

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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WWW.METZGERAUCTION.COM

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



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.



• Home on Tract #13

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.

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

Tracts
6-9

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



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	

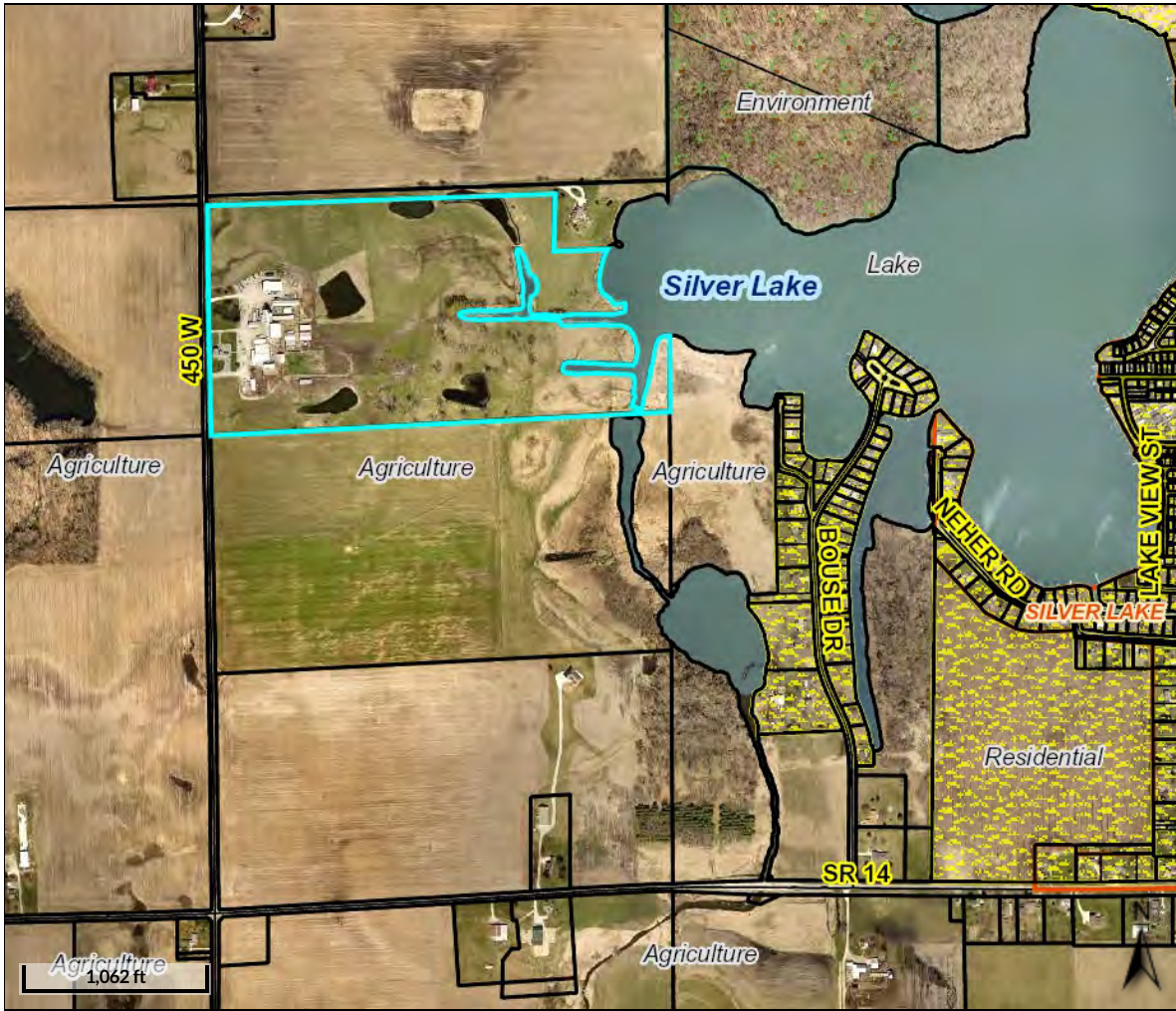
Remarks Tract 1 of our February 22 Auction includes 76+/- Acres featuring a Turn-Key Dairy Operation/Cattle Farm, Pasture Acreage and a Beautiful Country Home. This Statuesque Home has 2,400 sq. ft., 4 Bedrooms, 1.5 Baths, Attached Garage & Nice Deck for entertaining. Home has Newer Geothermal, only 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.

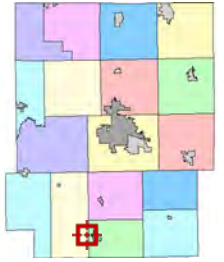
Sec	Lot	Lot Ac/SF/Dim	76.0000 3,310,560	2565x1285	/	Y	/	Src	Lot Des	Waterfront, 15+, Lake, Pasture, Water View		
Township	Seward	Abv Gd Fin SqFt	2,378	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	377	Ttl Fin SqFt	2,378	Year Built	1905	
Age	115 New No	Date Complete		Ext	Aluminum	Fndtn	Crawl, Partial Basement	# 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												
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			
Pending Date		Closing Date		Selling Price		How Sold		Type of Sale		CDOM	2	
Ttl Concessions Paid												
Sell Off	Sell Agent	Sold/Concession Remarks			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

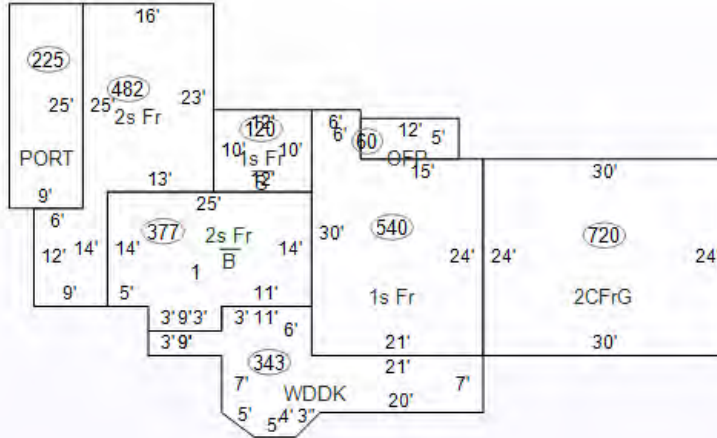
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

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

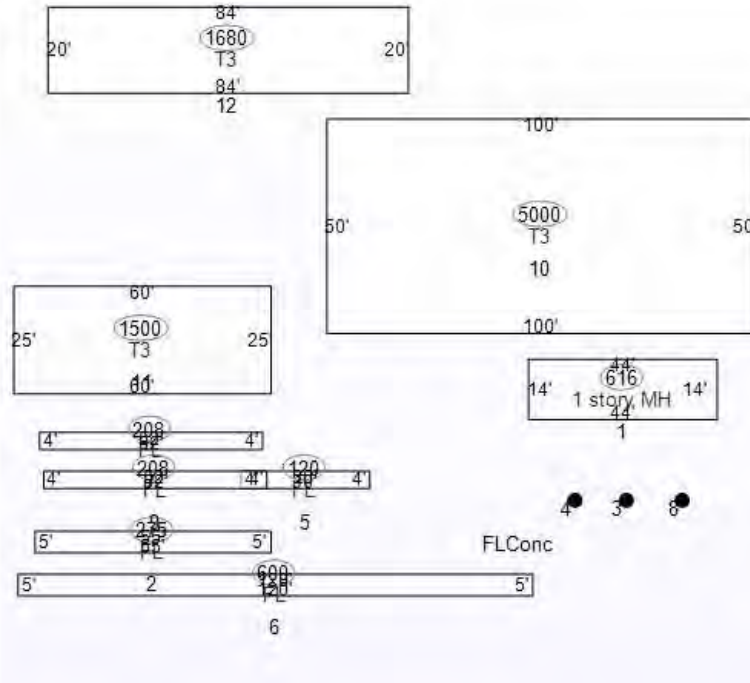
TF
 Full Bath 0 0
 Half Bath 1 2
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 3 4

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

- 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
- Slate
- Tile
- Other

Exterior Features

Description Area Value

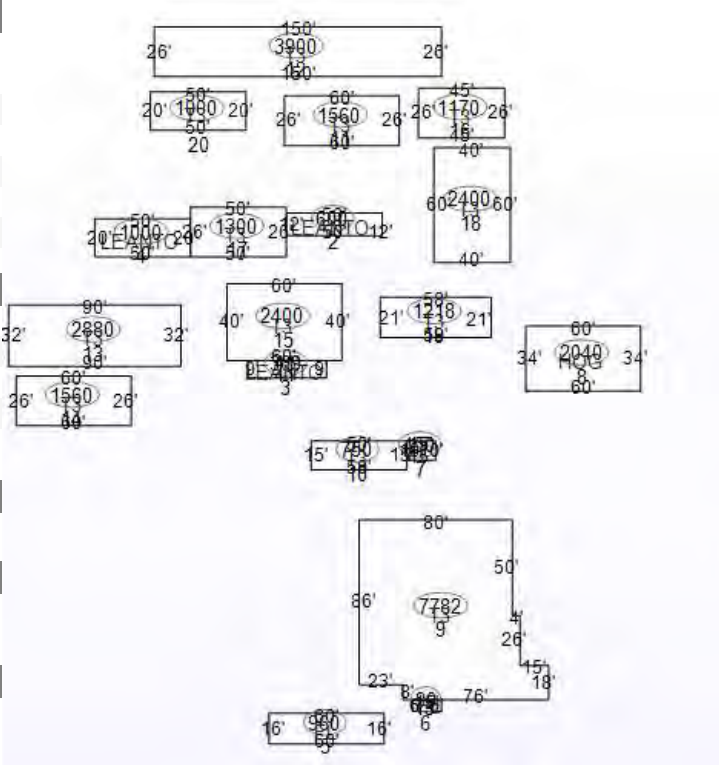
Plumbing

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
Garages (+) 0 sqft	\$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

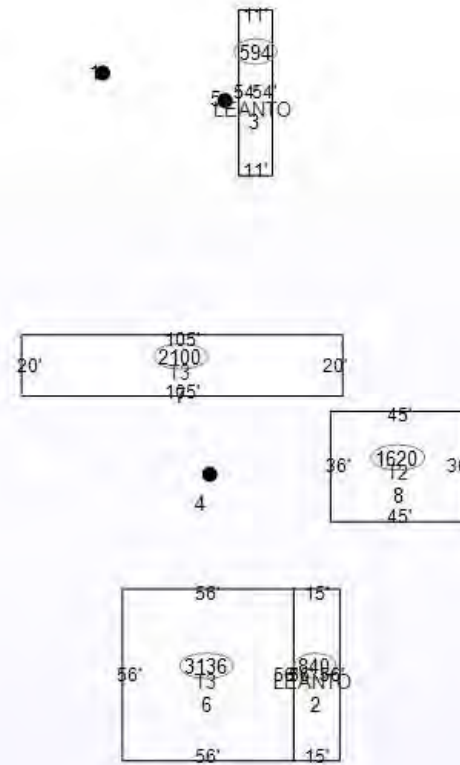
Plumbing

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				

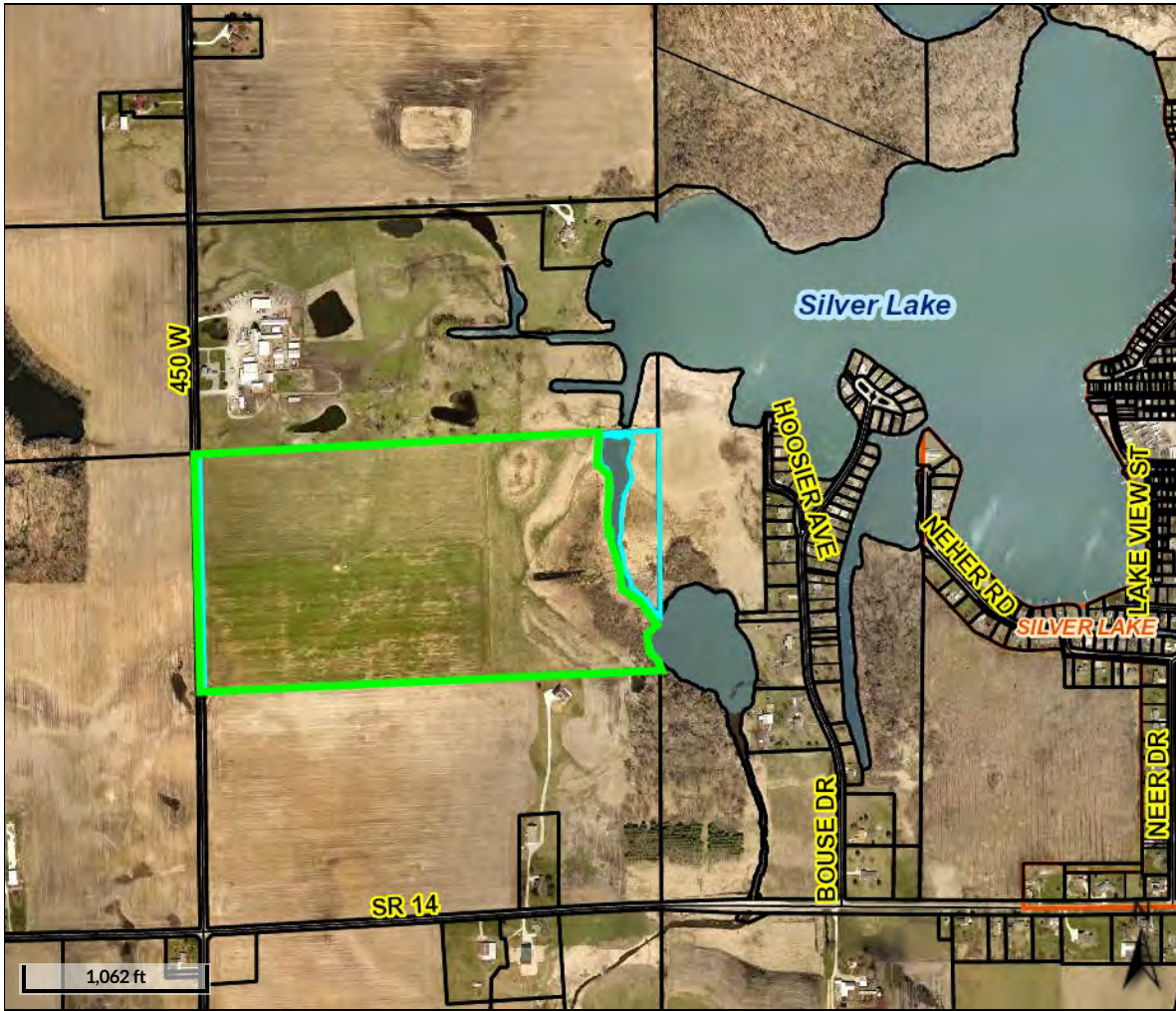
Total Base Row Type Adj.

