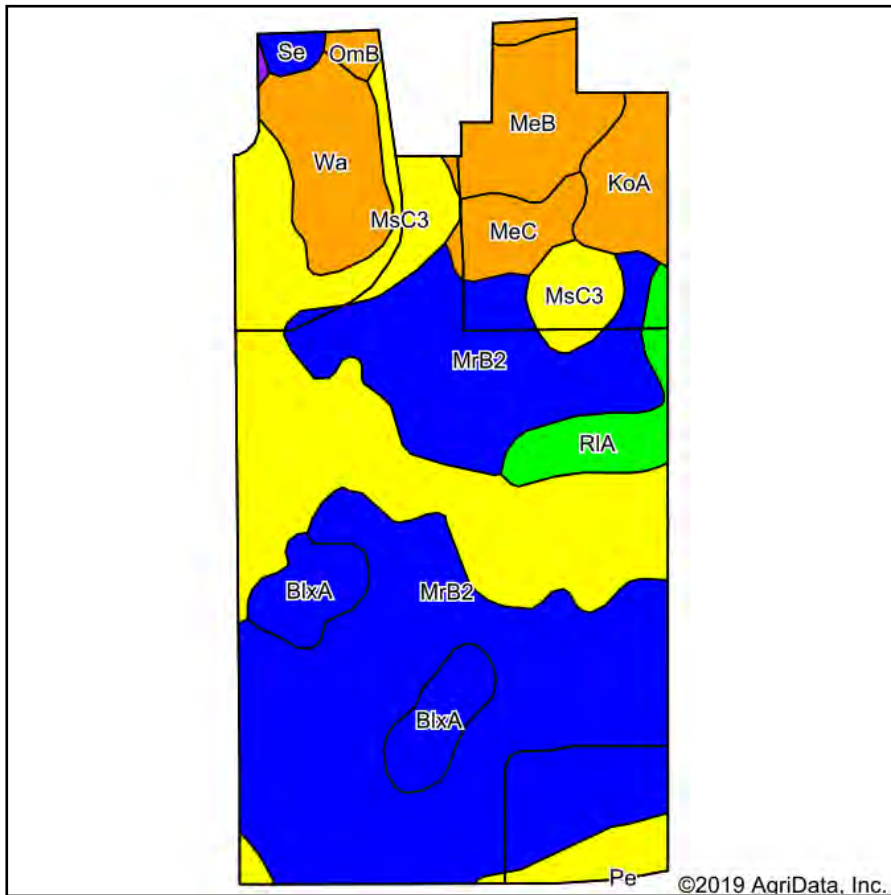
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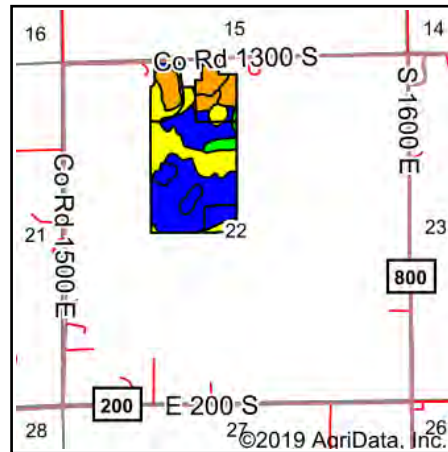
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Fulton**
 Location: **22-30N-5E**
 Township: **Henry**
 Acres: **74.89**
 Date: **1/23/2020**



Area Symbol: IN049, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
MrB2	Glynwood loam, 2 to 6 percent slopes, eroded	33.88	45.2%		Ile	128	41	25
MsC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	20.65	27.6%		IVe	105	37	22
Wa	Wallkill silt loam	4.21	5.6%		IIIw	175	49	80
MeB	Metea loamy sand, 2 to 6 percent slopes	3.89	5.2%		IIIe	110	39	44
BlxA	Blount loam, interlobate moraines, 0 to 2 percent slopes	3.82	5.1%		IIw	142	52	49
KoA	Kosciusko-Ormas complex, 0 to 2 percent slopes	2.62	3.5%		IIIs	91	32	46
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	2.51	3.4%		Ie	141	49	60
MeC	Metea loamy sand, 6 to 12 percent slopes	2.00	2.7%		IIIe	100	35	43
OmB	Ormas loamy sand, 2 to 6 percent slopes	0.76	1.0%		IIIe	90	32	36
Se	Sebewa sandy clay loam	0.49	0.7%		IIw	160	44	56
PIC	Plainfield sand, 6 to 12 percent slopes	0.06	0.1%		VIIs	64	22	24
Weighted Average						122.2	40.5	*n 32.2

*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.

