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**PROVIDING PROFESSIONAL AUCTION,
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**WITH SPECIALISTS IN REAL ESTATE,
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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August 25, 2019

Greetings,

We wanted to take a moment to remind you of our upcoming farmland auction on Saturday, September 7, which may be of interest to you. Enclosed you will find a bidders packet containing information which you might find useful including the brochure, tract map, a soils breakdown, aerial map, record cards and the terms and conditions for the auction. If you have any questions or would prefer a private tour of the property, please do not hesitate to contact us at 260.982.0238 or chad@metzgerauction.com.

We look forward to seeing you on September 7, 2019 at the Lynn Farm: 779 W. 850 S., Wabash, Indiana, auction begins at 10 am!

Thanks,

Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

**REAL ESTATE TERMS
LYNN LAND AUCTION
9.7.19**

This property will be offered in individual tracts 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 listed in this brochure are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). If a survey is completed, the purchase price will be adjusted to the exact surveyed acres. An earnest money deposit on Tract 1, the home is \$1,000 down with the balance due at closing. On Tract 2, the land, an earnest money deposit of 10% of the accepted bid is due immediately the day of the auction. 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 October 11, 2019.

Possession of the home will be at closing and possession of the land will be subject to the current tenant's rights to the 2019 harvest. Seller will retain the 2019 farm income and will pay the 2019 due in 2020 taxes. The buyer(s) will assume all taxes thereafter. Real estate taxes for the farmland in 2018 due in 2019 were approximately \$1,534.60. 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.

**Auction: September 7, 2019 – 10 am
At the Property: 779 W. 850 S., Wabash, IN 46992**



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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DeWayne and Sheila Lynn Farm AUCTION 62^{ACRES}

- Wabash County
- Waltz Township



Sept. 7 10 am

779 W. 850 S., Wabash, IN

Open House: **Aug. 27 5:30-6 PM**



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

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

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**Country Home
with 2 Car Garage**



**40'x53' Pole Barn
Great Shop!**



**Truck, Tractors,
Antiques, Household**

FIRE TRUCK - TRAILER - TRACTORS - TOOLS

1952 International Fire Truck, 11,971 Miles; 2013, 30 ft Trailerman Hydraulic Dovetail Trailer, 20,000 lb; 1953 Louisville Farmall Super M w/ PS & Add-on 3 pt Hitch; 1940 Farmall H w/ Blade; 1953 Farmall Super H; 1946 Farmall H with 9 Speed; John Deere No. 8 Sickle Bar Mower; Tractor Loader; Gas 20 Ton Log Splitter w/ New Motor; John Deere CT 180 Garden Tractor; John Deere JS60 Push Mower; Seeder; Garden Tools; Echo Weed Eater; Torch Set; Upright Air Compressor; Floor Jack; Pipe Vise; Bench Grinder; 3/4 Drive Socket Sets; Wheel Sockets; Impact Sockets; Gear Puller; Air Chisel; Air Tools; Lg. Craftsman Drill; Wrenches; Sockets; Snap-On Roll-Around Toolbox; Work Bench; Bolt Bin; Handyman Jack; Jack Stands; Live Traps; Craftsman Shop Vac; Driveway Alarm; Patio Furniture; Flowerpots;

ANTIQUES - TOYS - APPLIANCES - HOUSEHOLD

Vanity w/ Bench; Marble Top Lamp Table; Curved Glass China Cabinet; Pie Display Case; 4 ft. Church Pew; Wood Highchair; Oil Lamps; Silver Tea Set; Crock Canister; Cast Iron Doorstop; Cast Iron Dutch Ovens; Boot Scraper; Cast Iron Dog; Wood Ladders; Galvanized Water Cans; Lanterns; Reel Mowers; Push Cultivator; Buzz Saw Blade; Tin Dealer Sign; John Deere Tin Sign; JD Thermometer; Engineers & Engines Magazines; Gas Engine Magazines; Records; Tonka & Farm Toys; Toddler Scooter; Vintage Bikes; HOUSEHOLD: Amana Fridge w/ Bottom Freezer; Fisher & Paykel Washer & Dryer; Kenmore Chest Freezer; 40 in. GE Electric Stove; Galaxy Refrigerator; Duraflame Electric Fireplace; Dining Room Table, Chairs, & Bench; Oak Hutch; Oak Captain Chairs; Country Bench; Glider; Rocker; Love Seat; Pots, Pans, Dishes, Sm. Appliances; Bedding & Linens; Roll of Carpet; Holiday Décor; Lamps & Mirrors; Grape Vine Christmas Tree; Candles; Amish Scene Pictures; Games;






850 S.

100 W.

Tract 1
1.5 Acres

Tract 2
60 Acres

900 S.

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes	
MLS #	201935009	779 W 850 S Road	Wabash	IN	46992	Status	Active	LP	\$0	
	Area	Wabash County	Parcel ID	85-18-13-300-008.000-013	Type	Site-Built Home				
	Sub	None	Cross Street		Bedrms	3	F Baths	2	H Baths	0
	Location	Rural	Style	One Story	REO	No	Short Sale	No		
	School District	WAC	Elem	Southwood	JrH	Southwood	SrH	Southwood		
	Legal Description	Approximately 1.5+/- Acres Part of SW1/4 13-26-6 62.06AC DITCH 661								
	Directions	Go South on State Road 13 past 124, Turn East onto Palmer Road, Continue Straight Past S 100 W, Home will be on								
	Inside City Limits	Y	City Zoning	A1	County Zoning	Zoning Description				

Remarks This house is going up for Auction on September 7th at 10 am! Tract 1 of this auction features a Ranch Style Home on 1.5 Acres with a Pole Barn! Home has 3 bedrooms, 2 baths, a Wood Deck, and attached 2 Car Garage! Home also has a new roof that is only a year old! Beautiful Home in the Country! Bid on Tract 1 individually or combine it with Tract 2 to get 62 acres of farmland and this nice country home. Open House: August 27th from 5:30-6 pm.

