

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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AUCTION

**ABSOLUTE
NO RESERVE**

Thurs., **October 22**

6:30 PM



Metzger
Property Services, LLC AC13100015

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 Burnau

MetzgerAuction.com

Open Houses:
Oct. 13 5:30-6 PM



COUNTRY HOME OUTBUILDINGS • CROPLAND

Gorgeous property offering 78+ Acres in 5 Tracts

Tract 1: 7 acres with Country Home & Outbuildings

Tract #2: 4 Acres

Tract #3: 6 Wooded Acres

Tract #4: 13 Acres Quality Cropland & Pasture (US 31 Frontage)

Tract #5: 49 Acres Cropland, Pasture & Woods

Property Location: 3226 W. 100 N., Peru, IN

78 **ACRES**

**OFFERED IN
5 TRACTS**



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238

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

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

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September 22, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Absolute Land Auction featuring 78^{+/-} Acres offered in 5 Tracts on Thursday, October 22, 2020. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, aerial map, record cards and the terms and conditions for the auction. If you have any questions or would prefer a private tour of the property, please do not hesitate to contact the office at 260.982.0238. You can also email tiff@metzgerauction.com if that is easier for you.

We look forward to seeing you on Thursday, October 22 at 6:30 pm at the property: 3226 W. 100 N., Peru, Indiana. The Auction will Begin at 6:30 pm!

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

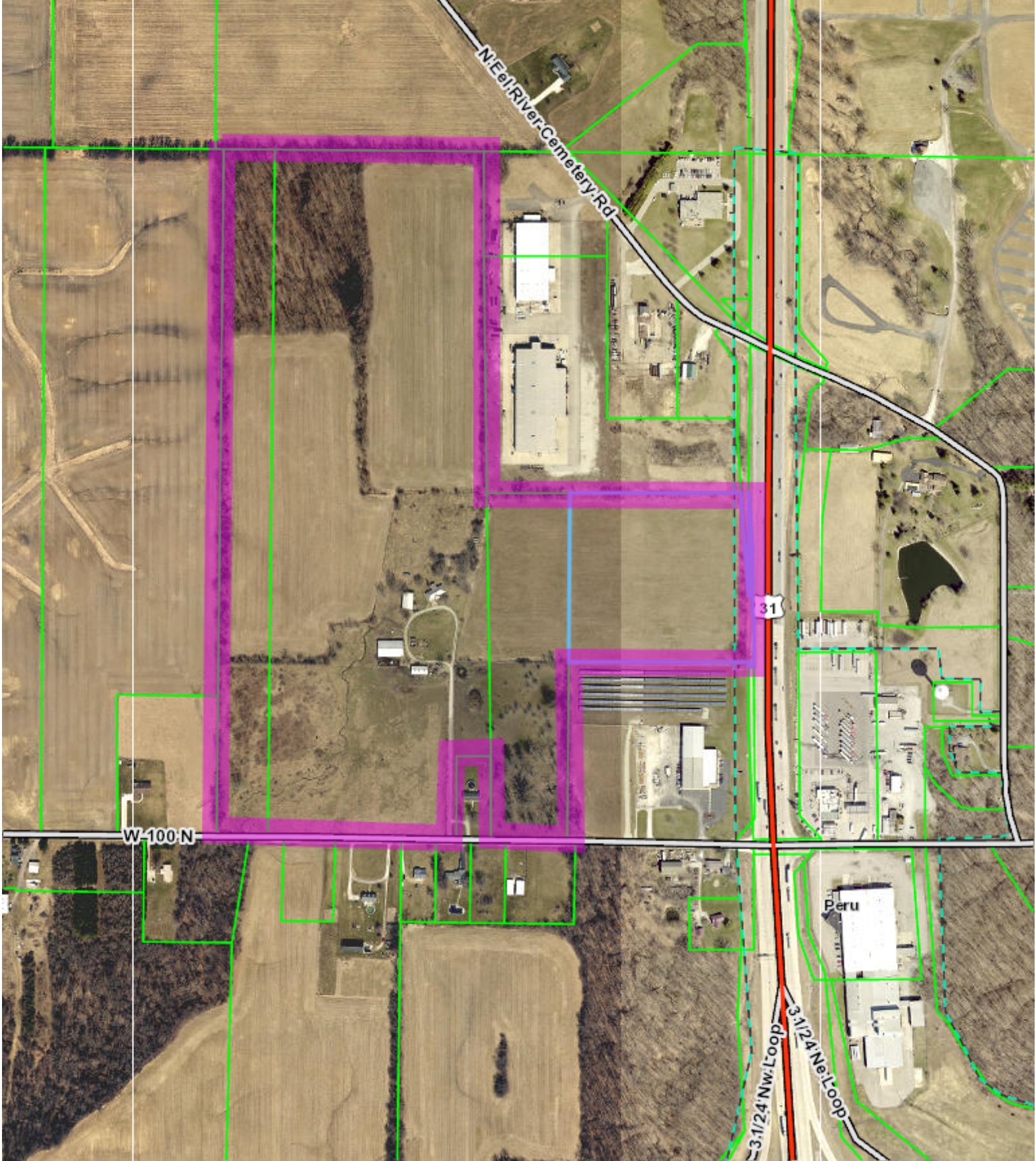
Absolute Auction! Property will Sell Regardless of Price!

