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**260-982-0238**

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

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**40** **ACRES**  
**3 TRACTS**

**AUCTION**

**SAT., OCTOBER 17 10 AM**

**COUNTRY HOME & BARN  
CROPLAND & WOODS  
FIREARMS • ANTIQUES**

Newer Country Home offering 3 Bedrooms, 2.5 Baths, an open Kitchen, living & dining area, a full finished basement and a deck for outdoor living space. The property also includes an attached garage a pole barn and a horse barn!

**4774 W. 350 S.,  
Albion, IN**

Don't miss this huge auction! We will be running 2 rings!



**Metzger**  
Property Services, LLC AC31300015

**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



REALTOR



Auctioneer



**MetzgerAuction.com**

**Open House:  
Oct. 10 4-5 PM**

**260-982-0238**



550 W.

**Tract 2**  
26 Acres

**Tract 3**  
11.5 Acres

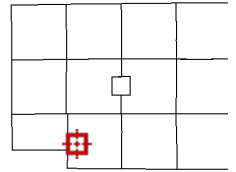
**Tract 1**  
2.5 Acres

350 S.

109



**Overview**



**Legend**

- Street Centerlines**
  - US STATE
  - STATE
  - COUNTY
  - - COUNTY NONMAINTAINED
  - MUNICIPAL
  - ADJACENT COUNTY ROADS
- Hwy Shields**
- Land Hooks**
- Parcel Numbers (Assessor)**
- Parcels (Assessor)**
- Parcels (Surveyor)**
- Railroads**
- Corporate Limits**
- Township Boundaries**

<b>Parcel ID</b>	57-19-20-400-007.000-009	<b>Alternate ID</b>	019-100503-03	<b>Owner Address</b>	Reddin Henry E
<b>Sec/Twp/Rng</b>	0020-0033-9	<b>Class</b>	AGRICULTURAL - CASH GRAIN/GENERAL FARM		4774 W 350 S
<b>Property Address</b>	4774 W 350 S	<b>Acreage</b>	40.000		Albion, IN 46701
	ALBION				
<b>District</b>	57009 Noble Twp				
<b>Brief Tax Description</b>	Sw1/4 Nw1/4 Sec 20 40a				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/11/2020  
 Last Data Uploaded: 9/10/2020 9:54:26 PM

Developed by Schneider  
 GEOSPATIAL

Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction Yes

MLS # 202038007 4774 W 350 S Albion IN 46701 Status Active LP \$0



**Area** Noble County **Parcel ID** 57-19-20-400-007.000-009 **Type** Site-Built Home  
**Sub** None **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 1  
**Location** Rural **Style** One Story **REO** No **Short Sale** No  
**School District** CNC Elem Albion **JrH** Central Noble **SrH** Central Noble  
**Legal Description** TRACT 1: Approximately 2.5 +/- Acres part of: Sw1/4 Nw1/4 Sec 20 40a  
**Directions** From SR 109, Head West on 350 S. Property is on the North side of road.  
**Inside City Limits** N **City Zoning** **County Zoning** A1 **Zoning Description**

**Remarks** Beautiful Country Home with Pole Barn on 2.5 Acres going up for Auction on Saturday, October 17, 2020 at 10:00 AM! This is Tract 1 and it features a 3 Bedroom, 2.5 Bath Newer Country Home! It has an Open Kitchen, Living & Dining Area and a Full Finished Basement with plenty of entertaining space! Enjoy a Peaceful Dinner outdoors while relaxing on the Large Deck! This property also includes an Attached Garage, Pole Barn & a Horse Barn! Pole barn is a great place for storage or to have a workshop area! Fenced Pasture off of Horse Barn would be a great place for 4-H Animals or your Pets! There is also a fenced yard off of the house for pets! Bid on this Tract individually, in combination or on the entire 40+/- acres! Open House: Saturday, October 10 at 4-5 PM.