Agent Remarks REAL ESTATE TERMS: \$3,000 down on Tract 1. Taxes to be prorated to the day of closing. Possession at closing. Survey costs to be split 50/50. RE BROKERS: Must register clients 24 hours in advance & be present at all showings, open house and auction to represent client. Client Registration form in docs. Taxes reflect 62 Acres and Home.

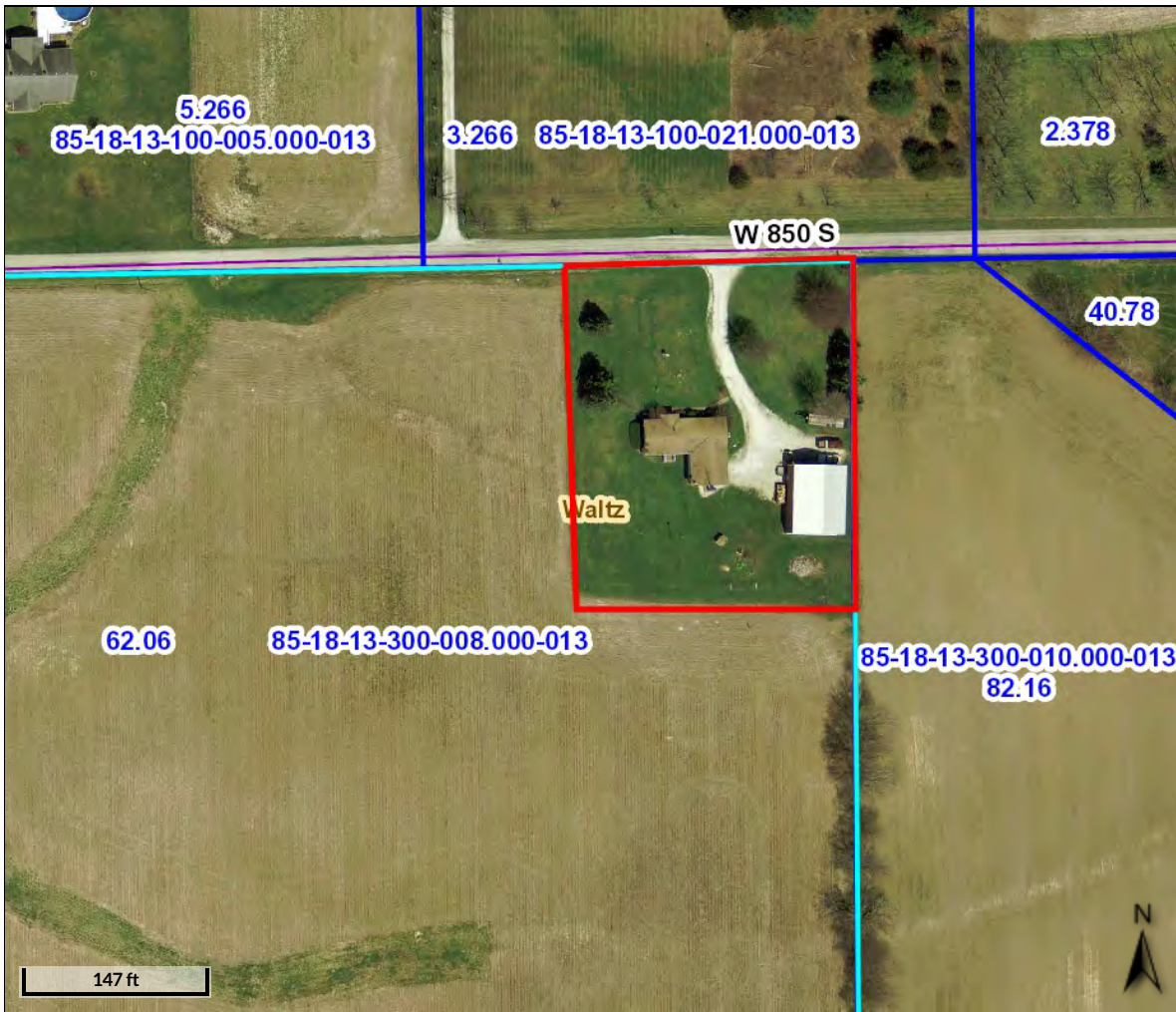
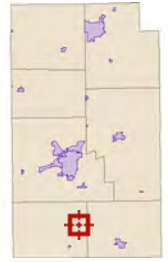
Sec	Lot	Lot Ac/SF/Dim	1.5000	65,340	254 ft x 218 ft	/	N	/ Src	Lot Des	Level, 0-2.9999				
Township	Waltz	Abv Gd Fin SqFt		1,440	Below Gd Fin SqFt	0	Ttl Below Gd SqFt		1,440	Ttl Fin SqFt	1,440	Year Built	1978	
Age	41	New	No	Date Complete		Ext	Vinyl	Fndtn	Crawl			# Rooms	9	
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material		Block				
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas		No	Fireplace	No		
LR	15 x 12	M	B-Upper	0	0	Fuel	Electric, Wood, Forced Air	Dryer Hookup Elec		No	Guest Qtrs	No		
DR	14 x 10	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec		No	Split Firpln	No		
FR	x					Cooling	Central Air	Disposal		No	Ceiling Fan	No		
KT	14 x 10	M	Laundry Rm	Main		x		Water Soft-Owned		No	Skylight	No		
BK	x		AMENITIES		Deck Open, Garage Door Opener, Porch Open				Water Soft-Rented		No	ADA Features	No	
DN	x						Alarm Sys-Sec		No	Fence	None			
MB	16 x 12	M					Alarm Sys-Rent		No	Golf Course	No			
2B	12 x 10	M	Garage	2.0	/ Attached	/ 24	x 26	/ 624.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	12 x 10	M	Outbuilding	Pole/Post	40 x 53	2320			Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding	x				Pool	No	Off Street Pk				
5B	x		Assn Dues		Not Applicable				Pool Type					
RR	x		Other Fees						SALE INCLUDES		Dishwasher, Oven-Electric, Range-Electric, Water Heater Electric			
LF	x		Restrictions											
EX	x		Water Access		Wtr Name									
WtrType		Wtr Frtg			Channel Frtg									
Water Features			Lake Type											
Auction	Yes	Auctioneer Name		Chad Metzger				Auctioneer License #		AC31300015				
Owner Name														
Financing: Existing			Proposed				Excluded Party		None					
Annual Taxes	\$1,591.00	Exemptions	Homestead, Mortgage,				Year Taxes Payable	2019	Assessed Value					
Is Owner/Seller a Real Estate Licensee			No				Possession	at closing						
List Office	Metzger Property Services, LLC - office: 260-982-0238						List Agent	Chad Metzger - Cell: 260-982-9050						
Agent E-mail	chad@metzgerauction.com						List Agent - User Code		UP388053395					
Co-List Office			Co-List Agent											
Showing Instr	Showingtime													
List Date	8/12/2019	Exp Date	12/31/2019	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.	1.0%	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 1		
Ttl Concessions Paid			Sold/Concession Remarks											
Sell Off			Sell Agent				Co-Sell Off			Co-Sell Agent				