78^{+/-} Acres Being Offered in 5 Tracts!

Ranch Home • Cropland • Pasture • Building Sites

Everett & Pauline Engel -- All Parcels Aerial

3226 W. 100 N., Peru, IN 46970



Tract 5
49 Acres

Tract 1
7 Acres

Tract 4
13 Acres
(Swing Tract)

Tract 2
4 Acres

Tract 3
6 Acres

31

**Gallahan
Travel
Plaza**

100 N.

W-100-N Eel-River Cemetery Rd

ABSOLUTE LAND AUCTION TERMS

78+/- ACRES OFFERED IN 5 TRACTS!

This property will be offered at ABSOLUTE Auction on Thursday, October 22, 2020, 6:30 pm at the property. Absolute Auction means the property will sell Regardless of Price! This property will be offered in individual tracts, any combination or the entirety. Your bid constitutes a legal offer to purchase and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit is due at the auction as follows: Tract 1, the home \$1,000.00 down, Tracts 2-5: 10% down with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 4, 2020. Possession of the home will be at closing; possession of cropland will be after the current tenant's rights to the 2020 harvest. The Sellers will receive the 2020 farm income and will pay the 2020 due in 2021 taxes with the buyer(s) to assume the 2021 due in 2022 taxes and all taxes due thereafter. Real estate taxes for the entirety in 19' due in 20' were approximately \$5,214.16. Metzger Property Services LLC, Chad Metzger, 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Absolute Auction! Property will Sell Regardless of Price!

Thursday, October 22, 2020 – 6:30pm

3226 W. 100 N., Peru, IN 46970




Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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Property Type RESIDENTIAL	Status Active	CDOM 6	DOM 6	Auction Yes	
MLS # 202038410	3226 W 100 N	Peru	IN 46970	Status Active	LP \$0
	Area Miami County	Parcel ID 52-07-13-400-008.000-015	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 PERU Elem	Elmwood/Blair Pointe	JrH	Peru	SrH Peru High School
	Legal Description Approximately 7+/- Acres part of: 015-00000-60 PT E PT SE1/4; 13-27-3; 42.63 ACRES; DA 645; 29 000				
	Directions Turn West off of Highway 31 onto 100 N. Property has long driveway on the North side of road.				
	Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	

Remarks Tract 1 Features a Brick Ranch with 3 Bedrooms, 1 bath going to ABSOLUTE Auction on Thursday, October 22, 2020 at 6:30 pm! Absolute Auction means this property will sell regardless of price! This home has an Open Kitchen & Dining Room Area, a 2-Car Attached Garage and a Newer Metal Roof! Property has multiple outbuildings ideal for a Shop, Hobby Area, Livestock or 4-H projects! Situated on 7 acres, there is plenty of room for you to create your dream property! Bid on this tract individually, in combination or the entirety for 78+/- Acres! Come see for yourself: Open House: Tuesday, October 13 at 5:30-6pm.