**Agent Remarks** Estate Auction 10.17.20 at 10:00am. Open House: Saturday, 10.10.20 at 4-5pm. TRACT 1 TERMS: Tract 1: \$3,000.00 down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	2.5000 / 108,900 / 322 x 318	Src N	Lot Des	Level, 0-2.9999		
<b>Township</b> Noble		<b>Abv Gd Fin SqFt</b> 1,366 <b>Below Gd Fin SqFt</b> 1,366		<b>Ttl Below Gd SqFt</b> 1,366		<b>Ttl Fin SqFt</b> 2,732		<b>Year Built</b> 1996
<b>Age</b> 24	<b>New</b> No	<b>Date Complete</b>		<b>Ext</b> Brick, Vinyl	<b>Fndtn</b> Full Basement, Finished		<b># Rooms</b> 5	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b> WELL	<b>Basement Material</b> Block		
	<b>DIM</b> L	<b>B-Main</b> 2	0		<b>Sewer</b> Septic	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> No	
<b>LR</b> 15 x 15	M	<b>B-Upper</b> 0	0		<b>Fuel</b> Forced Air	<b>Dryer Hookup Elec</b> Yes	<b>Guest Qtrs</b> No	
<b>DR</b> 12 x 12	M	<b>B-Blw G</b> 0	1		<b>Heating</b>	<b>Dryer Hook Up Gas/Elec</b> No	<b>Split FlrPln</b> No	
<b>FR</b> x					<b>Cooling</b> Central Air	<b>Disposal</b> No	<b>Ceiling Fan</b> No	
<b>KT</b> 12 x 12	M	<b>Laundry Rm</b>	Basement	x		<b>Water Soft-Owned</b> Yes	<b>Skylight</b> No	
<b>BK</b> x		<b>AMENITIES</b> 1st Bdrm En Suite, Closet(s) Walk-in, Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage				<b>Water Soft-Rented</b> No	<b>ADA Features</b> No	
<b>DN</b> x		Door Opener, Landscaped, Open Floor Plan, Patio Open, Porch				<b>Alarm Sys-Sec</b> No	<b>Fence</b> Chain Link, Farm	
<b>MB</b> 12 x 12	M					<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No	
<b>2B</b> 12 x 12	M	<b>Garage</b>	2.0 / Attached	/ 20 x 22 / 440.00		<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No	
<b>3B</b> 12 x 10	M	<b>Outbuilding</b>	Pole/Post	48 x 36		<b>Jet Tub</b> No	<b>Garage Y/N</b> Yes	
<b>4B</b> x		<b>Outbuilding</b>	Pole/Post	32 x 24 768		<b>Pool</b> No	<b>Off Street Pk</b> Yes	
<b>5B</b> x		<b>Assn Dues</b>	Not Applicable			<b>Pool Type</b>		
<b>RR</b> x		<b>Other Fees</b>				<b>SALE INCLUDES</b> Sump Pump, Water Heater Electric, Water Softener -Owned		
<b>LF</b> x		<b>Restrictions</b>						
<b>EX</b> x		<b>Water Access</b>	<b>Wtr Name</b>					
<b>WtrType</b>		<b>Wtr Frtg</b>	<b>Channel Frtg</b>					
<b>Water Features</b>		<b>Lake Type</b>						
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC31300015						
<b>Owner Name</b>								
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Excluded Party</b> None						
<b>Annual Taxes</b> \$1,408.70	<b>Exemptions</b> Homestead, Mortgage, Over 65,	<b>Year Taxes Payable</b> 2020	<b>Assessed Value</b>					
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Possession</b> At Closing						
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050							
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395							
<b>Co-List Office</b>		<b>Co-List Agent</b>						
<b>Showing Instr</b> Showing time or Open House								
<b>List Date</b> 9/20/2020	<b>Exp Date</b> 11/11/2020	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes			
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.0%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None				
<b>Virtual Tours:</b>		<b>Lockbox Type</b> NONE	<b>Lockbox Location</b> none	<b>Type of Sale</b>				
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 1				
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>						
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>					
Presented by: Tiffany Reimer / Metzger Property Services, LLC								

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57-19-20-400-007.000-009

REDDIN HENRY E

4774 W 350 S

101, Cash Grain/General Farm

Noble Twp Base Area/0950 1/2

General Information

Parcel Number 57-19-20-400-007.000-009
Local Parcel Number 19-100503-03

Tax ID: 19-100503-03

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2020

Location Information

County Noble
Township NOBLE TOWNSHIP
District 009 (Local 019) NOBLE TOWNSHIP
School Corp 6055 CENTRAL NOBLE COMMUNITY
Neighborhood 0950100 Noble Twp Base Area
Section/Plat 020
Location Address (1) 4774 W 350 S ALBION, IN 46701

Ownership

REDDIN HENRY E
4774 W 350 S
ALBION, IN 46701

Legal

SW 1/4 NW 1/4 SEC 20 40A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/21/2011 and 09/16/1996 transactions.