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

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**Beacon**TM

Wabash County, IN

**Overview****Legend**

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

Parcel ID 85-18-13-300-008.000-013**Sec/Twp/Rng** 13-26-06**Property Address** 779 W 850 S
WABASH**Alternate ID** n/a**Class** Cash grain/general farm**Acreage** 62.06**Owner Address** LYNN DEWAYNE A & SHEILA J

779 W 850 S

WABASH, IN 46992

District WALTZ TWP**Brief Tax Description** SW1/4 13-26-6 62.06AC
DITCH 661

(Note: Not to be used on legal documents)

Date created: 7/24/2019

Last Data Uploaded: 7/24/2019 1:36:38 PM

Developed by Schneider
GEOSPATIAL



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	<input checked="" type="checkbox"/>			
Clothes Dryer	<input checked="" type="checkbox"/>			
Clothes Washer	<input checked="" type="checkbox"/>			
Dishwasher			<input checked="" type="checkbox"/>	
Disposal			<input checked="" type="checkbox"/>	
Freezer	<input checked="" type="checkbox"/>			
Gas Grill	<input checked="" type="checkbox"/>			
Hood			<input checked="" type="checkbox"/>	
Microwave Oven	<input checked="" type="checkbox"/>			
Oven			<input checked="" type="checkbox"/>	
Range			<input checked="" type="checkbox"/>	
Refrigerator	<input checked="" type="checkbox"/>			
Room Air Conditioner(s)	<input checked="" type="checkbox"/>			
Trash Compactor	<input checked="" type="checkbox"/>			
TV Antenna / Dish	<input checked="" type="checkbox"/>			
Other:	<input checked="" type="checkbox"/>			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	<input checked="" type="checkbox"/>			
Burglar Alarm	<input checked="" type="checkbox"/>			
Ceiling Fan(s)	<input checked="" type="checkbox"/>			
Garage Door Opener / Controls			<input checked="" type="checkbox"/>	
Inside Telephone Wiring and Blocks / Jacks	<input checked="" type="checkbox"/>			
Intercom	<input checked="" type="checkbox"/>			
Light Fixtures			<input checked="" type="checkbox"/>	
Sauna	<input checked="" type="checkbox"/>			
Smoke / Fire Alarm(s)	<input checked="" type="checkbox"/>			
Switches and Outlets			<input checked="" type="checkbox"/>	
Vent Fan(s)	<input checked="" type="checkbox"/>			
60 / 100 / 200 Amp Service (Circle one)			<input checked="" type="checkbox"/>	
Generator				