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
Garages (+) 0 sqft	\$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

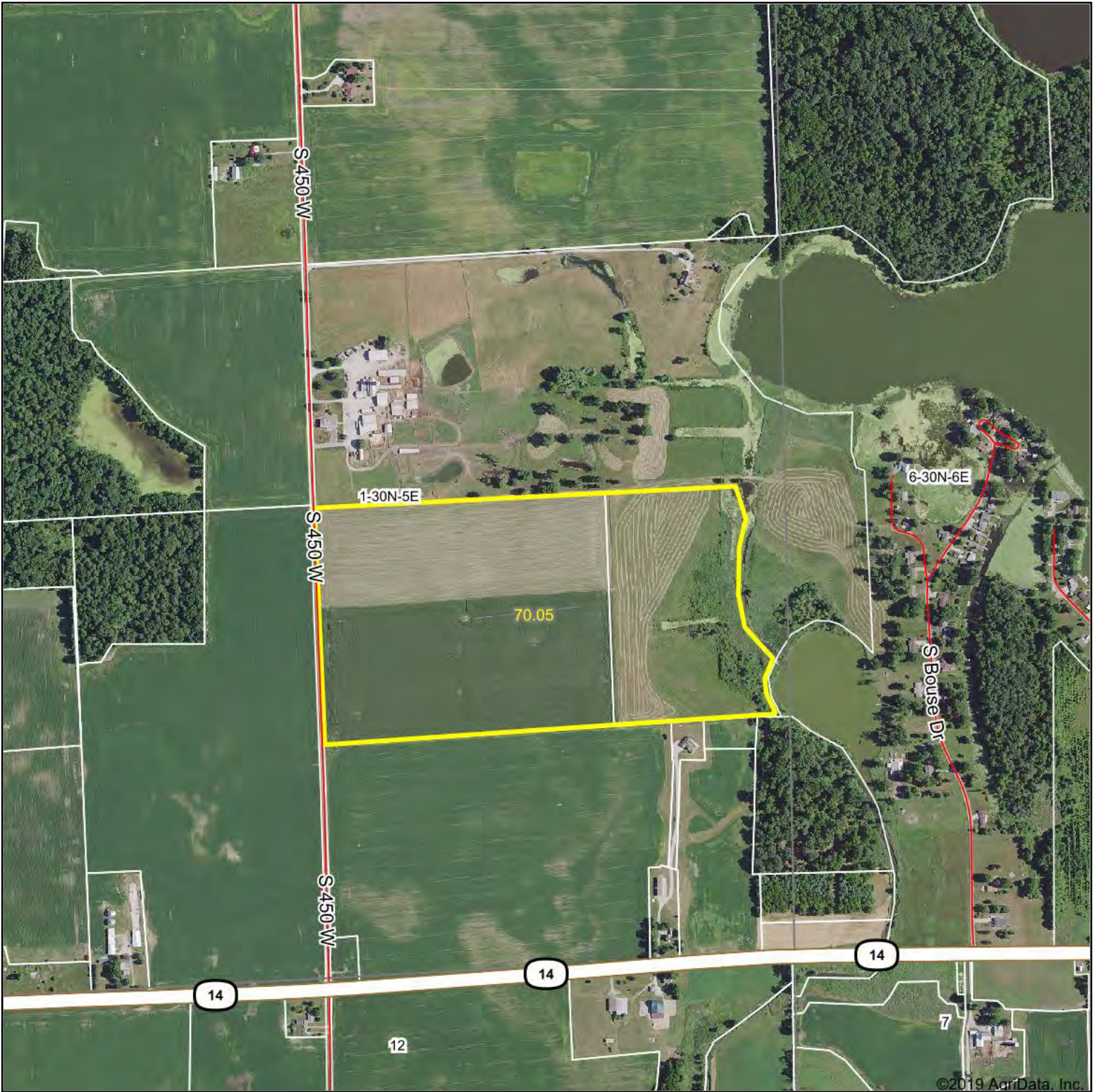
- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

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				
	(Note: Not to be used on legal documents)				

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

Developed by 

Aerial Map



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



1-30N-5E
Kosciusko County
Indiana



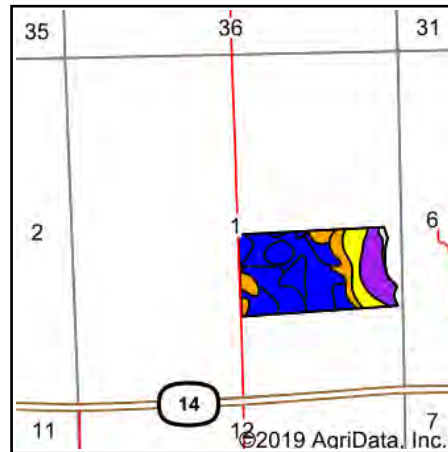
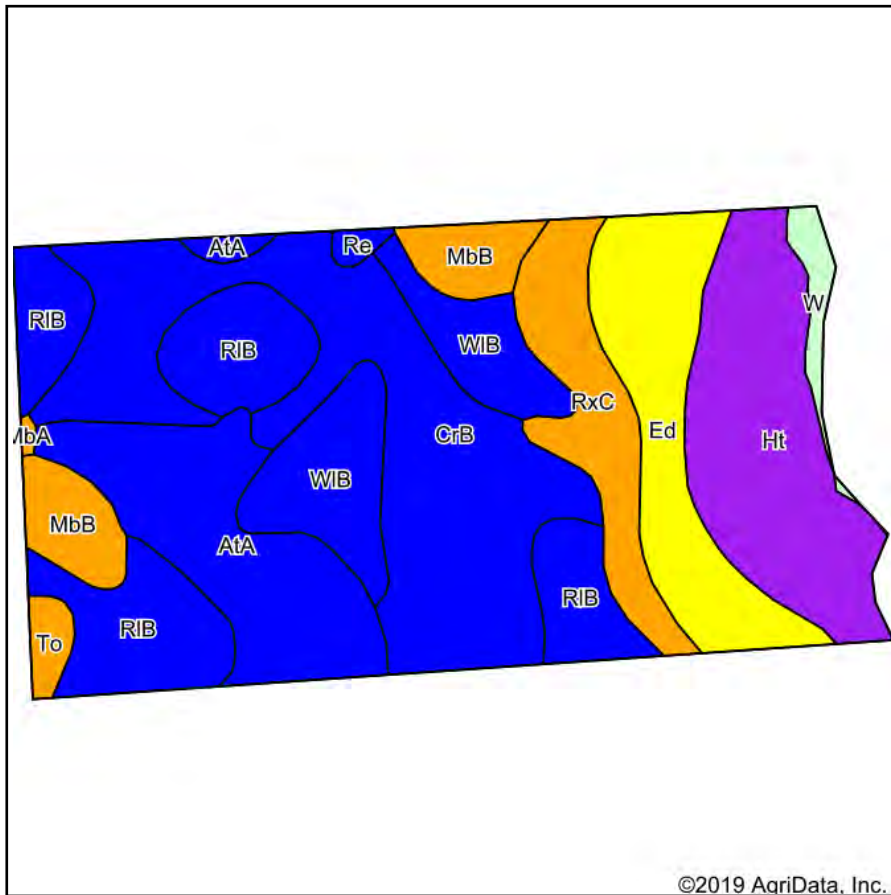
1/22/2020



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

Soils Map



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



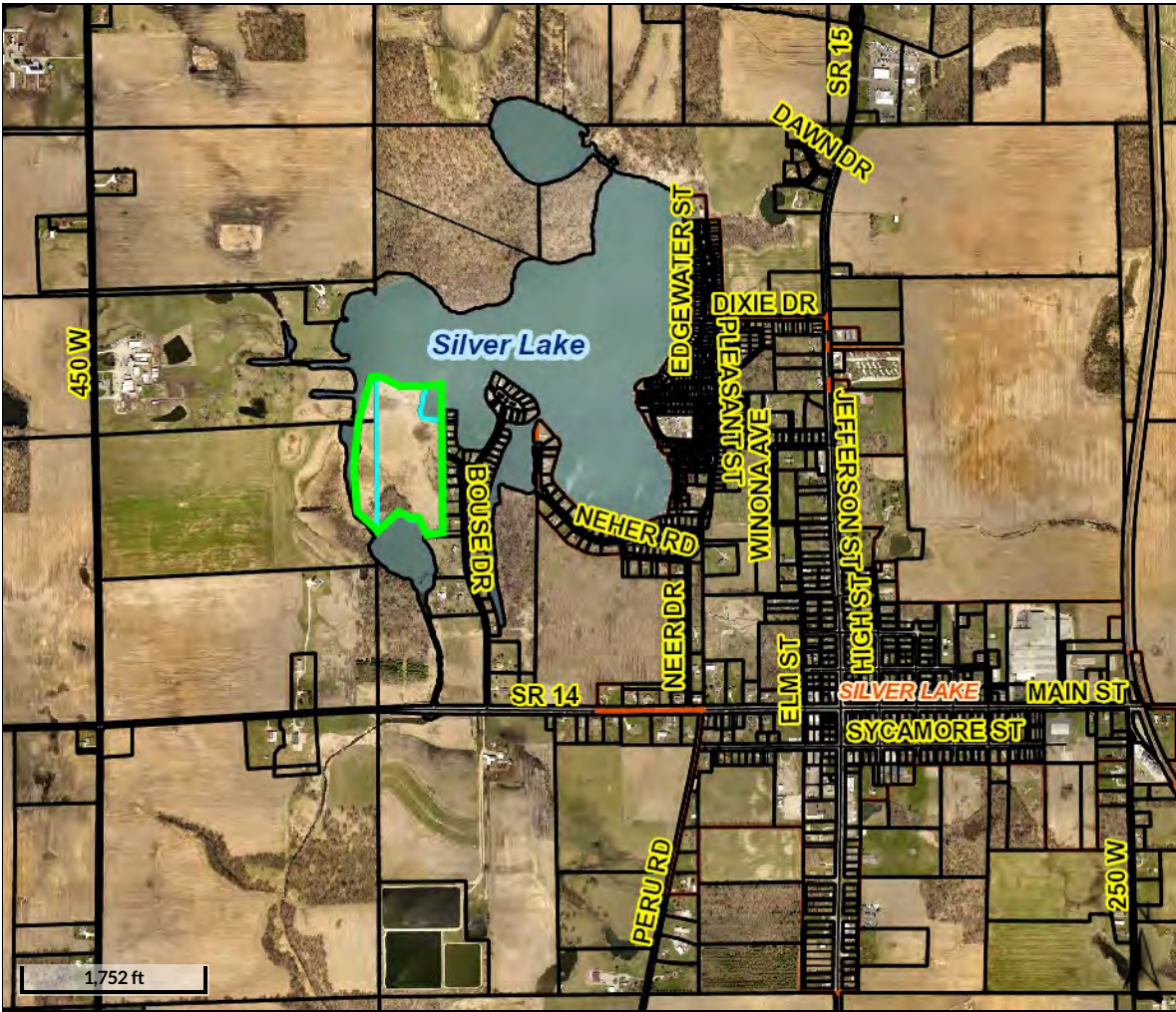
Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 22		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

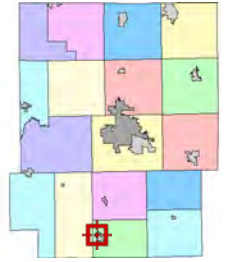
*n: The aggregation method is "Weighted Average using major components"

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

Developed by Schneider
GEOSPATIAL

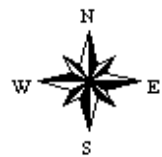
Aerial Map



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



1-30N-5E
Kosciusko County
Indiana



1/22/2020



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



Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-10-09 08:14:39



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	47.81	N	2					Y
2	115.91	N	10					N

**Metzger Auction
 Tracts 1, 2, & 3**

0 190 380 570 760 Feet

Metzger Auction Tracts 1, 2 & 3

NOTES

Tract Number : 1639
Description : E12S B2 NE&SE1/4SEC1SEWARD&SW1/4SEC6LAKE 110-L
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DAWN PARKER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
163.72	47.81	47.81	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	47.81	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

DCP Crop Data

Tract 1639 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	28.60	0.00	162
TOTAL	28.60	0.00	

Metzger Auction Tracts 1, 2, & 3



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

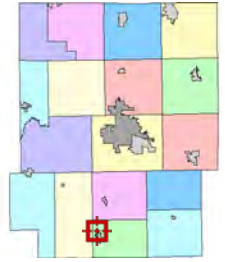


*Auction Location:
Silver Lake Fire
Dept.*

*Sat., February 22,
1pm*



Overview



Legend

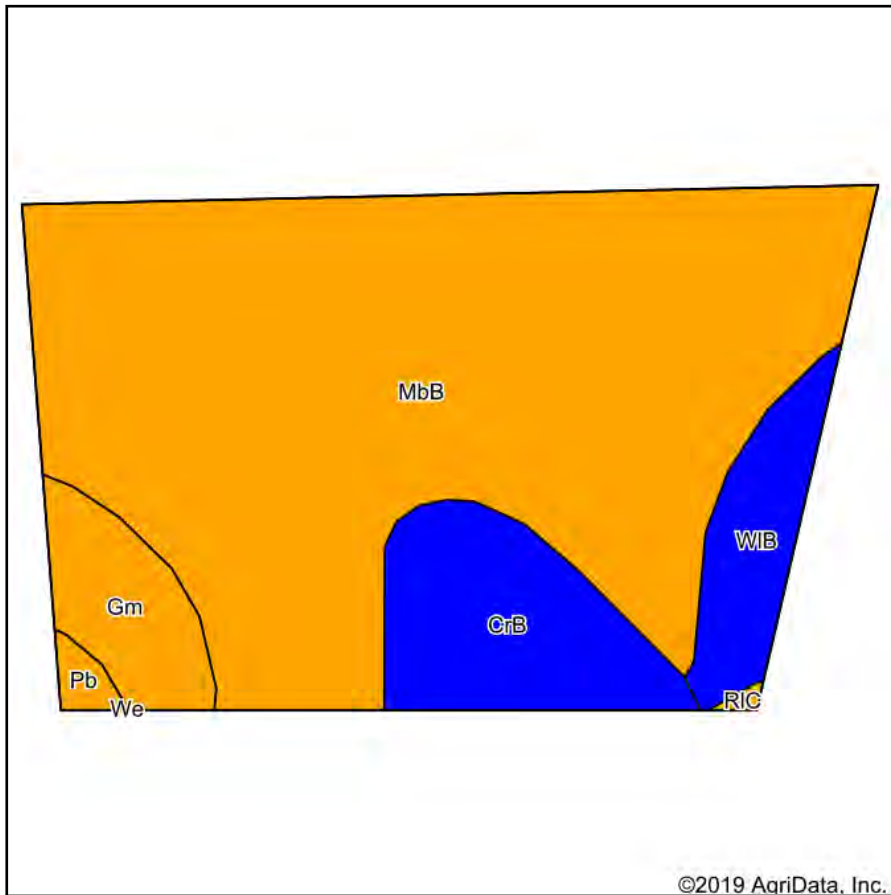
- Lot Lines
- ▭ Parcels
- Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

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				

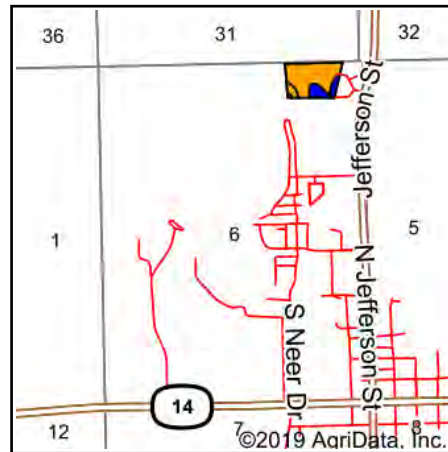
(Note: Not to be used on legal documents)

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

Soils Map



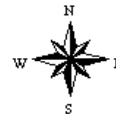
Soils data provided by USDA and NRCS.