Notes

8/15/2016 : 17-18 REASS CORR SZ OF SHED & ADDED OLDER SHED BACK ON NOT GONE S/V @ \$100
12/18/2013 : 14-15 NC 11-22-13 NO CHANGE NO RECK
5/31/2013 : 13-14 NC 5-23-13 REMOVED SHED, ADDED BSMT FINISH
1/23/2012 : 12-13----ADDED POLE & OFF PER REASS
3/16/2006 : DELINEATED SOILS

Agricultural

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include various land parcels like 9ag, 92, 4, 4, 4, 4, 4, 6, 6, 6, 71, 82.

Zoning

Subdivision

Lot

Market Model

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 14, 2020 Review Group 2016

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (40.00), Actual Frontage (0), Developer Discount, Parcel Acreage (40.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.89), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.46), Total Acres Farmland (37.66), Farmland Value (\$36,910), Measured Acreage (37.66), Avg Farmland Value/Acre (980), Value of Farmland (\$36,900), Classified Total (\$0), Farm / Classified Value (\$36,900), Homesite(s) Value (\$22,000), 91/92 Value (\$2,700), Supp. Page Land Value, CAP 1 Value (\$22,000), CAP 2 Value (\$36,900), CAP 3 Value (\$2,700), Total Value (\$61,600).

**General Information**

**Occupancy** Single-Family  
**Description** SINGLE-FAMILY RES  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1366 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
Patio, Concrete	24	\$200
Canopy, Roof Extension	24	\$600
Wood Deck	120	\$2,400
Wood Deck	300	\$4,400
Patio, Concrete	120	\$700

**Plumbing**

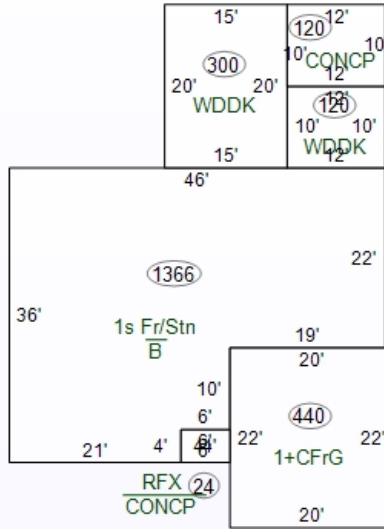
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

**Bedrooms** 3  
**Living Rooms**  
**Dining Rooms**  
**Family Rooms**  
**Total Rooms** 5

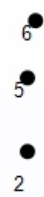
**Heat Type**

Central Warm Air



**Specialty Plumbing**

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



**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1366	1366	\$90,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1366	0	\$29,400	
Crawl				
Slab				

**Total Base** \$119,600

**Adjustments** 1 Row Type Adj. x 1.00 \$119,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:1025	\$11,200
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1366	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$136,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,300	\$144,700
Garages (+) 440 sqft	\$12,800	\$157,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.95
<b>Replacement Cost</b>		\$157,106

**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 RESI	100%	1	1/6 Masonry	C+1	1996	1996	24	A		0.95		2,732 sqft	\$157,106	22%	\$122,540	0%	100%	1.2600	1.0000	\$154,400
2: BARN, POLE	0%	1	T3AW	C	1996	1996	24	A	\$14.74	0.95	\$14.33	36' x 48' x 12'	\$23,523	45%	\$12,940	0%	100%	1.0000	1.0000	\$12,900
3: Barn, Pole (T3) 2	0%	1	T3AW	C	2000	2000	20	A	\$18.11	0.95	\$17.46	24' x 32' x 12'	\$12,742	40%	\$7,650	0%	100%	1.0000	1.0000	\$7,700
4: Porch (free standing)	0%	1		C	2000	2000	20	A		0.95		5'x32'	\$5,415	20%	\$4,330	0%	100%	1.0000	1.0000	\$4,300
5: Utility Shed	0%	1	sv	E-1	1996	1996	24	VP		0.95		12'x20'		75%		0%	100%	1.0000	1.0000	\$100
6: Utility Shed2	0%	1		D	1998	1998	22	A	\$18.89	0.95	\$18.89	10'x15'	\$2,153	55%	\$970	0%	100%	1.0000	1.0000	\$1,000