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	<input checked="" type="checkbox"/>			
Septic Field / Bed			<input checked="" type="checkbox"/>	
Hot Tub	<input checked="" type="checkbox"/>			
Plumbing			<input checked="" type="checkbox"/>	
Aerator System	<input checked="" type="checkbox"/>			
Sump Pump	<input checked="" type="checkbox"/>			
Irrigation Systems	<input checked="" type="checkbox"/>			
Water Heater / Electric			<input checked="" type="checkbox"/>	
Water Heater / Gas	<input checked="" type="checkbox"/>			
Water Heater / Solar	<input checked="" type="checkbox"/>			
Water Purifier	<input checked="" type="checkbox"/>			
Water Softener	<input checked="" type="checkbox"/>			
Well			<input checked="" type="checkbox"/>	
Septic & Holding Tank/Septic Mound	<input checked="" type="checkbox"/>			
Geothermal and Heat Pump	<input checked="" type="checkbox"/>			
Other Sewer System (Explain)	<input checked="" type="checkbox"/>			
Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	<input checked="" type="checkbox"/>			
Central Air Conditioning			<input checked="" type="checkbox"/>	
Hot Water Heat	<input checked="" type="checkbox"/>			
Furnace Heat / Gas	<input checked="" type="checkbox"/>			
Furnace Heat / Electric	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Solar House-Heating	<input checked="" type="checkbox"/>			
Woodburning Stove			<input checked="" type="checkbox"/>	
Fireplace	<input checked="" type="checkbox"/>			
Fireplace Insert	<input checked="" type="checkbox"/>			
Air Cleaner	<input checked="" type="checkbox"/>			
Humidifier	<input checked="" type="checkbox"/>			
Propane Tank	<input checked="" type="checkbox"/>			
Other Heating Source	<input checked="" type="checkbox"/>			

Are the structures connected to a public water system?			Yes	No	Do Not Know
				<input checked="" type="checkbox"/>	
Are the structures connected to a public sewer system?				<input checked="" type="checkbox"/>	
Are there any additions that may require improvements to the sewage disposal system?				<input checked="" type="checkbox"/>	
If yes, have the improvements been completed on the sewage disposal system?				<input checked="" type="checkbox"/>	
Are the improvements connected to a private/community water system?				<input checked="" type="checkbox"/>	
Are the improvements connected to a private/community sewer system?				<input checked="" type="checkbox"/>	

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.				
--	--	--	--	--

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	7/17/14		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>			
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
<i>[Signature]</i>			

Property address (number and street, city, state, and ZIP code)

2. ROOF		YES	NO	DO NOT KNOW
Age, if known: <u>1</u> Years.				
Does the roof leak?			<input checked="" type="checkbox"/>	
Is there present damage to the roof?			<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>	
If yes, how many layers? _____				
3. HAZARDOUS CONDITIONS		YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?				<input checked="" type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input checked="" type="checkbox"/>	
Explain:				
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>				
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.				
Signature of Seller (at closing)		Date (mm/dd/yy)		Signature of Seller (at closing)
Signature of Seller (at closing)		Date (mm/dd/yy)		Signature of Seller (at closing)



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

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Average Utilities

	Company	Average Amount
Gas		\$
Electric	REMC	\$ 150-175
Water		\$
Other		\$
HOA		\$

Listings as of 08/13/2019

Property Type	LOTS AND LAND	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS #	201935012	** W 850 S Road	Wabash	IN	46992	Status	Active	LP	\$0
	Area	Wabash County	Parcel ID	85-18-13-300-008.000-013					
	Sub	None	Cross Street	Lot #					
	School District	WAC Elem	Southwood	JrH	Southwood	SrH	Southwood		
	REO	No	Short Sale	No					
	Legal Description	Approximately 60+/- Acres part of SW1/4 13-26-6 62.06AC DITCH 661							
	Directions	Go South on State Road 13 past 124, Turn East onto Palmer Road, Continue Straight Past S 100 W, Home will be on							
	Inside City Limits	Y	City Zoning	A1	County Zoning	Zoning Description			

Remarks This land will be going up for Auction on September 7th at 10 am! Tract 2 of this auction features 60+/- Acres of Farmland. Bid on Tract 2 individually or combine it with Tract 1 to get 62 acres of farmland and a nice country home with a pole barn! Open House: August 27th from 5:30-6 pm.

Agent Remarks Auction: 9.7.19 REAL ESTATE TERMS: 10% down on land day of the auction with the balance at closing. Seller to pay 2019 due in 2020 taxes. Seller to retain 2019 farm income. Survey costs to be split 50/50. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings & auction with closing. Taxes reflect 62 Acres and Home.

Sec	Lot	Zoning	Lot Ac/SF/Dim	60.0000 / 2,613,600 / 2608x1029			Platted Y/N	Yes
Parcel Desc	Level, Tillable, 15+		Platted Development	No				
Township	Waltz		Date Lots Available					
Type Use	Agriculture		Road Access	County	Road Surface	Tar and Stone	Road Frontage	County
Type Water	None		Easements	Yes				
Type Sewer	None		Water Frontage					
Type Fuel	None		Assn Dues	Not Applicable				
Electricity	None		Other Fees					

Features
DOCUMENTS AVAILABLE Soil Test, Aerial Photo, Agency

Strctr/Bldg Imprv		No												
Can Property Be Divided?		No												
Water Access														
Water Name				Lake Type										
Water Features														
Water Frontage				Channel Frontage				Water Access						
Auction	Yes	Auctioneer Name		Chad Metzger				Auctioneer License #		AC31300015				
Owner Name														
Financing:		Existing		Proposed				Excluded Party		None				
Annual Taxes	\$1,591.00		Exemption		Homestead, Over 65,		Year Taxes Payable		2019		Assessed Value			
Is Owner/Seller a Real Estate Licensee				No				Possession		after 2019 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		Showingtime												
List Date	8/12/2019	Exp Date		12/21/2019	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						