Agent Remarks ABSOLUTE Auction Thursday, 10.22.20 at 6:30 PM. Open House: Tuesday, 10.13.20 at 5:30-6PM. TERMS: Tract 1: \$1,000.00 down, Tracts 2-5: 10% down with the balance due at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend

Sec	Lot	Lot Ac/SF/Dim	7.0000 / 304,920 / 328 x 750	Src N	Lot Des Partially Wooded, Rolling, 6-9.999, Pasture						
Township	Peru	Abv Gd Fin SqFt	1,608	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,288	Ttl Fin SqFt	1,608	Year Built	1976
Age	44	New	No	Date Complete		Ext	Brick	Fndtn	Partial Basement	# Rooms	5
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Poured Concrete				
DIM	L	B-Main	1	1	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes	
LR	14 x 14	M	B-Upper	0	0	Fuel	Baseboard, Ceiling, Radiant	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	Central Air		Disposal	No	Ceiling Fan	No		
KT	12 x 12	M	Laundry Rm	Basement	8 x 6	Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES	Breakfast Bar, Ceilings-Beamed, Ceilings-Vaulted, Porch Covered, Tub/Shower Combination		Water Soft-Rented	No	ADA Features	No		
DN	x					Alarm Sys-Sec	No	Fence	Farm		
MB	14 x 12	M				Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 12	M	Garage	2.0 / Attached	/ 28 x 24 / 672.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	12 x 10	M	Outbuilding	Pole/Post	96 x 60	Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding	Pole/Post	60 x 40 2400	Pool	No	Off Street Pk	Yes		
5B	x		Assn Dues	Not Applicable		Pool Type					
RR	x		Other Fees			FIREPLACE	Family Rm				
LF	x		Restrictions								
EX	x		Water Access		Wtr Name						
WtrType		Wtr Frtg		Channel Frtg							
Water Features				Lake Type							
Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015						
Owner Name											
Financing: Existing		Proposed		Excluded Party	None						
Annual Taxes	\$5,214.16	Exemptions	Homestead, Vet, Supplemental	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 E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395								
Co-List Office		Co-List Agent									
Showing Instr	Showing time or Open House										
List Date	9/22/2020	Exp Date	12/31/2020	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Vari.Rate	No	Special List Cond.	None		
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	MECH	Lockbox Location	DOOR	Type of Sale					
Pending Date		Closing Date		Selling Price		How Sold		CDOM	6		
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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General Information

Parcel Number 52-07-13-400-008.000-015
Local Parcel Number 0150000060

Tax ID:

Routing Number 07-13-015-008

Property Class 101 Cash Grain/General Farm

Year: 2019

Location Information

County Miami
Township PERU TOWNSHIP
District 015 (Local 015) PERU TOWNSHIP
School Corp 5635 PERU COMMUNITY
Neighborhood 15801-015 Peru Twp
Section/Plat 13
Location Address (1) 3226 W 100 N Peru, IN 46970

Ownership

Engel, Everett E & Pauline
103 W 5th St
Peru, IN 46970

Legal

015-00000-60 PT E PT SE1/4 13-27-3 42.63 ACRES DA 645 29 000 00600



Transfer of Ownership

Date 01/01/1900 Owner Engel, Everett E & Pau Doc ID Code Book/Page Adj Sale Price V/I

Notes

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

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

Table with 13 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Zoning

Subdivision

Lot

Market Model 15801-015

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 30, 2019

Review Group 2019

Data Source External Only

Collector

Appraiser 11/14/2018 Brian

Land Computations

Table with 2 columns: Land Computation (Calculated Acreage, Actual Frontage, etc.) and Value (42.63, 0, etc.).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1608 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

<input type="checkbox"/> Built-Up	<input checked="" 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
Porch, Open Frame	144	\$5,700