Listings as of 09/21/2020

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 1      **DOM** 1      **Auction** Yes  
**MLS #** 202038012      **\*\*4775 W 350 S**      **Albion**      **IN 46701**      **Status** Active      **LP** \$0



**Area** Noble County      **Parcel ID** 57-19-20-400-007.000-009      **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** CNC Elem Albion      **JrH** Central Noble      **Lot #**  
**REO** No      **Short Sale** No  
**Legal Description** Approximately 26 +/- Acres part of: Sw1/4 Nw1/4 Sec 20 40a  
**Directions** From SR 109, Head West on 350 S. Property is on the North side of road.  
**Inside City Limits** N      **City Zoning**      **County Zoning** A1      **Zoning Description**

**Remarks** Tract 2 Features 26+/- Acres of Productive Tillable Cropland Going to Auction on Saturday, October 17, 2020 at 10:00 AM! This tract has productive soils with an index of 151.5. Great farming opportunity, income potential with cash rent or potential building site for your Country Home! Bid on this Tract individually, in combination or bid on the entire whole farm with 40+/- Acres! Open House: Saturday, October 10 at 4-5 PM.

**Agent Remarks** Auction 10.17.20 at 10:00 am. Open House 10.10.20, 4-5pm. TRACT 2 TERMS: 10% down the day of auction with the balance at closing. Possession after 2020 Harvest. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	26.0000 /	1,132,560 /	1300 x 788
<b>Parcel Desc</b>	Corner, Tillable, 15+		<b>Platted Development</b>	No		<b>Platted Y/N</b> Yes
<b>Township</b>	Noble		<b>Date Lots Available</b>			<b>Price per Acre</b> \$0.00
<b>Type Use</b>	Agriculture		<b>Road Access</b>	County	<b>Road Surface</b> Tar and Stone	<b>Road Frontage</b> County
<b>Type Water</b>	None		<b>Easements</b>	Yes		
<b>Type Sewer</b>	None		<b>Water Frontage</b>			
<b>Type Fuel</b>	None		<b>Assn Dues</b>	Not Applicable		
<b>Electricity</b>	Available		<b>Other Fees</b>			

**Features**      **DOCUMENTS AVAILABLE** Aerial Photo, Soil Map

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** Yes

**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** \$1,409.00 Exemption      **Year Taxes Payable** 2020      **Assessed Value**

**Is Owner/Seller a Real Estate Licensee** No      **Possession** After 2020 Crop Harvest

**List Office** Metzger Property Services, LLC - office: 260-982-0238      **List Agent** Chad Metzger - Cell: 260-982-9050

**Agent ID** RB14045939      **Agent E-mail** chad@metzgerauction.com

**Co-List Office**      **Co-List Agent**

**Showing Instr**

**List Date** 9/20/2020      **Exp Date** 11/11/2020      **Publish to Internet** Yes      **Show Addr to Public** Yes      **Allow AVM** Yes      **Show Comments** Yes

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

**Virtual Tours:**      **Type of Sale**

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

**Total Concessions Paid**      **Sold/Concession Remarks**

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

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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# Aerial Map

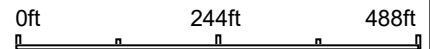
FAA Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. Use caution! All data has limitations of accuracy.