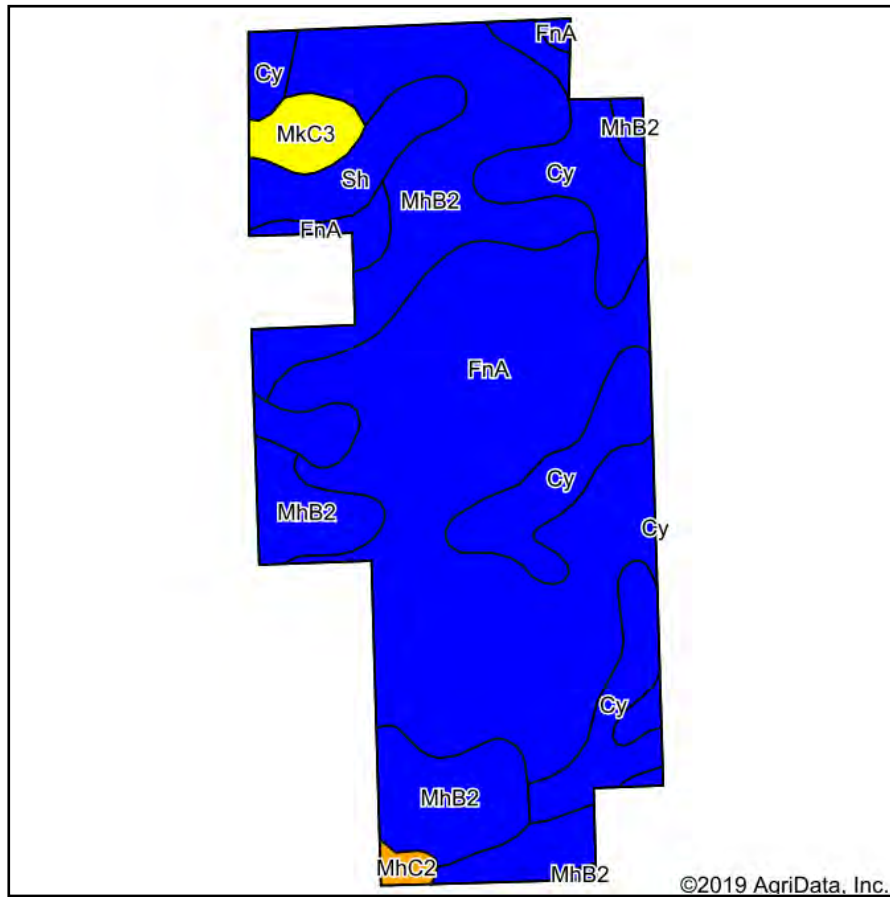
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

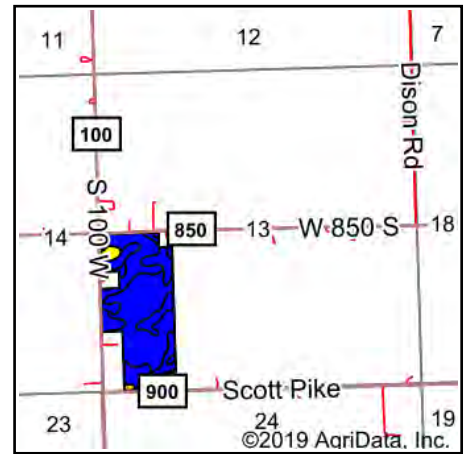
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Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wabash**
 Location: **13-26N-6E**
 Township: **Waltz**
 Acres: **59.98**
 Date: **7/24/2019**



Maps Provided By:



Area Symbol: IN169. Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
FnA	Fincastle silt loam, Tipton Till Plain, 0 to 2 percent slopes	28.60	47.7%		IIw	168	54	81
MhB2	Miami silt loam, 2 to 6 percent slopes, eroded	15.53	25.9%		IIe	133	47	33
Cy	Cyclone silt loam, 0 to 2 percent slopes	10.28	17.1%		IIw	185	65	78
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	3.72	6.2%		IIw	131	38	72
MkC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	1.45	2.4%		IVe	121	41	25
MhC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.40	0.7%		IIIe	130	46	32
Weighted Average						158.2	52.7	*n 65.8