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



Maps Provided By:

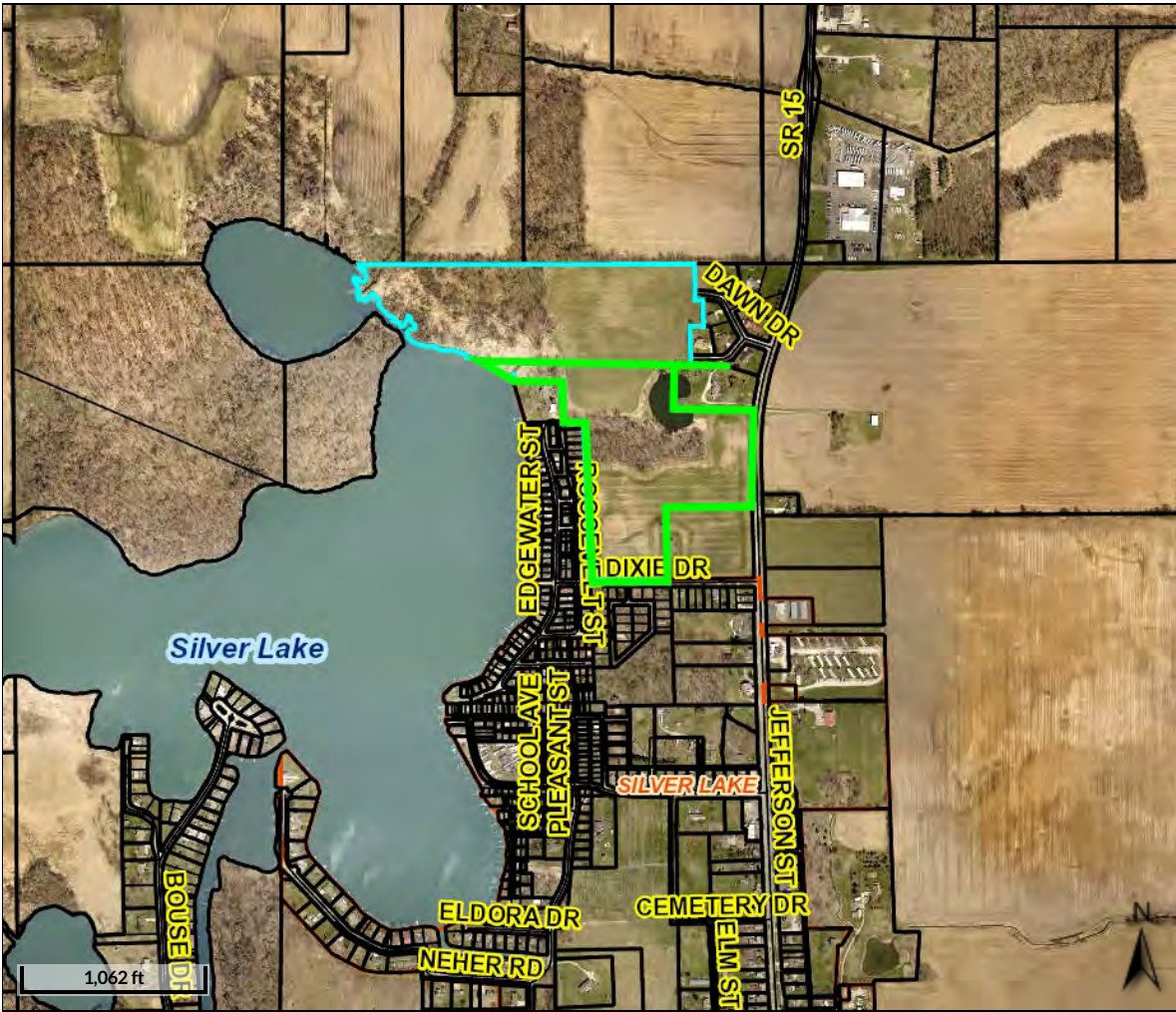


Area Symbol: IN085, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
MbB	Metea loamy sand, 2 to 6 percent slopes	7.81	75.2%		IIIe	110	39	44
CrB	Crosier loam, 1 to 4 percent slopes	1.20	11.5%		Ile	155	50	47
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

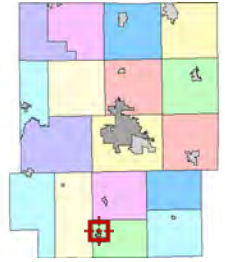
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Overview



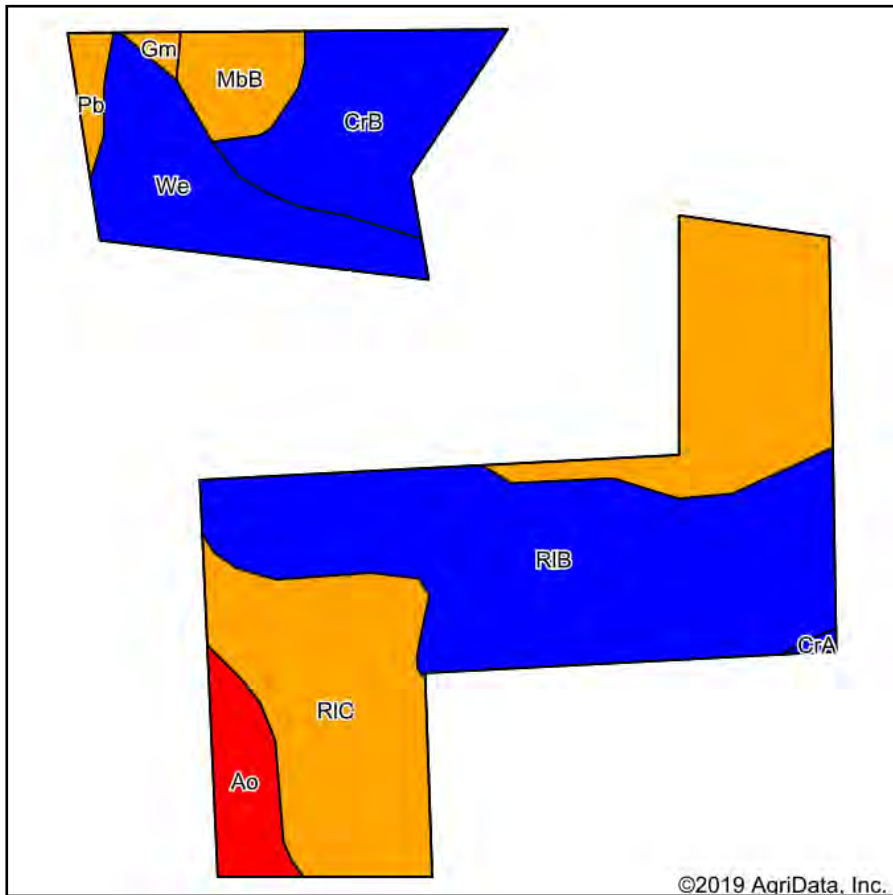
Legend

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

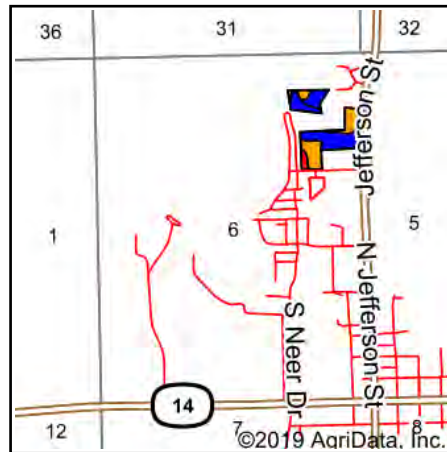
Parcel ID	035-025-001.K	Alternate ID	035-726002-52	Owner Address	Parker Jon J 1/2 & Raymond J Parker Family Trust 1/2 Chris J Parker & Ted R Parker Co-Trustees C/O Chris J Parker 10274 S 450 W Silver Lake, IN 46982
Sec/Twp/Rng	--	Class	AGRICULTURAL - VACANT LAND		
Property Address		Acreage	40.99		
District	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

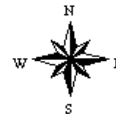
Soils Map



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.



USDA Farm 1163 Tract 1641

Administered by: Kosciusko County, Indiana

Map prepared on: 10/9/2019

55.03 Tract acres

27.67 Cropland acres

0 CRP acres

CRP

CLU

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions *Kosciusko Co., IN*

■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-10-09 08:14:39



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	14.59	N	2					Y
2	13.08	N	2					Y
3	26.59	N	10					N
4	0.77	N	10					N

**Metzger Auction
Tracts 4 & 5**

0 170 340 510 680 Feet

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Abbreviated 156 Farm Record

DCP Crop Data

--	--	--	--

Metzger Auction Tracts 4 & 5

NOTES

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Tract Number : 1641
Description : F12S A1/B1 NE 1/4 SEC 6 LAKE TWP 110-R
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JON J PARKER, RAYMOND JAY PARKER FAMILY TRUST, INDIANA NORTH DISTRICT OF THE WESLEYAN CHURCH
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcar
55.03	27.67	27.67	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken Fr Native S
0.00	0.00	27.67	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	20.00	0.00	162
TOTAL	20.00	0.00	

NOTES

--



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

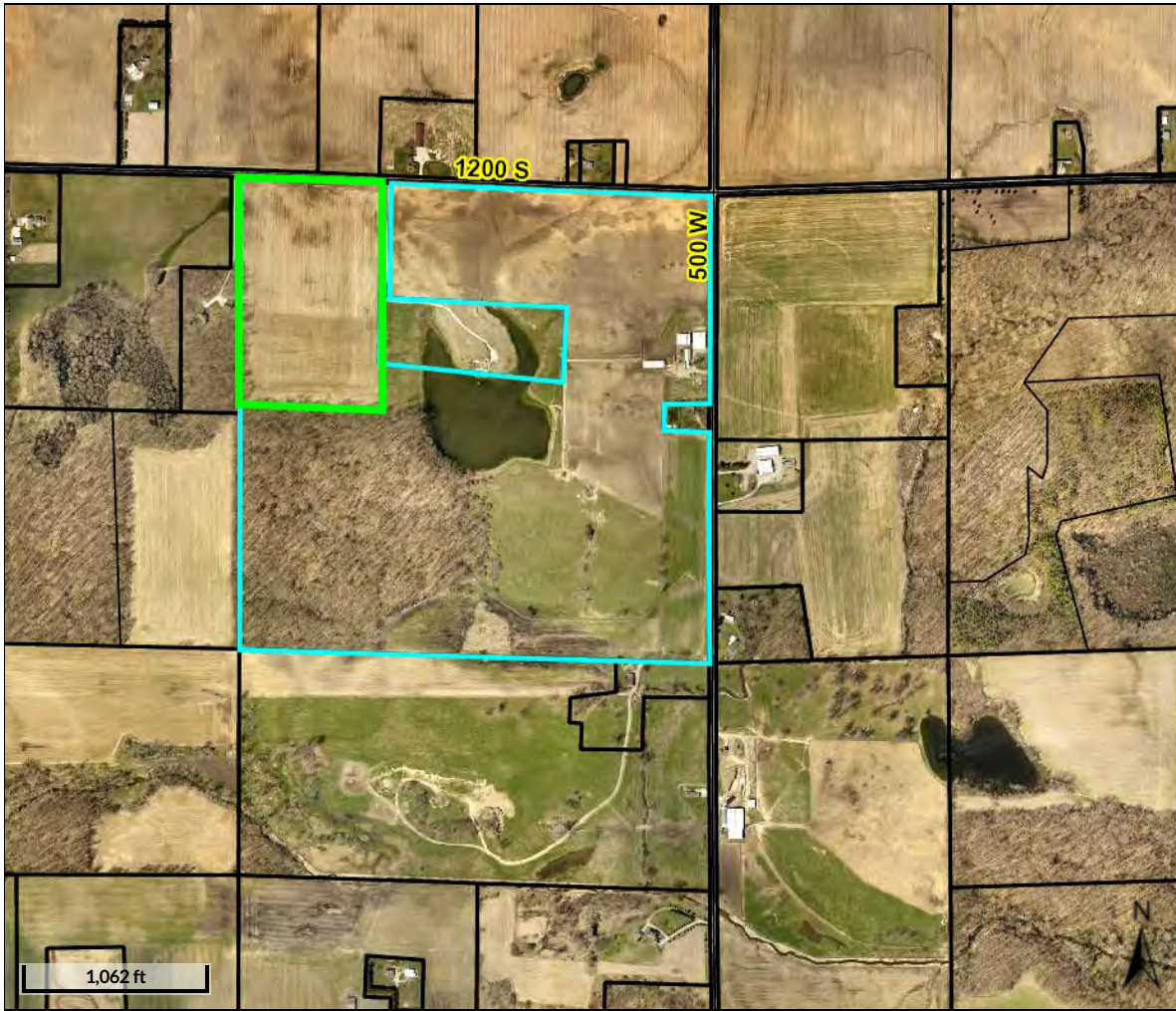
All Building & Home Inspections by Appointment Only!



Auction Location:

Silver Lake Fire Dept.