Plumbing

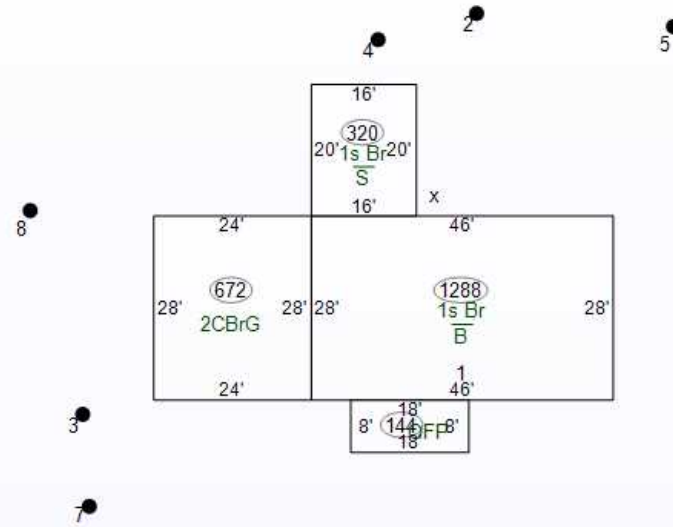
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accomodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1608	1608	\$107,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1288	0	\$28,600	
Crawl				
Slab	320	0	\$0	
Total Base			\$136,200	

Adjustments

1 Row Type Adj. x 1.00	\$136,200
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,300
No Heating (-)	\$0
A/C (+)	1:1608 \$3,500
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit

Sub-Total, 1 Units

Exterior Features (+)	\$5,700	\$151,300
Garages (+) 672 sqft	\$18,500	\$169,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88
Replacement Cost		\$149,424

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	Brick	C	1976	1986	33 A		0.88		2,896 sqft	\$149,424	26%	\$110,570	0%	100%	1.000	1.1500	\$127,200
2: Utility Shed	0%	1		C	2000	2000	19 A	\$19.36	0.88	\$19.36	10'x12'	\$2,044	50%	\$1,020	40%	100%	1.000	1.0000	\$600
3: Utility Shed	0%	1		D	1980	1980	39 VP	\$20.85	0.88	\$20.85	8'x12'	\$1,409	85%	\$210	60%	100%	1.000	1.0000	\$100
4: Poultry House 02	0%	1	Wood Frame	D	1980	1980	39 F	\$27.90	0.88	\$27.90	8'x15'	\$2,357	60%	\$940	0%	100%	1.000	1.0000	\$900
5: Poultry House	0%	1	Wood Frame	D	1980	1980	39 F	\$26.96	0.88	\$26.96	10'x16'	\$3,037	60%	\$1,210	0%	100%	1.000	1.0000	\$1,200
6: Lean-To	0%	1	Earth Floor	D	1980	1980	39 F	\$3.20	0.88	\$3.20	8'x12' x 6'	\$216	60%	\$90	0%	100%	1.000	1.0000	\$100
7: Barn, Pole (T3) R 01	0%	1	T3AW	C	1979	1979	40 P	\$14.41	0.88	\$10.06	30' x 63' x 10'	\$16,731	70%	\$5,020	0%	100%	1.000	1.0000	\$5,000
8: Barn, Pole (T3) R 01	0%	1	T3AW	C	1971	1971	48 A	\$13.56	0.88	\$9.99	40' x 60' x 14'	\$21,090	65%	\$7,380	0%	100%	1.000	1.0000	\$7,400
9: Barn, Pole (T3) R 01	0%	1	T3AW	C	1965	1965	54 F	\$10.85	0.88	\$6.87	60' x 96' x 10'	\$34,819	70%	\$10,450	0%	100%	1.000	1.0000	\$10,500



Metzger
PROPERTY SERVICES, LLC
 CHAD METZGER, CAL. C.A.G.A.

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Average Utilities

	Company	Average Amount
Gas	<i>N/A</i>	\$
Electric	Miami-Cass REMC	occupied \$339.67 unoccupied \$ 155.42
Water	<i>N/A</i>	\$
Other		\$
HOA	<i>N/A</i>	\$



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

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

Seller's Disclosure (initially)

Initial: UHC

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:
Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

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

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

List: _____

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

Purchaser's Acknowledgement (initial)

Initial: _____

- III. Purchaser has received copies of all information listed above
 - IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"
 - V. Purchaser has: (check which applies)
- _____ Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have
- _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