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

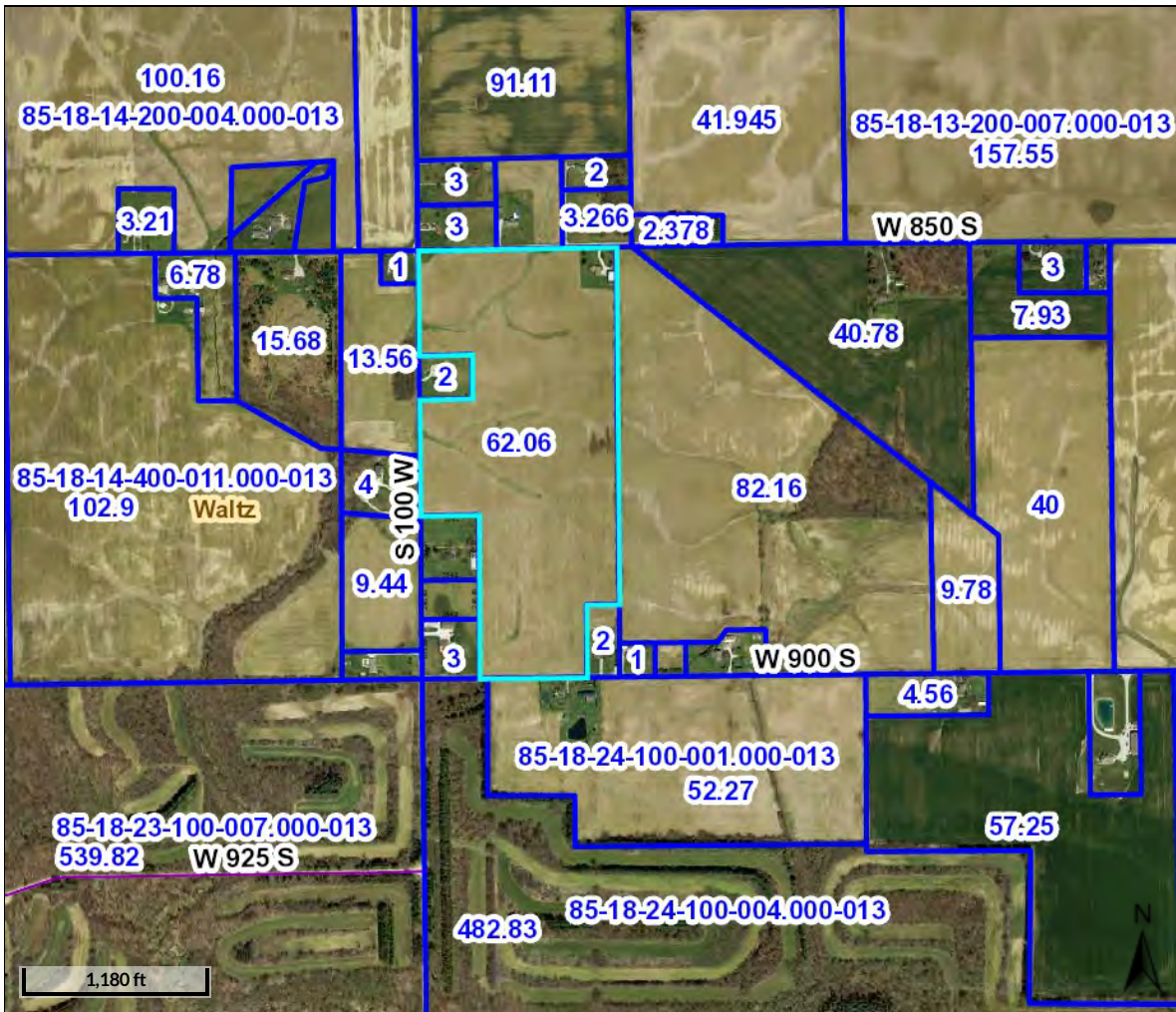
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

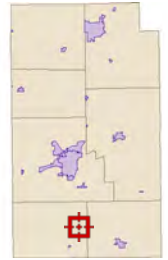


Beacon™

Wabash County, IN



Overview



Legend

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

Parcel ID 85-18-13-300-008.000-013

Sec/Twp/Rng 13-26-06

Property Address 779 W 850 S
WABASH

Alternate ID n/a

Class Cash grain/general farm

Acreage 62.06

Owner Address LYNN DEWAYNE A & SHEILA J

779 W 850 S

WABASH, IN 46992

District WALTZ TWP

Brief Tax Description SW1/4 13-26-6 62.06AC
DITCH 661

(Note: Not to be used on legal documents)