Sat., February 22 – 1pm



Overview



Legend

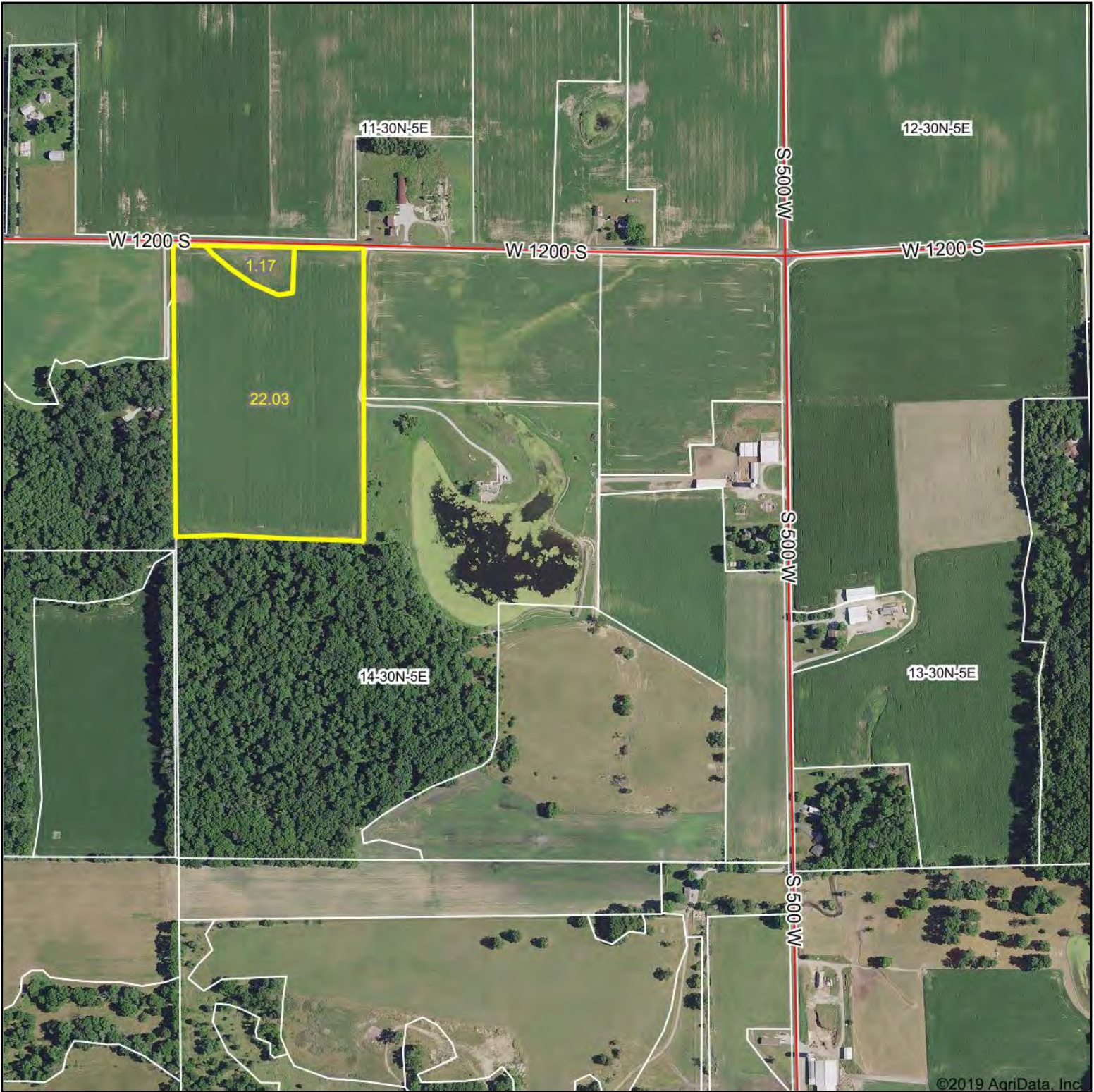
- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

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



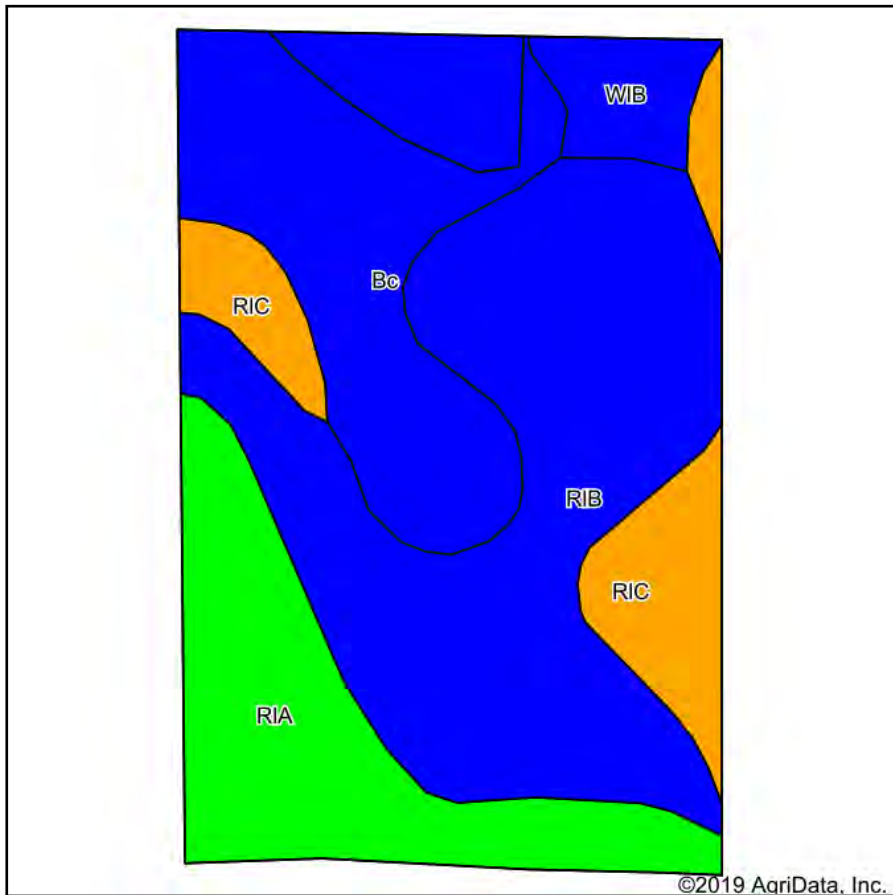
14-30N-5E
Kosciusko County
Indiana



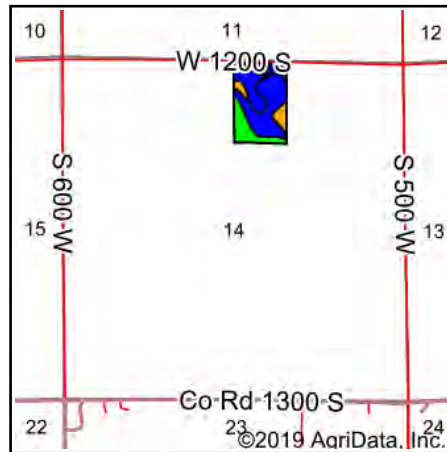
1/22/2020



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**



Maps Provided By:



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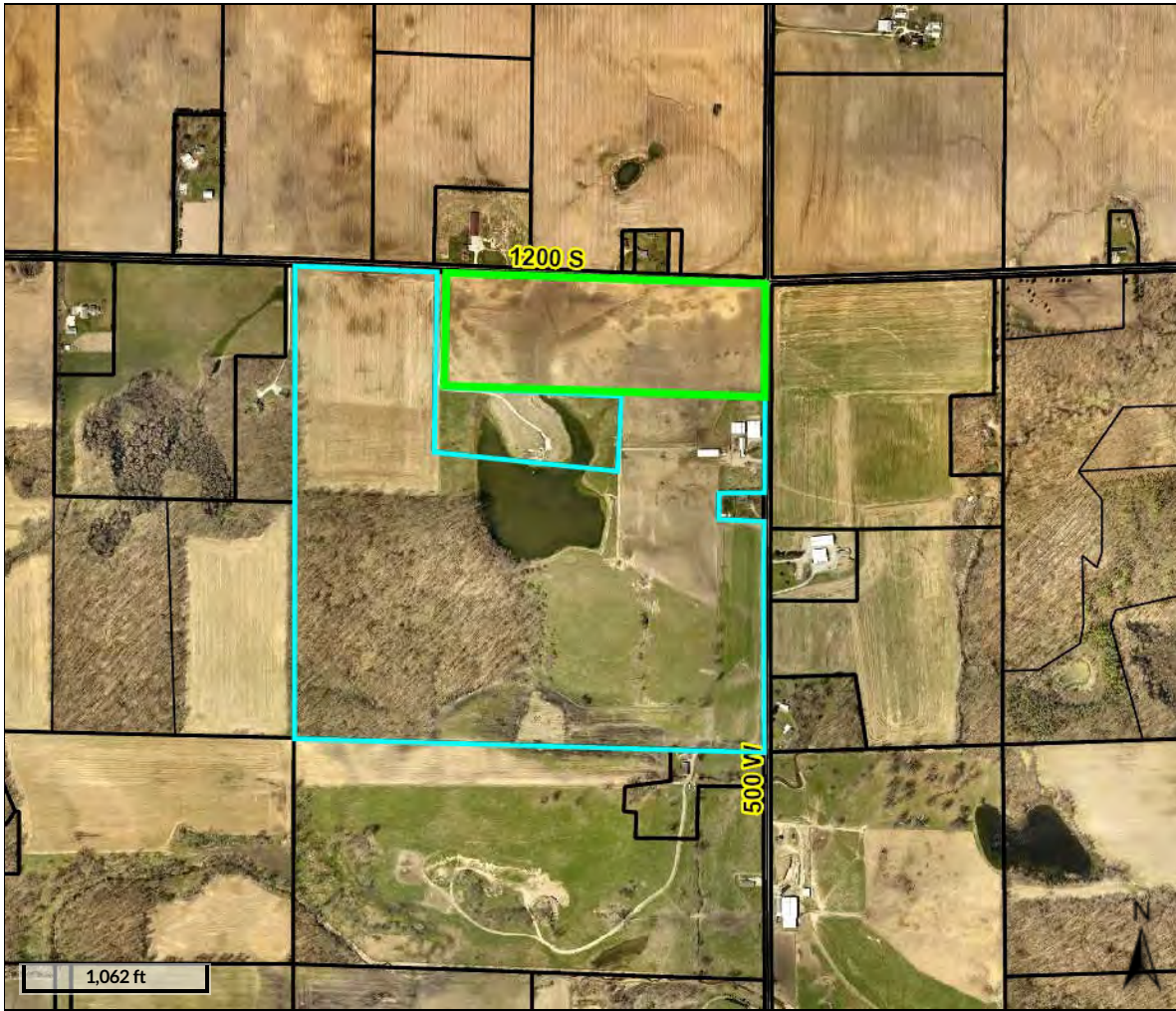


Area Symbol: IN085, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans	Com	*n NCCPI Soybeans	
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	9.43	40.6%		Ile	49	141	59	
Bc	Barry loam	5.92	25.5%		IIw	49	175	71	
RIA	Riddles fine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



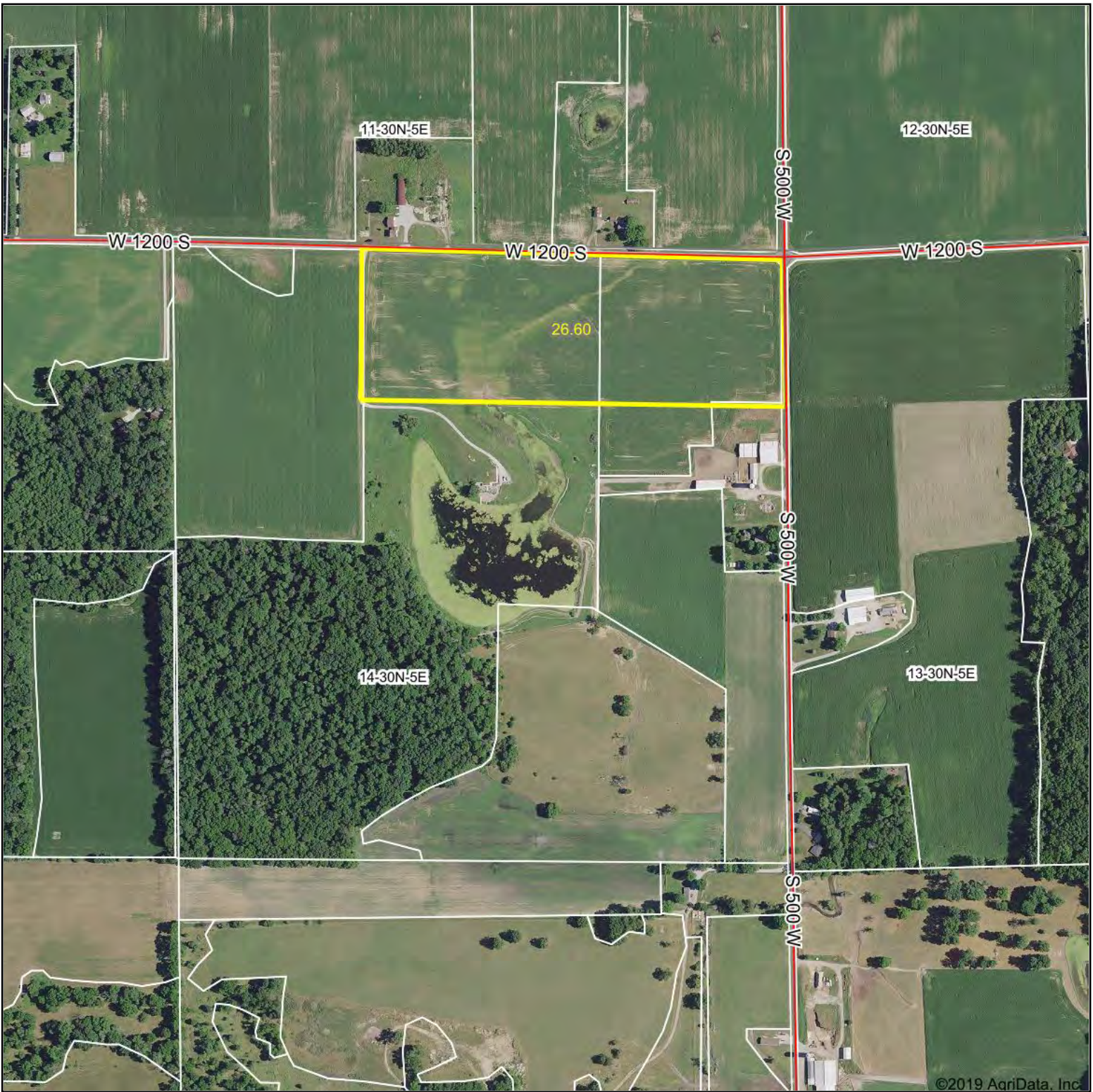
Legend

- 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



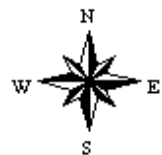
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Map Center: 41° 3' 12.75, -85° 55' 48.55