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

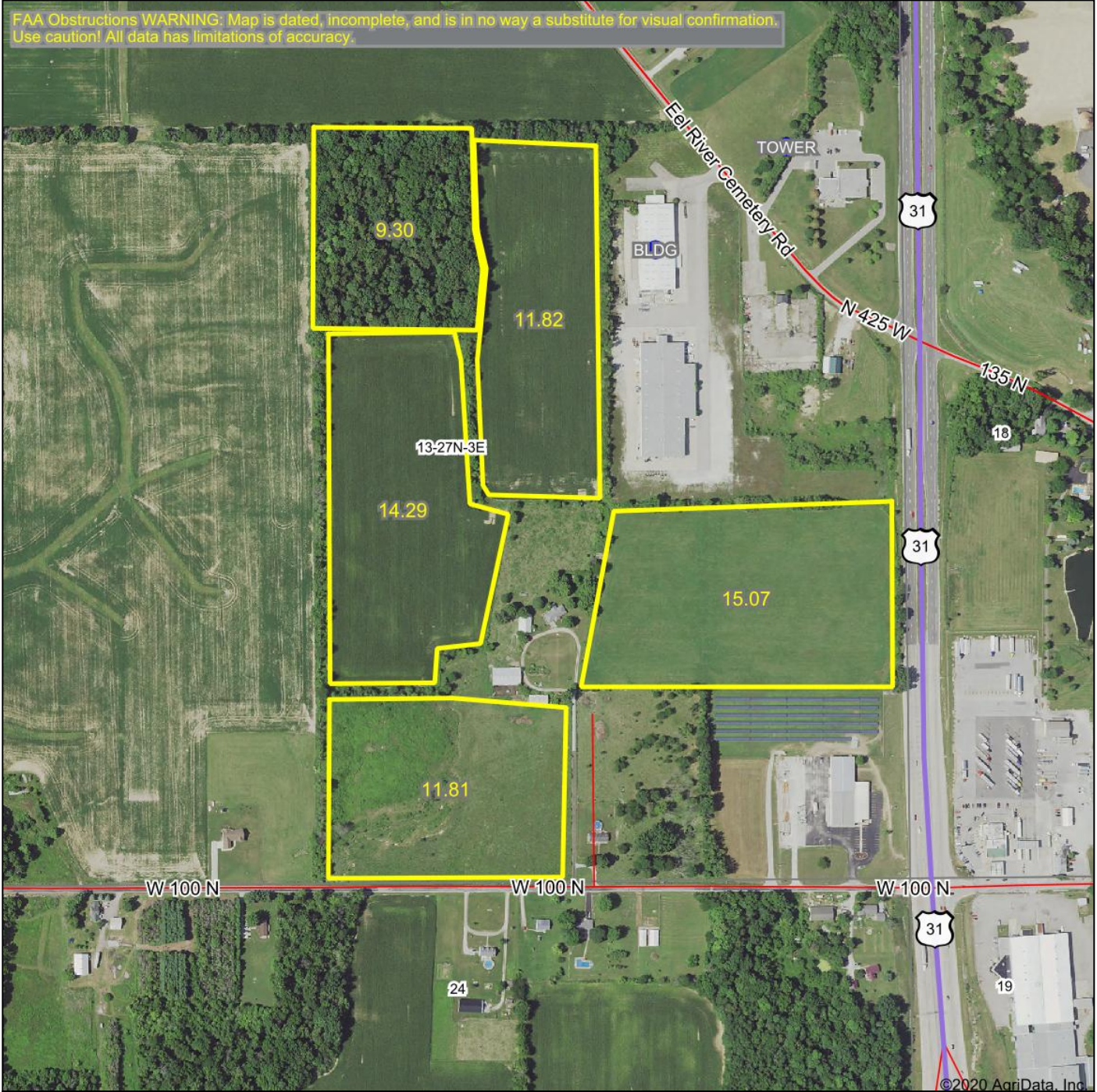
Certification of Accuracy

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

<u>Vickie L. Colelli PR</u>	<u>8/28/2020</u>	_____	_____
Seller's Signature	Date	Seller's Signature	Date
_____	_____	_____	_____
Agent's Signature	Date	Agent's Signature	Date
_____	_____	_____	_____
Purchaser's Signature	Date	Purchaser's Signature	Date

Aerial Map

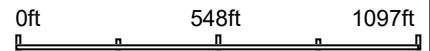
FAA Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. Use caution! All data has limitations of accuracy.