Date created: 6/27/2019

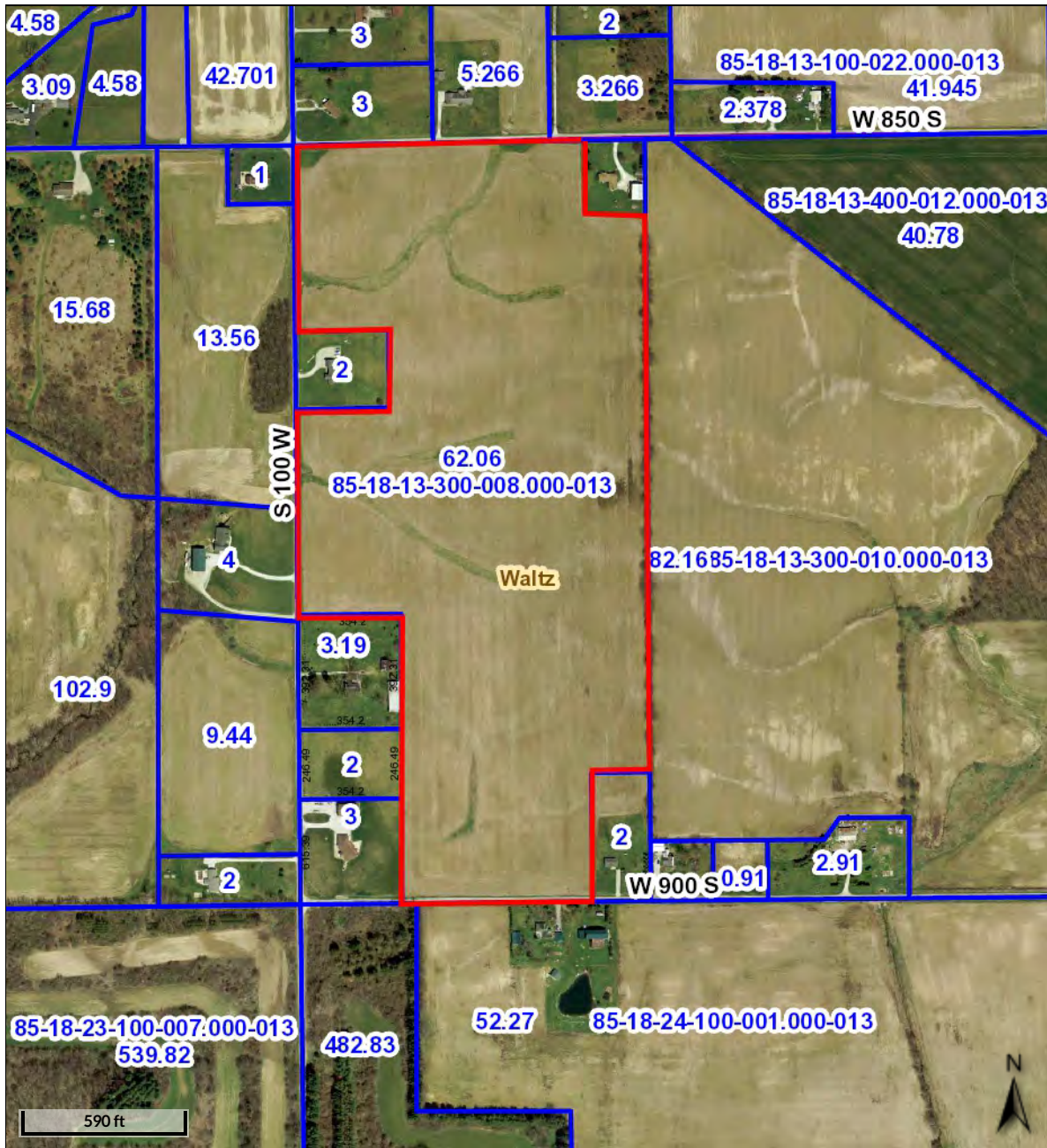
Last Data Uploaded: 6/26/2019 10:24:27 PM

Developed by Schneider
GEOSPATIAL

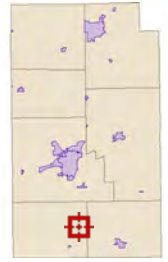


Beacon™

Wabash County, IN



Overview



Legend

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

Date created: 7/30/2019
Last Data Uploaded: 7/30/2019 10:40:58 AM

Developed by  Schneider
GEOSPATIAL

85-18-13-300-008.000-013

General Information

Parcel Number
85-18-13-300-008.000-013

Local Parcel Number
0100033200

Tax ID:

Routing Number
25.9

Property Class 101
Cash Grain/General Farm

Year: 2018

Location Information

County
Wabash

Township
WALTZ TOWNSHIP

District 013 (Local 013)
WALTZ TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8513510-013
WALTZ

Section/Plat
13

Location Address (1)
779 W 850 S
WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Wednesday, October 24, 2018

Review Group
2017

LYNN DEWAYNE A & SHEILA J

Ownership

LYNN DEWAYNE A & SHEILA J
779 W 850 S
WABASH, IN 46992

Legal

SW1/4 13-26-6 62.06AC DITCH 661

779 W 850 S

Transfer of Ownership

Date
01/01/1900

Owner
LYNN DEWAYNE A &

Doc ID
WD

Code
/

Book/Page
\$0

Adj Sale Price
I

V/I

101, Cash Grain/General Farm

Agricultural

WALTZ

/8513

1/2

Notes

8/17/2016 RP: Reassessment Packet 2017

8/17/2016 SPL: SPLIT 2 A WILSON M 10-22-97 - 024

SPLIT 2 A WILSON R 1-25-99 -025

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

2018	Assessment Year	2018	2017	2016	2016	2015
WIP	Reason For Change	AA	GenReval	Trending	Trending	Trending
03/03/2018	As Of Date	01/01/2018	01/01/2017	01/01/2016	01/01/2016	03/01/2015
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$114,200	Land	\$114,200	\$129,000	\$130,700	\$139,100	\$136,100
\$15,000	Land Res (1)	\$15,000	\$15,000	\$13,000	\$13,000	\$13,000
\$99,200	Land Non Res (2)	\$99,200	\$114,000	\$117,700	\$126,100	\$123,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$82,500	Improvement	\$82,500	\$81,300	\$78,100	\$78,100	\$73,900
\$73,700	Imp Res (1)	\$73,700	\$72,600	\$69,900	\$69,900	\$65,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$8,800	Imp Non Res (3)	\$8,800	\$8,700	\$8,200	\$8,200	\$8,000
\$196,700	Total	\$196,700	\$210,300	\$208,800	\$217,200	\$210,000
\$88,700	Total Res (1)	\$88,700	\$87,600	\$82,900	\$82,900	\$78,900
\$99,200	Total Non Res (2)	\$99,200	\$114,000	\$117,700	\$126,100	\$123,100
\$8,800	Total Non Res (3)	\$8,800	\$8,700	\$8,200	\$8,200	\$8,000