14-30N-5E
Kosciusko County
Indiana



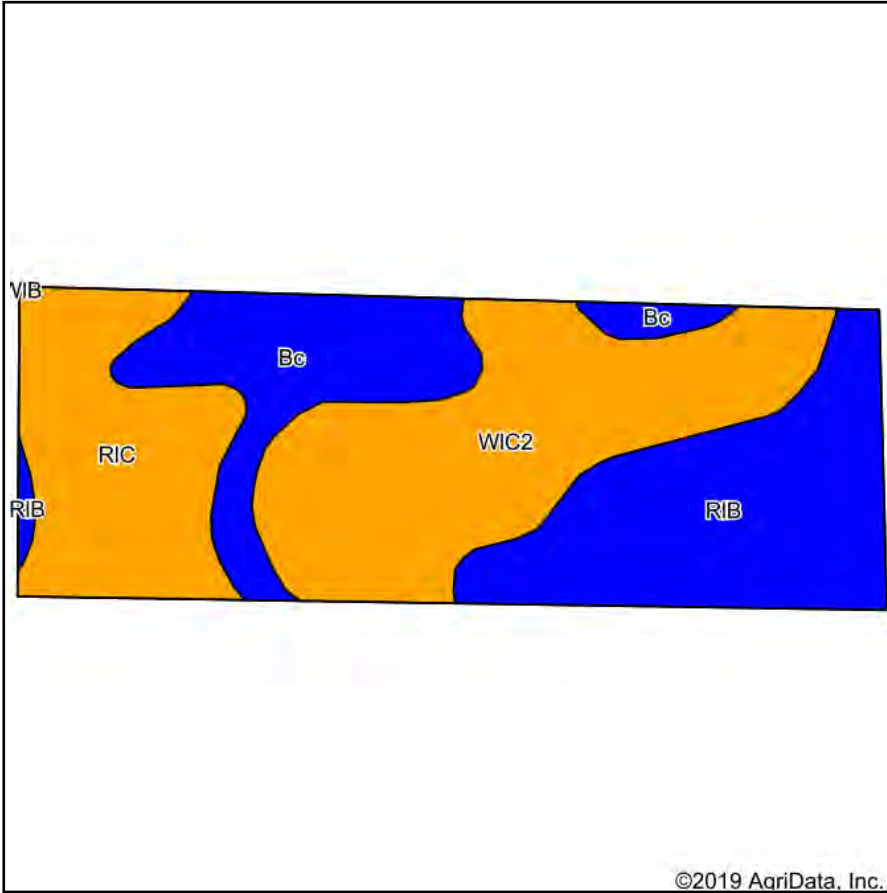
1/22/2020



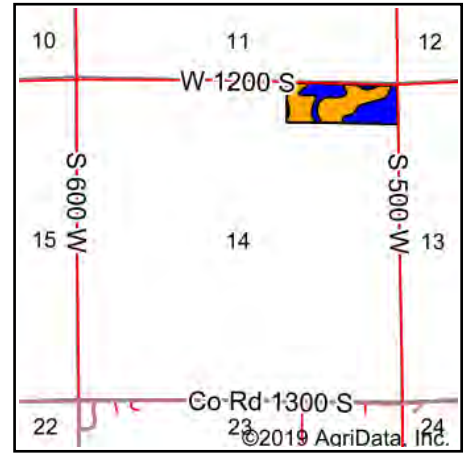
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Field borders provided by Farm Service Agency as of 5/21/2008.

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**

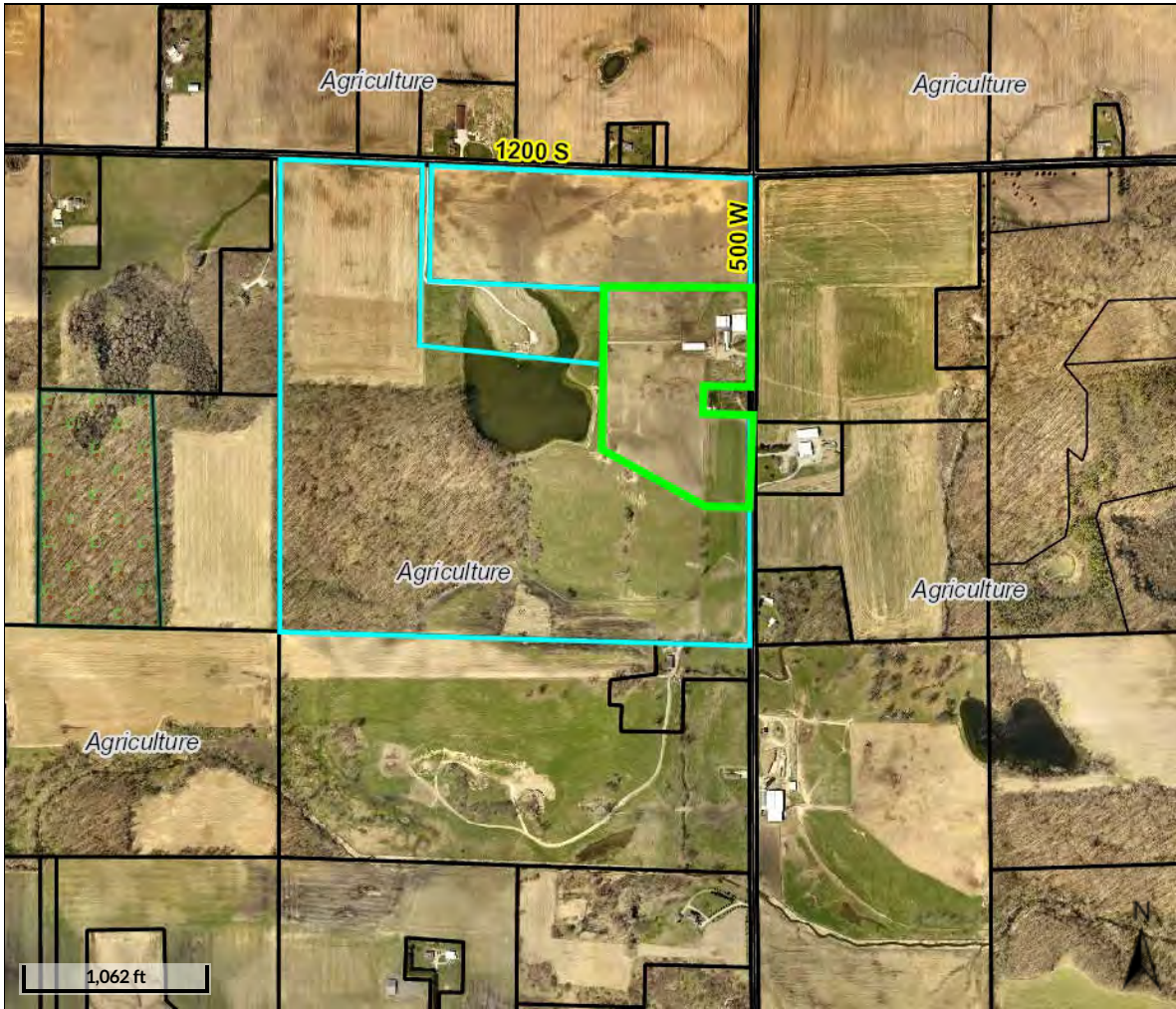


Area Symbol: IN085, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans	Corn	*n NCCPI Soybeans
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	9.19	34.5%		Ille	44	125	54
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	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

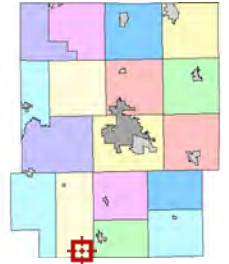
*n: The aggregation method is "Weighted Average using major components"

*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
- ▭ 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



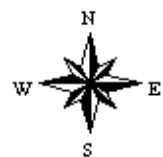
©2019 AgriData, Inc.



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



14-30N-5E
Kosciusko County
Indiana



1/23/2020



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

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

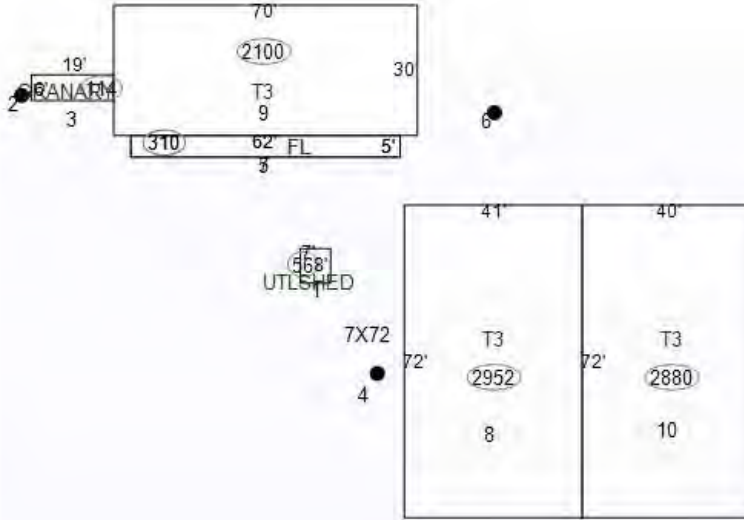
Plumbing

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				

Adjustments

Adjustments	Total Base	Row Type Adj.
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

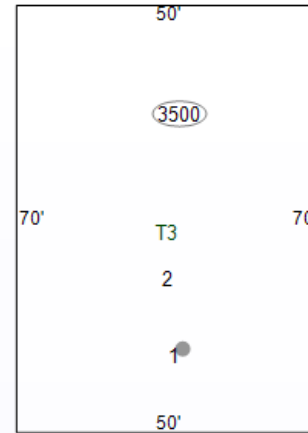
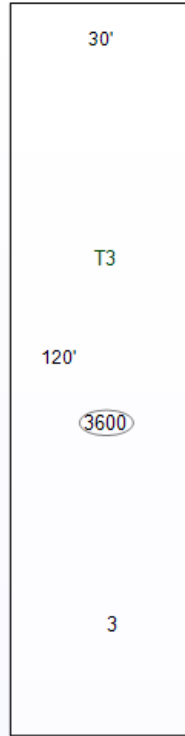
Plumbing

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.

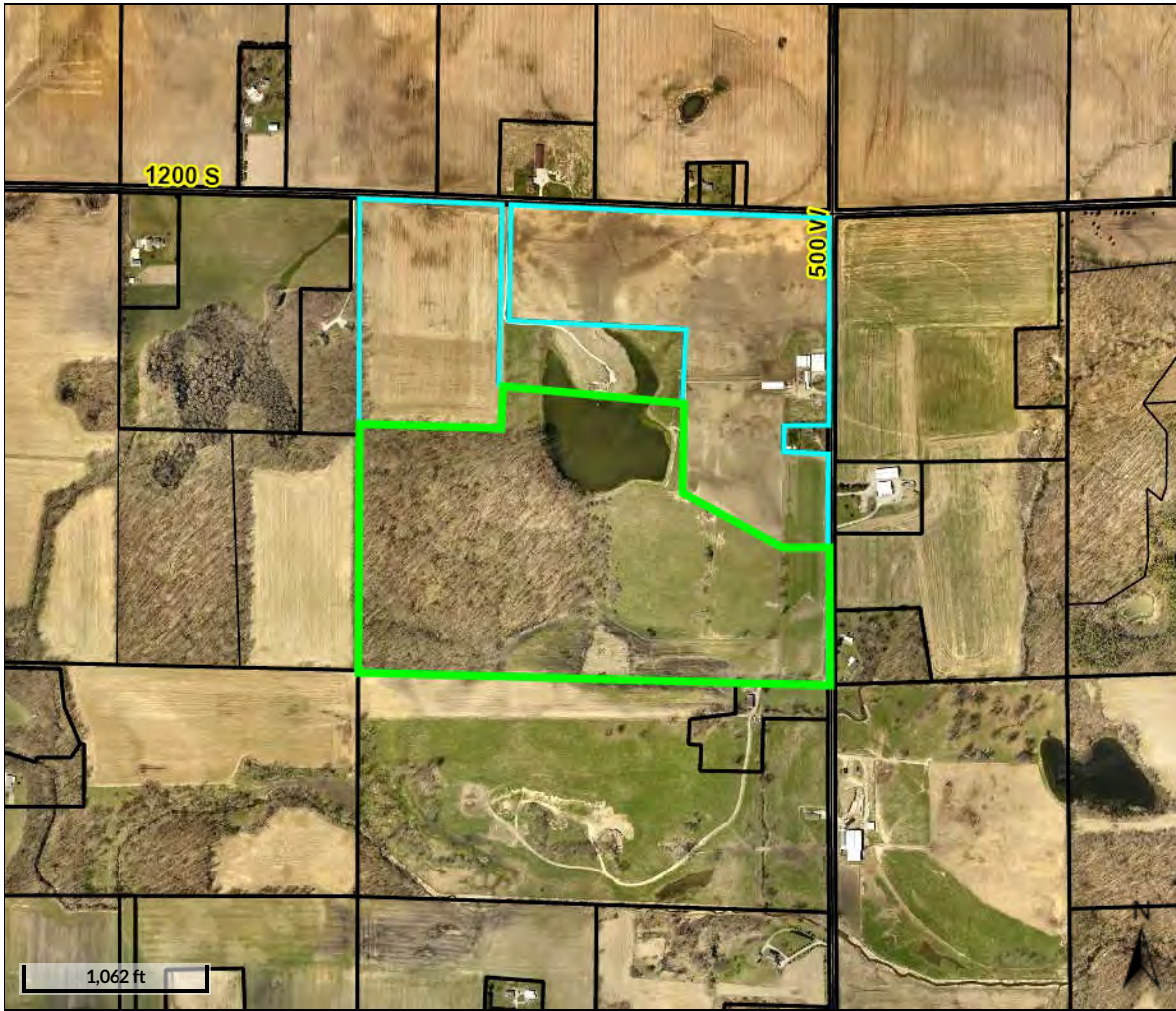
Adjustments

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

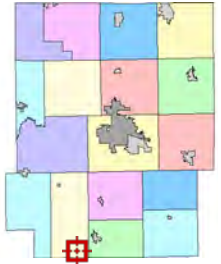
Sub-Total, One Unit	\$0
Sub-Total, 1 Units	
Exterior Features (+)	\$0 \$0
Garages (+) 0 sqft	\$0 \$0
Quality and Design Factor (Grade)	31,489.60
Location Multiplier	0.92
Replacement Cost	\$28,970