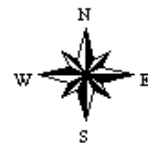
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 **Metzger** Auctioneers & Appraisers  
Property Services, LLC

Map Center: 41° 18' 14.46, -85° 30' 53.52



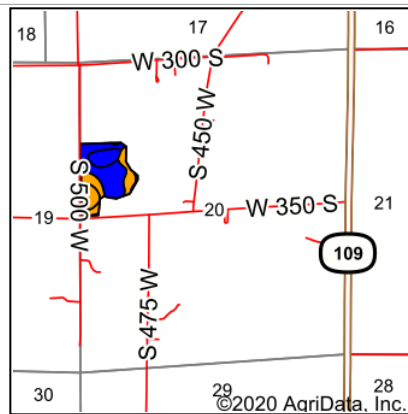
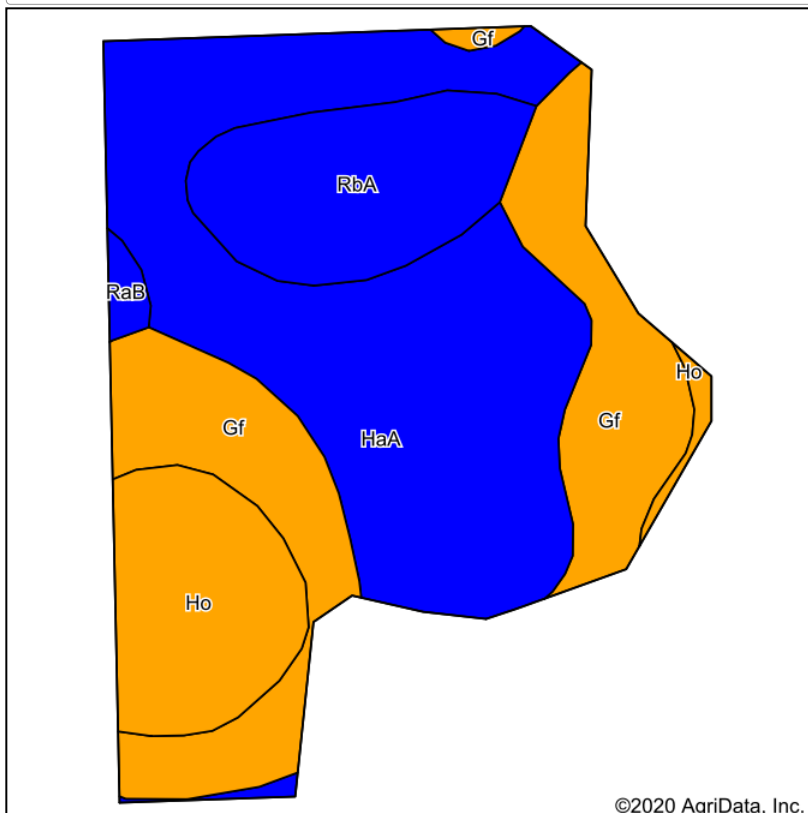
**20-33N-9E**  
**Noble County**  
**Indiana**



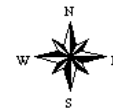
9/21/2020

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



State: **Indiana**  
 County: **Noble**  
 Location: **20-33N-9E**  
 Township: **Noble**  
 Acres: **20.51**  
 Date: **9/18/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN113, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
HaA	Haskins loam, 0 to 3 percent slopes	9.20	44.9%		IIw	158	59	59
Gf	Gilford sandy loam, till plain, 0 to 2 percent slopes	5.43	26.5%		IIIw	146	33	49
RbA	Rawson loam, 0 to 2 percent slopes	2.93	14.3%		IIs	135	48	50
Ho	Houghton muck, drained	2.75	13.4%		IIIw	159	42	91
RaB	Rawson sandy loam, 2 to 6 percent slopes	0.20	1.0%		Ile	138	48	49
<b>Weighted Average</b>						<b>151.5</b>	<b>48.2</b>	<b>*n 59.3</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Listings as of 09/21/2020

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202038013	<b>Address</b> ***4775 W 350 S	<b>City</b> Albion	<b>State</b> IN	<b>Zip</b> 46701
<b>Area</b> Noble County		<b>Parcel ID</b> 57-19-20-400-007.000-009		<b>Type</b> Agricultural Land
<b>Sub</b> None		<b>Cross Street</b>		<b>Lot #</b>
<b>School District</b> CNC Elem	<b>City</b> Albion	<b>JrH</b> Central Noble	<b>SrH</b> Central Noble	
<b>REO</b> No	<b>Short Sale</b> No			



**Legal Description** Approximately 11.5 +/- Acres part of: Sw1/4 Nw1/4 Sec 20 40a

**Directions** From SR 109, Head West on 350 S. Property is on the North side of road.

**Inside City Limits** N **City Zoning** **County Zoning** A1 **Zoning Description**

**Remarks** TRACT 3 Features 11.5+/- Acres of Recreational Woods that is going to Auction on Saturday, October 17, 2020 at 10:00 AM! This is a nice Opportunity for Recreational Woods for Hunting or a possible potential building site! Bid on this tract individually, in combination or the entire 40+/- Acres going to auction! Open House: Saturday, October 10 at 4-5 PM.