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$15,000	\$15,000	\$15,000	0%	100%	1.0000	\$15,000
4	A	CY	0	9.3500	1.28	\$1,610	\$2,061	\$19,270	0%	0%	1.0000	\$19,270
4	A	FNA	0	27.6300	1.11	\$1,610	\$1,787	\$49,375	0%	0%	1.0000	\$49,370
4	A	MHB2	0	14.4400	0.89	\$1,610	\$1,433	\$20,693	0%	0%	1.0000	\$20,690
4	A	MHC2	0	0.4300	0.81	\$1,610	\$1,304	\$561	0%	0%	1.0000	\$560
4	A	MKC3	0	1.4400	0.77	\$1,610	\$1,240	\$1,786	0%	0%	1.0000	\$1,790
4	A	SH	0	2.0500	1.11	\$1,610	\$1,787	\$3,663	0%	0%	1.0000	\$3,660
4	A	CY	0	0.6600	1.28	\$1,610	\$2,061	\$1,360	0%	0%	1.0000	\$1,360
5	A	FNA	0	1.1000	1.11	\$1,610	\$1,787	\$1,966	-60%	0%	1.0000	\$790
5	A	MHB2	0	1.0100	0.89	\$1,610	\$1,433	\$1,447	-60%	0%	1.0000	\$580
5	A	SH	0	1.5700	1.11	\$1,610	\$1,787	\$2,806	-60%	0%	1.0000	\$1,120
82	A	MHB2	0	1.3800	0.89	\$1,610	\$1,433	\$1,978	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage
62.06

Actual Frontage
0

Developer Discount
☐

Parcel Acreage
62.06

81 Legal Drain NV
0.00

82 Public Roads NV
1.38

83 UT Towers NV
0.00

9 Homesite
1.00

91/92 Acres
0.00

Total Acres Farmland
59.68

Farmland Value
\$99,190

Measured Acreage
59.68

Avg Farmland Value/Acre
1662

Value of Farmland
\$99,190

Classified Total
\$0

Farm / Classified Value
\$99,200

Homesite(s) Value
\$15,000

91/92 Value
\$0

Supp. Page Land Value

CAP 1 Value
\$15,000

CAP 2 Value
\$99,200

CAP 3 Value
\$0

Total Value
\$114,200

Data Source
N/A

Collector
06/03/2016 TS

Appraiser
01/01/2017 TS

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

1440 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☒ Sub & Joint

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accomodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

9

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

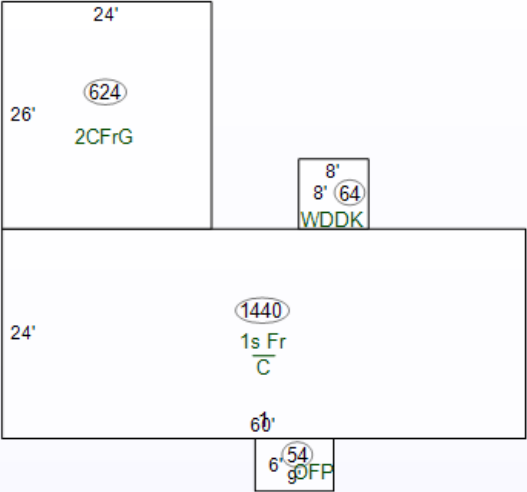
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	54	\$3,100
Wood Deck	64	\$1,700



Specialty Plumbing		
Description	Count	Value

Cost Ladder						
Floor	Constr	Base	Finish	Value	Totals	
1	1Fr	1440	1440	\$91,200		
2						
3						
4						
1/4						
1/2						
3/4						
Attic						
Bsmt						
Crawl		1440	0	\$6,400		
Slab						
		Total Base			\$97,600	
Adjustments	1 Row Type Adj. x 1.00				\$97,600	
Unfin Int (-)						\$0
Ex Liv Units (+)						\$0
Rec Room (+)						\$0
Loft (+)						\$0
Fireplace (+)				PS:1 PO:1	\$2,900	
No Heating (-)						\$0
A/C (+)				1:1440	\$3,200	
No Elec (-)						\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400	
Spec Plumb (+)						\$0
Elevator (+)						\$0
Sub-Total, One Unit					\$106,100	
Sub-Total, 1 Units						
Exterior Features (+)				\$4,800	\$110,900	
Garages (+) 624 sqft				\$16,700	\$127,600	
Quality and Design Factor (Grade)					0.80	
Location Multiplier					0.88	
Replacement Cost					\$89,830	

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
1: Single-Family R 01	100%	1	Wood Frame	D	1978	1978	40	G		0.88		1,440 sqft	\$89,830	28%	\$64,680	0%	100%	1.140	1.0000
2: Barn, Pole (T3) R 01	0%	1	T3AW	C	1978	1978	40	A	\$13.99	0.88	\$10.42	40' x 53' x 14'	\$19,440	55%	\$8,750	0%	100%	1.000	1.0000



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.

Sheila J. Lynn 7/8/19
Owner Date

Dwayne A. Lynn 7-8-19
Owner Date

Purchaser Date

Purchaser Date

...Generation after Generation



Metzger
Property Services, LLC

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