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

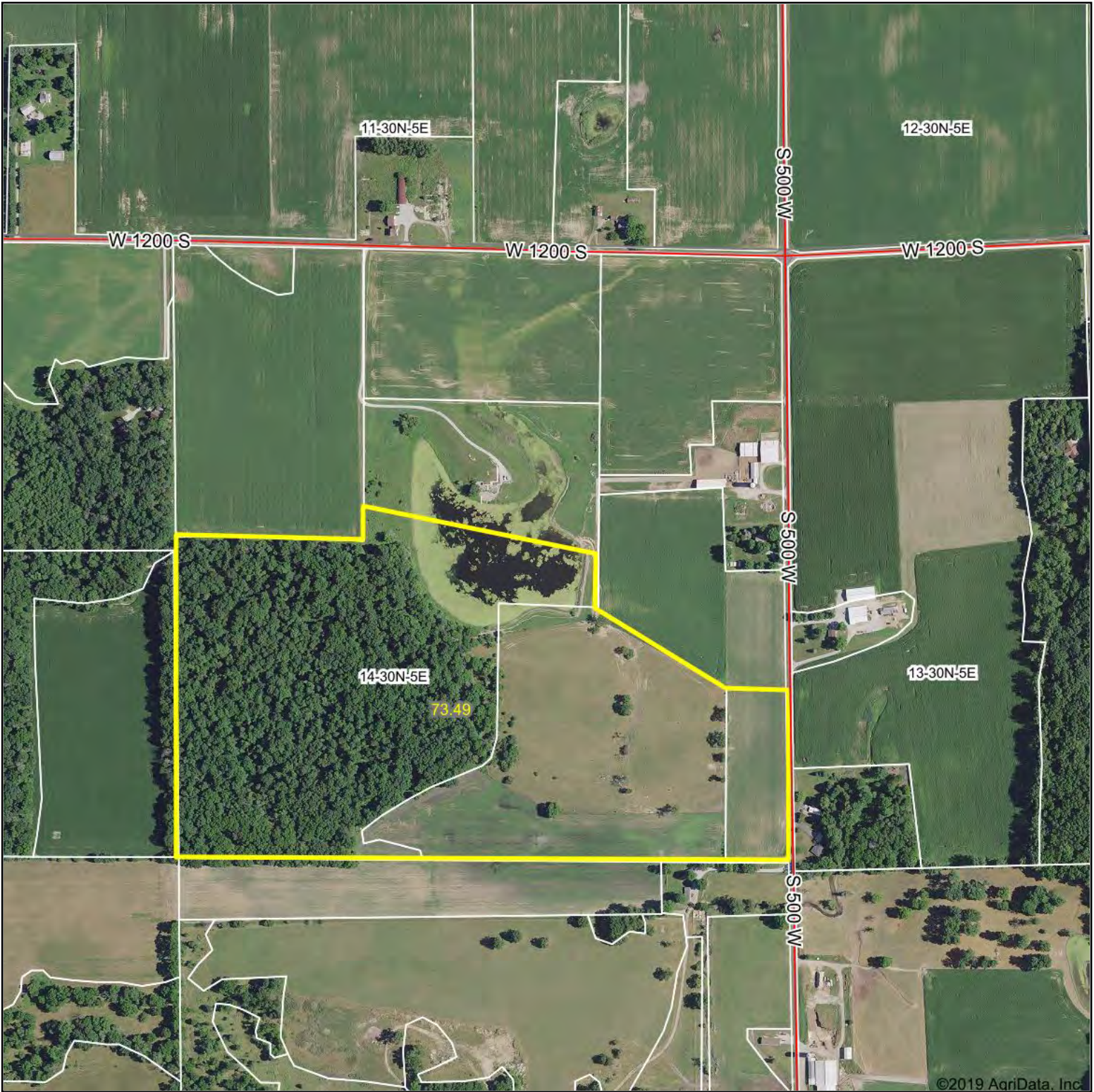
- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

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



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



14-30N-5E
Kosciusko County
Indiana



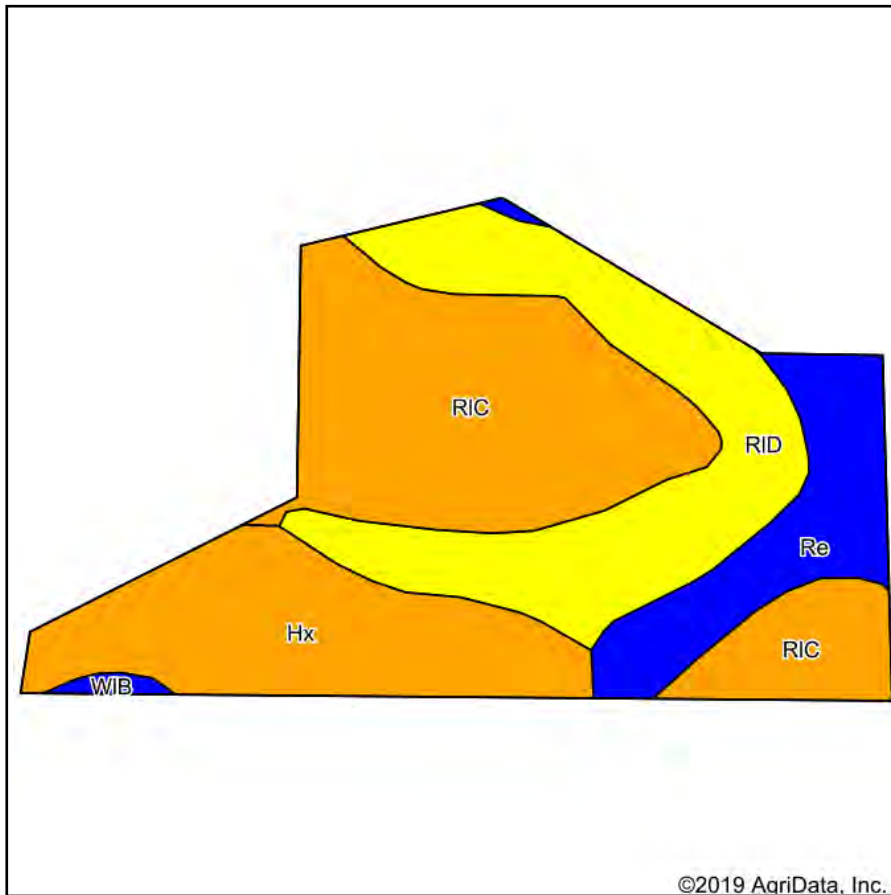
1/22/2020



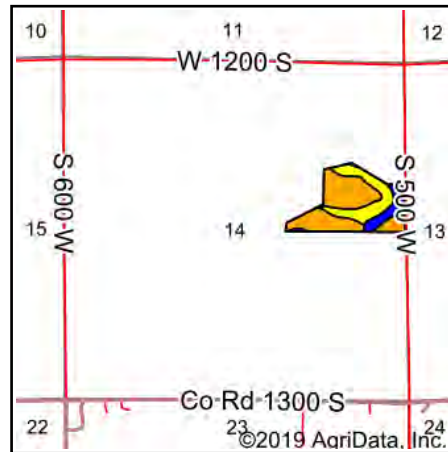
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **14-30N-5E**
 Township: **Seward**
 Acres: **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.

USDA Farm 9247 Tract 1662

Map prepared on: 10/7/2019

Administered by: Kosciusko County, Indiana

CRP

CLU

Kosciusko Co., IN



156.24 Tract acres
93.87 Cropland acres
0 CRP acres

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-10-07 08:18:32



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	22.99	N	2					Y
5	15.87	H	2					Y
8	16.26	N	2					Y
10	29.8	N	2					Y
12	8.95	N	2					Y
18	62.37	H	10					N

**Metzger Auction
Tracts 6, 7, 8 & 9**

Farm 9247 Tract 1662

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS



Abbreviated 156 Farm Record

Metzger Auction Tracts 6, 7, 8 & 9

NOTES

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Tract Number : 1662

Description : E13 B1 NE 1/4 SEC 14 SEWARD TWP 111-L

FSA Physical Location : INDIANA/KOSCIUSKO

ANSI Physical Location : INDIANA/KOSCIUSKO

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : CHRIS J PARKER, TED R PARKER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.24	93.87	93.87	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	93.87	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

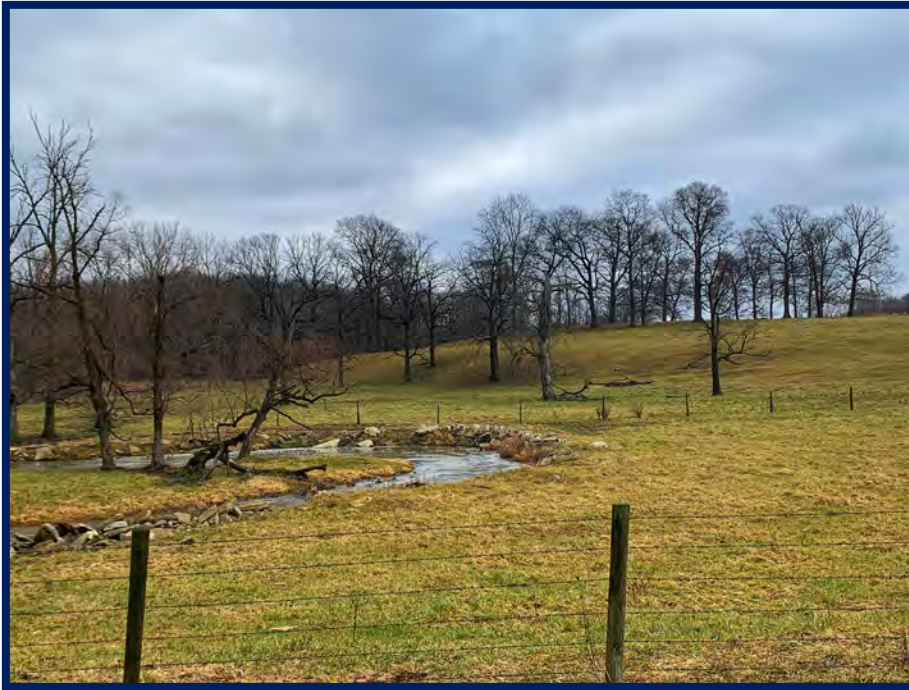
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.56	0.00	54
Corn	44.04	0.00	148
TOTAL	45.60	0.00	

NOTES

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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

Developed by Schneider
 GEOSPATIAL

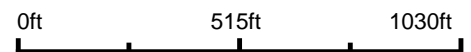
Aerial Map



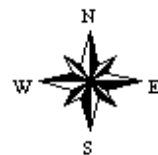
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Map Center: 41° 2' 47.94, -85° 55' 27.24



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

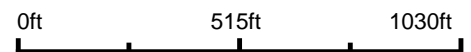
Aerial Map



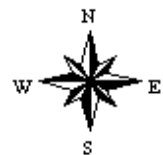
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Map Center: 41° 2' 45.74, -85° 55' 29.45



13-30N-5E
Kosciusko County
Indiana

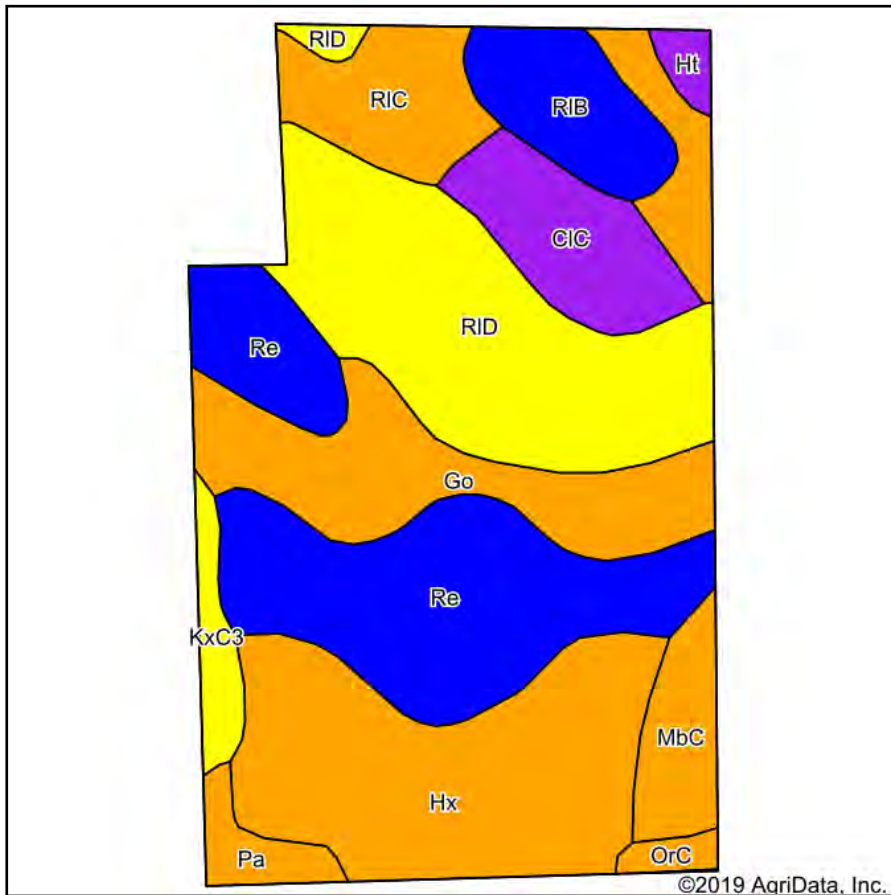


1/23/2020

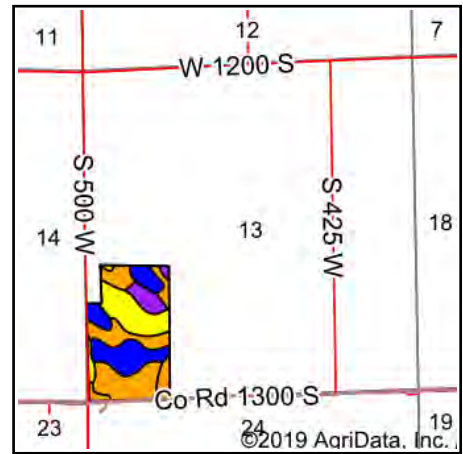


Field borders provided by Farm Service Agency as of 5/21/2008.

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**



Area Symbol: IN085, Soil Area Version: 22
 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	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%		IIIw	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
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
-------------	------	-------

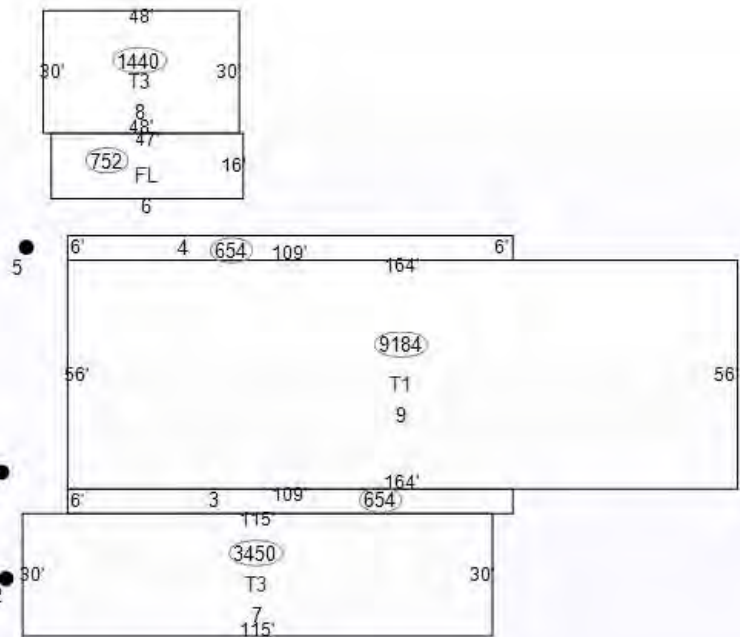
Plumbing

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				

Adjustments

Adjustments	Total Base	Row Type Adj.
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