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

Map Center: 40° 46' 54.25, -86° 8' 2.06



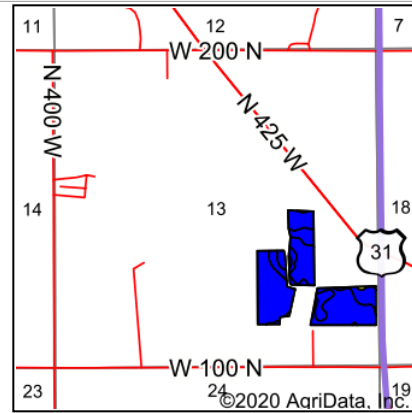
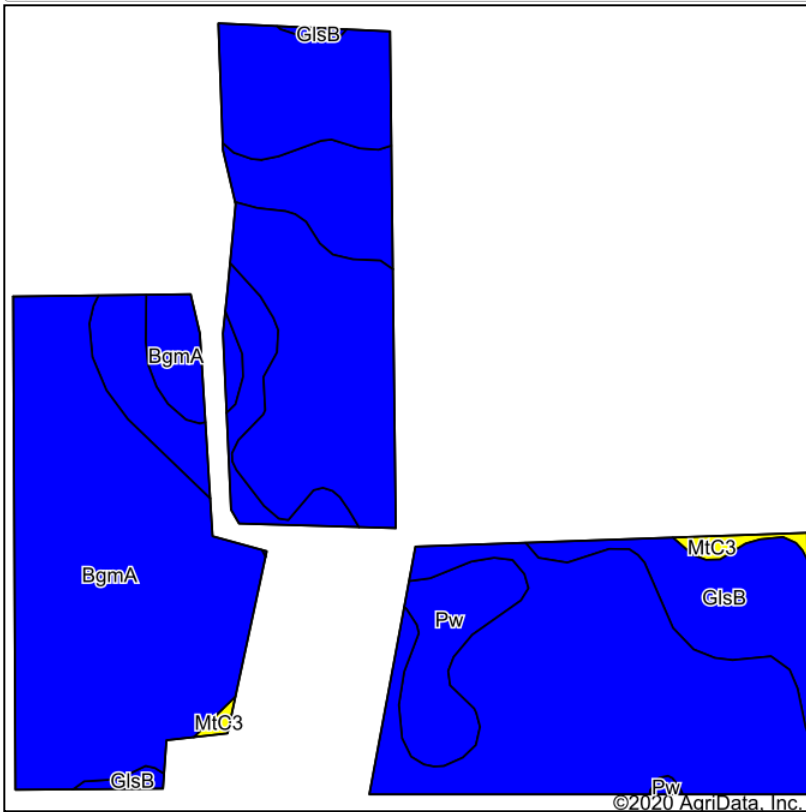
13-27N-3E
Miami County
Indiana

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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9/22/2020

Soils Map



State: **Indiana**
 County: **Miami**
 Location: **13-27N-3E**
 Township: **Peru**
 Acres: **41.18**
 Date: **9/22/2020**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IN103, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	31.30	76.0%		llw	141	45	59
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	6.66	16.2%		llw	157	47	66
GlsB	Glynwood silt loam, ground moraine, 2 to 6 percent slopes	2.89	7.0%		lle	132	46	54
MtC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	0.33	0.8%		lVe	105	37	33
Weighted Average						142.7	45.3	*n 59.6

*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.



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: X 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.

Handwritten signature and date for Owner: Jillie L Coelli, PR 8/28/2020
Blank lines for Owner and Purchaser signatures and dates.



Broker Compensation Agreement

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This agreement is entered into and shall initiate on **October 22, 2020** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, _____ on **Property located in Peru Township, Miami County, State of Indiana belonging to Estate of Everett & Pauline Engel being offered in 5 tracts.**

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 **1.5%** 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

...Generation after Generation



Metzger
Property Services, LLC

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260-982-0238

WWW.METZGERAUCTION.COM