**Agent Remarks** Auction 10.17.20 at 10:00am. Open House 10.10.20, 4-5pm. TRACT 3 TERMS: 10% down the day of auction with the balance at closing. Possession at closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	11.5000 /	500,940 /	1328 x 468	
<b>Parcel Desc</b>	Heavily Wooded, 10-14.999		<b>Platted Development</b>	No		<b>Platted Y/N</b>	Yes
<b>Township</b>	Noble		<b>Date Lots Available</b>			<b>Price per Acre</b>	\$ \$0.00
<b>Type Use</b>	Agriculture, Recreational		<b>Road Access</b>	County		<b>Road Surface</b>	Tar and Stone
<b>Type Water</b>	None		<b>Easements</b>	Yes		<b>Road Frontage</b>	County
<b>Type Sewer</b>	None		<b>Water Frontage</b>			<b>Assn Dues</b>	Not Applicable
<b>Type Fuel</b>	None		<b>Other Fees</b>				
<b>Electricity</b>	Available						

**Features** **DOCUMENTS AVAILABLE** Aerial Photo

**Strctr/Bldg Imprv** No

**Can Property Be Divided?** Yes

**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** \$1,408.70 **Exemption** **Year Taxes Payable** 2020 **Assessed Value**

**Is Owner/Seller a Real Estate Licensee** No **Possession** At Closing

**List Office** Metzger Property Services, LLC - office: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050

**Agent ID** RB14045939 **Agent E-mail** chad@metzgerauction.com

**Co-List Office** **Co-List Agent**

**Showing Instr**

**List Date** 9/20/2020 **Exp Date** 11/11/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

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

**Virtual Tours:** **Type of Sale**

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

**Total Concessions Paid** **Sold/Concession Remarks**

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

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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# Metzger Property Services, LLC Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

### Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC and Chad Metzger represent,  
(MPS, LLC Agent)

The Owner:  The Purchaser: \_\_\_\_\_ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Estate of Henry E. Reddin  
Edward Lee Lamb 9/11/20  
P.R. Date

Owner

Date

Owner

Date

Purchaser

Date

Purchaser

Date



# Broker Compensation Agreement

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This agreement is entered into and shall initiate on **October 17, 2020** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, \_\_\_\_\_ on **Sw1/4 Nw1/4 Sec 20 40a, more commonly known as 4774 W. 350 S., Albion, IN 46701.**

**Potential Buyer/Client's Name:** \_\_\_\_\_

**In order to split commission, buyer representative must be present at the open house, all showings prior to the auction and be present the day of the auction. Buyer representative must turn in this form completed, 24 hours in advance of the auction.** In the event the above listed Selling Broker represents a purchaser who enters into a Purchase Agreement which results in a closing on the above-mentioned property, the above-mentioned Listing Broker agrees to pay the Selling Broker **1.0%** of the selling/exchange price or option selling price.

**LISTING BROKER:**

Metzger Property Services, LLC  
BROKER COMPANY NAME

Chad Metzger  
ACCEPTED BY: MANAGING BROKER

Chad Metzger  
LISTING BROKER

101 S. River Road  
ADDRESS

North Manchester, IN 46962  
CITY, STATE, ZIP

260-982-0238  
PHONE

chad@metzgerauction.com  
EMAIL ADDRESS

**SELLING BROKER:**

\_\_\_\_\_  
BROKER COMPANY NAME

\_\_\_\_\_  
ACCEPTED BY: MANAGING BROKER

\_\_\_\_\_  
SELLING BROKER

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY, STATE, ZIP

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
EMAIL ADDRESS

*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**