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, Trench & Bunker	0%	1	Earth	D	1900	1990	29	A		0.92		30' x 154' x 10'	\$18,928	60%	\$7,570	0%	100%	1.180	1.0000	\$8,900
2: Silo R 01	0%	1	SV	C	1979	1979	40	A		0.92		20' x 80'		65%		0%	100%	1.180	1.0000	\$1,000
3: RFX	0%	1		C	2012	2012	7	A		0.92		6'x104'	\$4,692	6%	\$4,410	0%	100%	1.180	1.0000	\$5,200
4: RFX	0%	1		C	2012	2012	7	A		0.92		6'x104'	\$4,692	6%	\$4,410	0%	100%	1.180	1.0000	\$5,200
5: Masonry Wall	0%	1		C	2014	2014	5	A	\$210.0	0.92	\$272.3	108' x 9'	\$27,057	15%	\$23,000	0%	100%	1.000	1.0000	\$23,000
6: Feed Lot Cnpy	0%	1	C	C	2001	2001	18	A		0.92		592 sqft	\$2,380	35%	\$1,550	0%	100%	1.180	1.0000	\$1,800
7: Barn, Pole (T3) R 01	0%	1	T31SO	C	1979	1979	40	A	\$10.88	0.92	\$7.95	30' x -115' x 14'	\$25,233	55%	\$11,350	0%	100%	1.180	1.0000	\$13,400
8: Barn, Pole (T3)	0%	1	T31SO	C	2014	2014	5	A	\$13.17	0.92	\$12.24	30' x 48' x 9'	\$16,219	15%	\$13,790	0%	100%	1.180	1.0000	\$16,300
9: Barn, Dairy (T1)	0%	1		C	2012	2012	7	A	\$30.39	0.92	\$20.28	56' x 164' x 16'	\$171,337	20%	\$137,070	0%	100%	1.180	1.0000	\$161,700

USDA Farm 1163 Tract 1677

Map prepared on: 10/9/2019

Administered by: Kosciusko County, Indiana

CRP

CLU

Kosciusko Co., IN



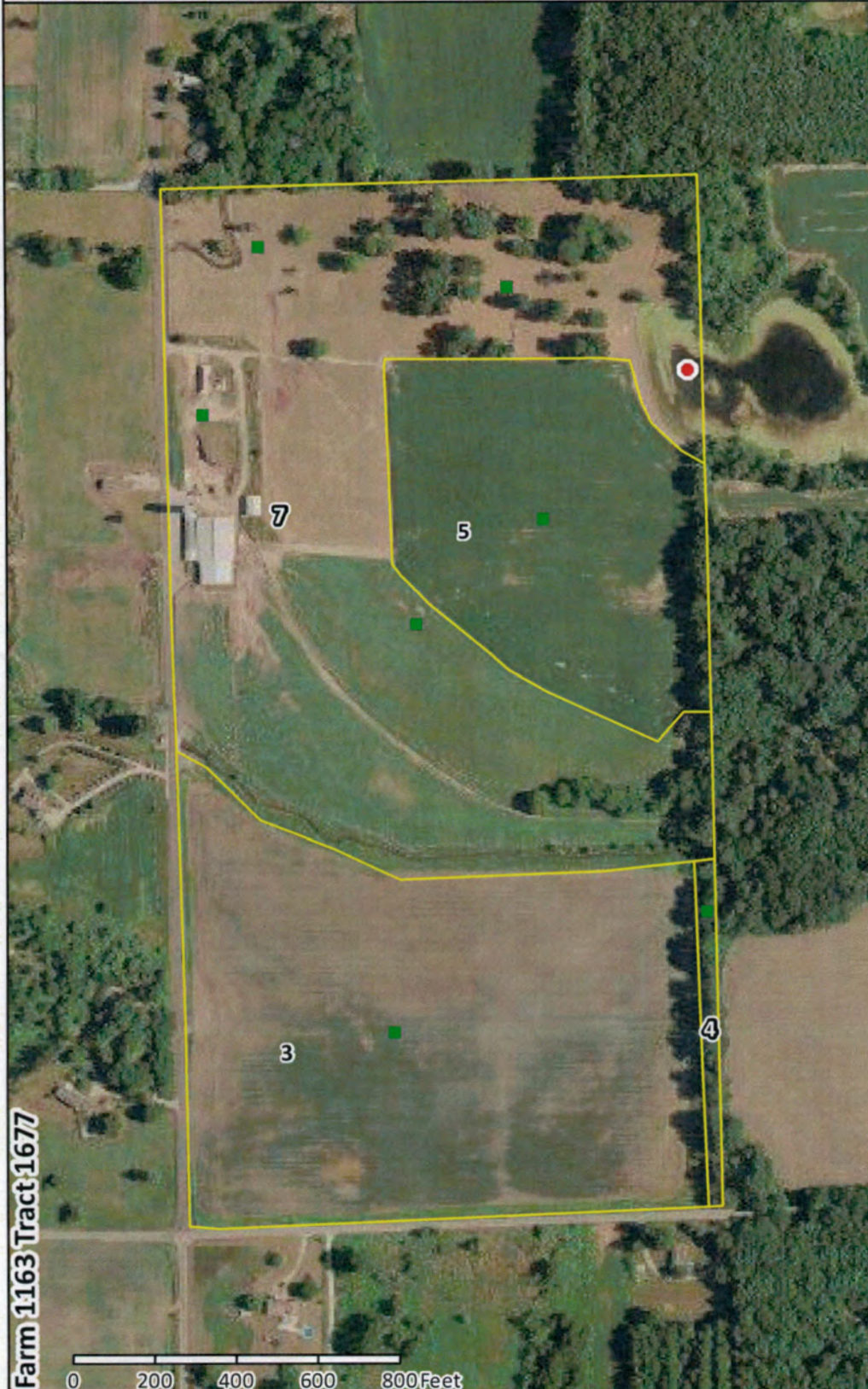
77.11 Tract acres
39.67 Cropland acres
0 CRP acres

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-10-09 08:14:39

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
3	26.26	N	2					Y
4	0.83	H	10					N
5	13.41	N	2					Y
7	36.61	N	10					N



**Metzger Auction Tracts
10 & 11**

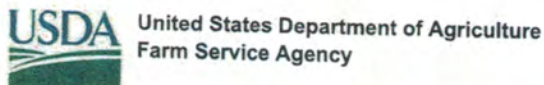
Farm 1163 Tract 1677

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS

Tract Number : 1677
Description : E13 B2 SW 1/4 SEC 13 SEWARD TWP 112-L
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : DAWN PARKER
Other Producers : None

Metzger Auction Tracts 10 & 11

INDIANA
 KOSCIUSKO
 Form: FSA-156EZ



FARM : 1163
Prepared : 2/4/20 11:09 AM
Crop Year : 2020

Abbreviated 156 Farm Record

Tract 1677 Continued ...

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.11	39.67	39.67	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	39.67	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.10	0.00	162
TOTAL	15.10	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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

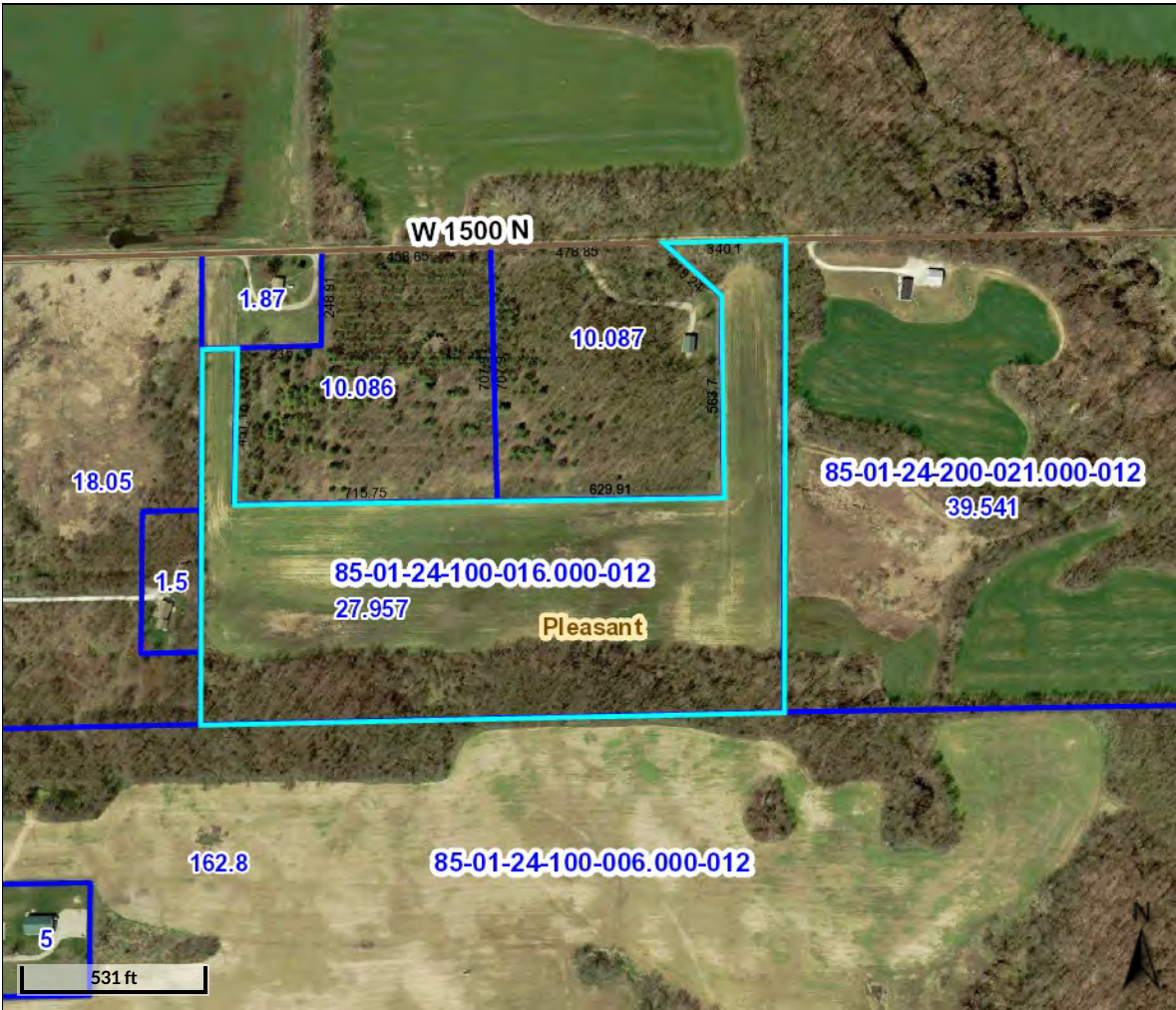
- Country Home on 1.87 Acres
- Brick Ranch featuring 3 Bedrooms, 1.5 Baths, Full Basement
- Great Starter Home, Rental, Downsizing Option or Possible Flip Project!



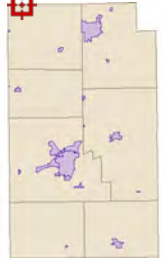
*All Building & Home
Inspections by
Appointment Only!*

Auction Location:







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



Overview



Legend

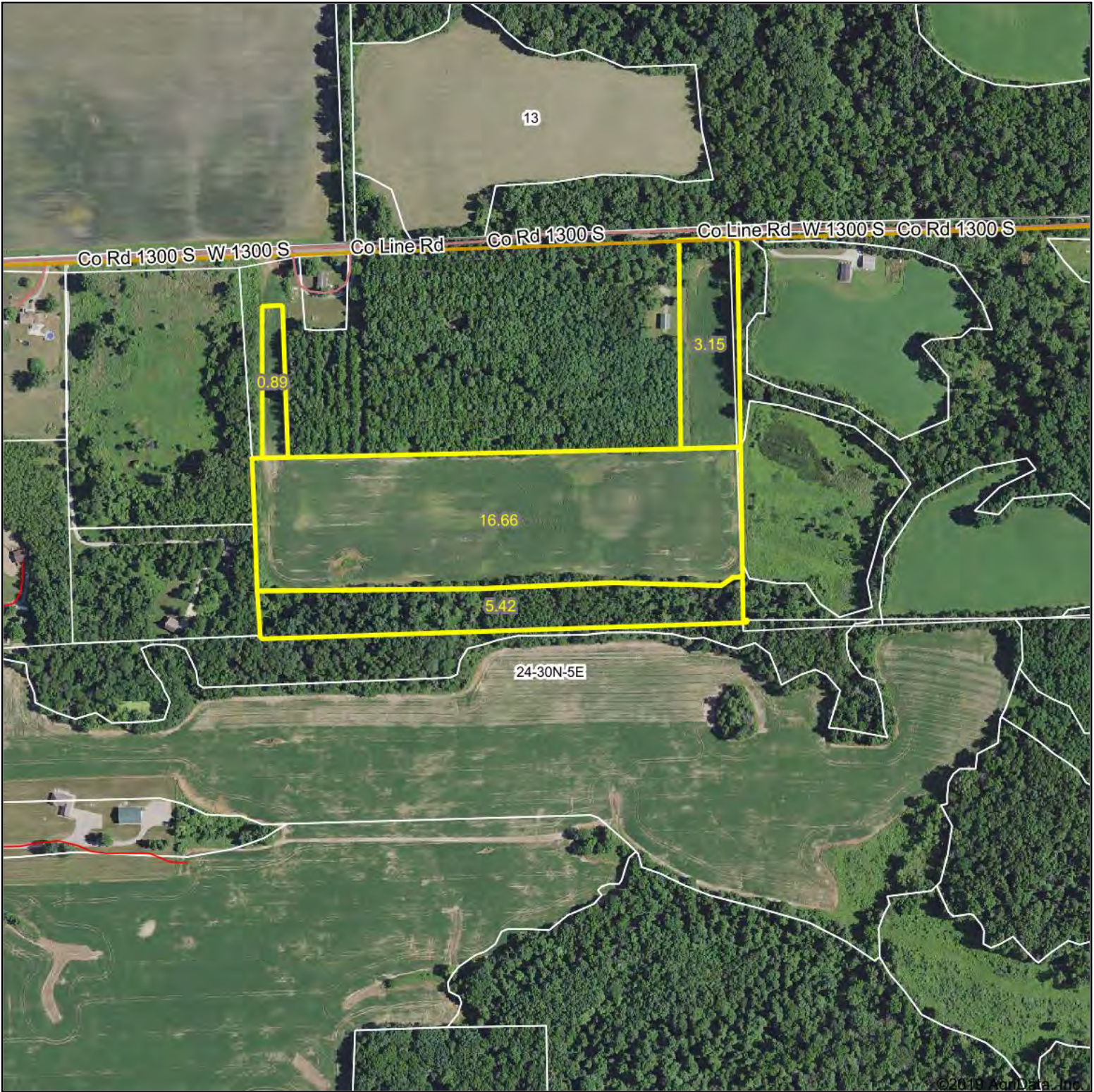
-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

Parcel ID	85-01-24-100-016.000-012	Alternate ID	n/a	Owner Address	PARKER TED R & CHRIS J T / C 1 / 2 INT EA
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
 Last Data Uploaded: 1/21/2020 10:49:08 PM

Developed by  **Schneider**
 GEOSPATIAL

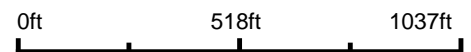
Aerial Map



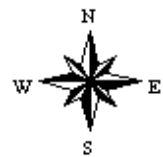
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Map Center: 41° 2' 23.78, -85° 55' 9.27



24-30N-5E
Wabash County
Indiana



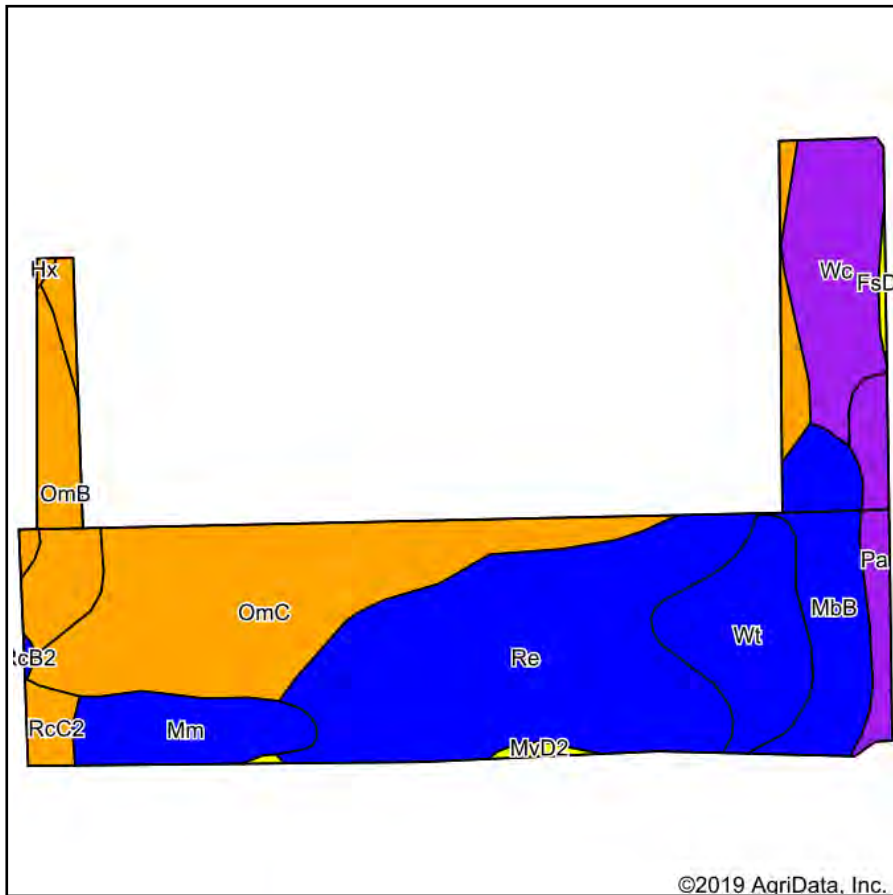
1/23/2020



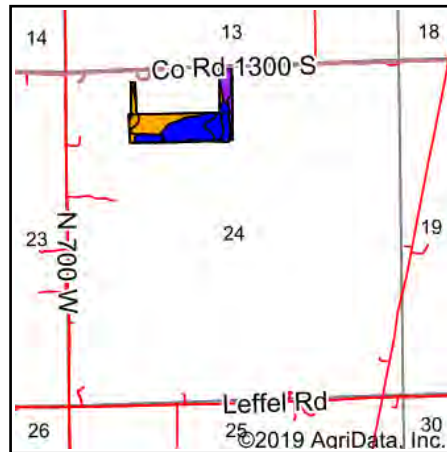
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



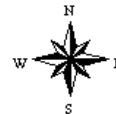
Soils data provided by USDA and NRCS.



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



Maps Provided By:



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.



Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-03-19 09:42:11



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
1	0.86	N	10					N
3	20.53	H	10					N
5	5.02	N	10					N
8	20.74	H	2					Y

Metzger Auction Tract 12

0 170 340 510 680 Feet

Surdex Corporation

Abbreviated 156 Farm Record

Operator Name : JAY PARKER & SONS LLC
 Farms Associated with Operator : 18-085-1163, 18-085-5735, 18-085-8152, 18-085-8529, 18-085-8560, 18-085-9247, 18-085-9378, 18-085-9410
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Metzger Auction Tract 12

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
142.61	89.92	89.92	0.00	0.00	0.00	0.00	0.00	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	89.92	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	35.50	0.00	133	
TOTAL	35.50	0.00		

NOTES

Tract Number : 19825
 Description : In-trans Wabash Co. 18-169
 FSA Physical Location : INDIANA/WABASH
 ANSI Physical Location : INDIANA/WABASH
 BIA Unit Range Number : A1-2A*
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : TED R PARKER, CHRIS J PARKER
 Other Producers : None
 Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
47.15	20.74	20.74	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	20.74	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

Metzger Auction Tract 12

DCP Crop Data


Tract 19825 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	8.64	0.00	133
TOTAL	8.64	0.00	

NOTES

19825 :
19826 :
19827 :
19828 :
19829 :
19830 :
19831 :
19832 :
19833 :
19834 :
19835 :
19836 :
19837 :
19838 :
19839 :
19840 :
19841 :
19842 :
19843 :
19844 :
19845 :
19846 :
19847 :
19848 :
19849 :
19850 :

19851 :
19852 :
19853 :
19854 :
19855 :
19856 :
19857 :
19858 :
19859 :
19860 :
19861 :
19862 :
19863 :
19864 :
19865 :
19866 :
19867 :
19868 :
19869 :
19870 :

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					

Auction Yes	Auctioneer Name CHAD METZGER	Auctioneer License # AC31300015
Owner Name		

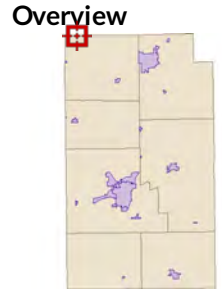
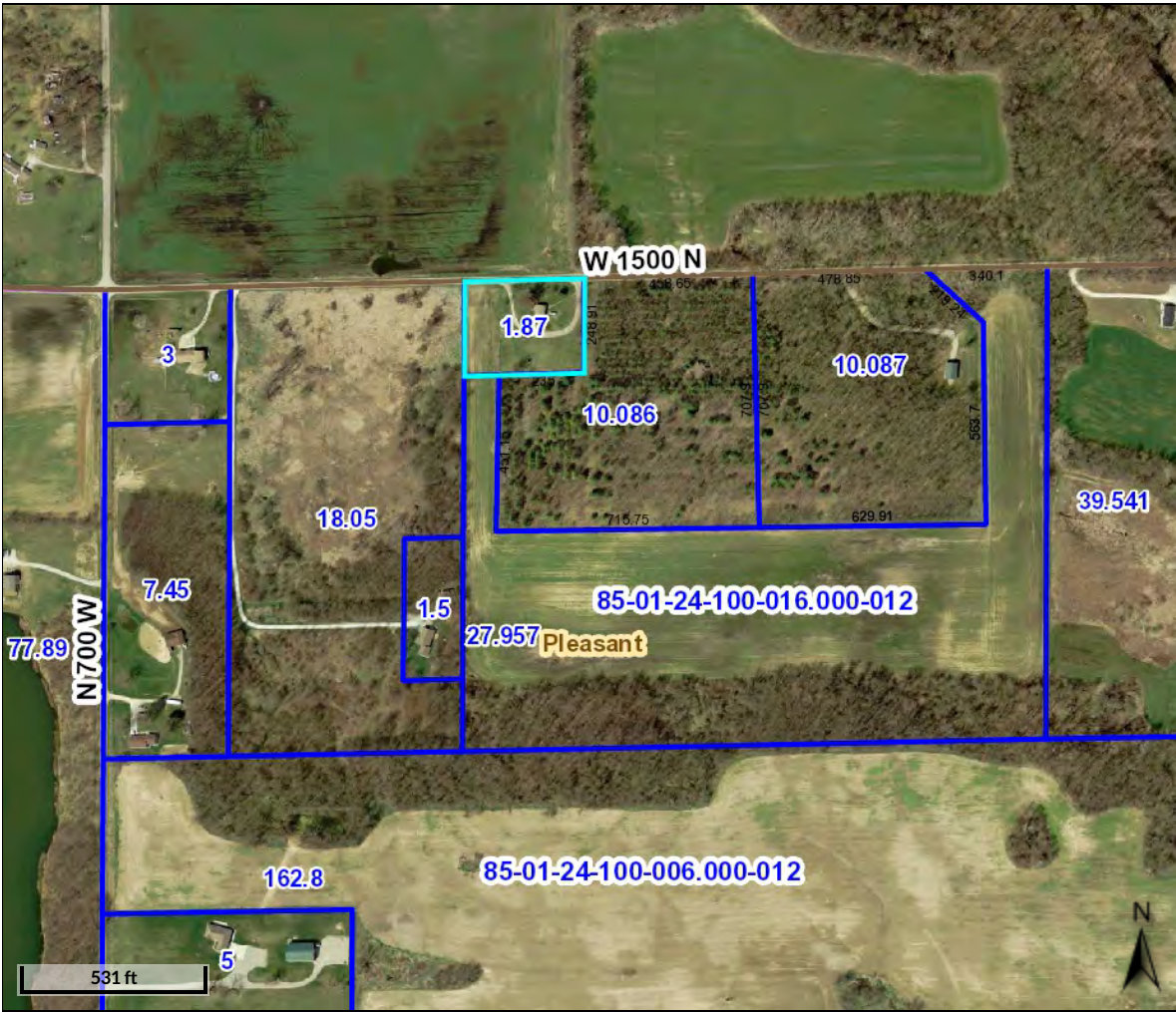
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$1,017.48	Exemptions No Exemptions	Year Taxes Payable 2019
Is Owner/Seller a Real Estate Licensee No	Possession tbd	Assessed Value
List Office Metzger Property Services, LLC - office: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050	List Agent - User Code UP388053395
Agent E-mail chad@metzgerauction.com		
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
 Last Data Uploaded: 1/21/2020 10:49:08 PM

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

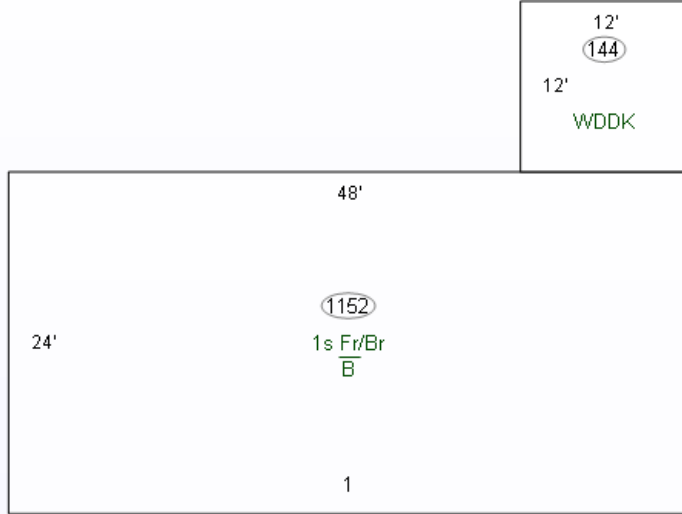
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



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

Specialty Plumbing

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

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

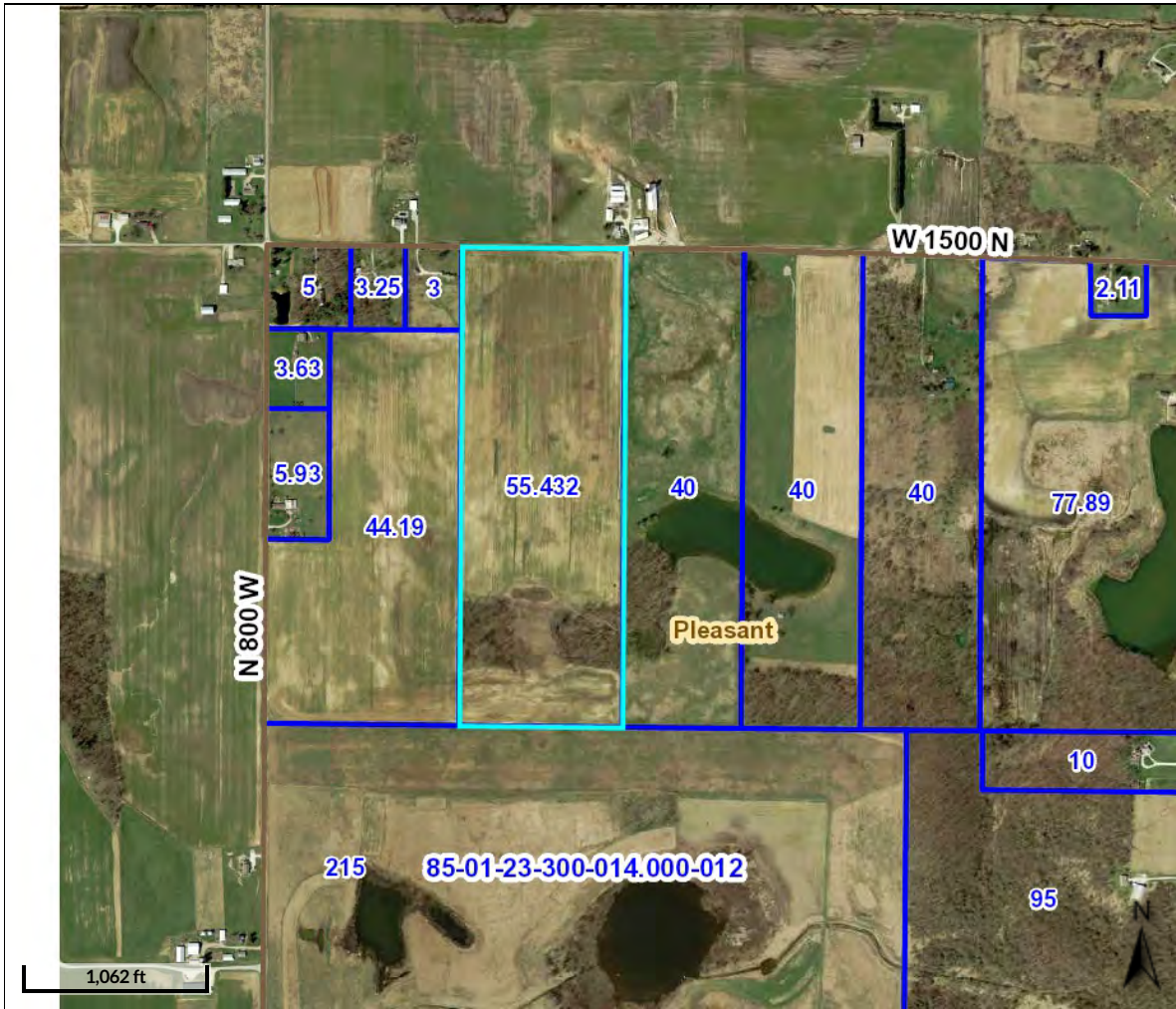
TRACT 15:

- 44.19 Acres
- Tillable Cropland

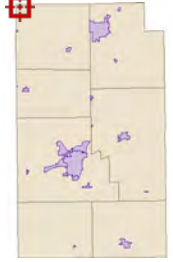


Auction Location:
Silver Lake Fire
Dept.

Saturday,
February 22 at 1pm



Overview



Legend

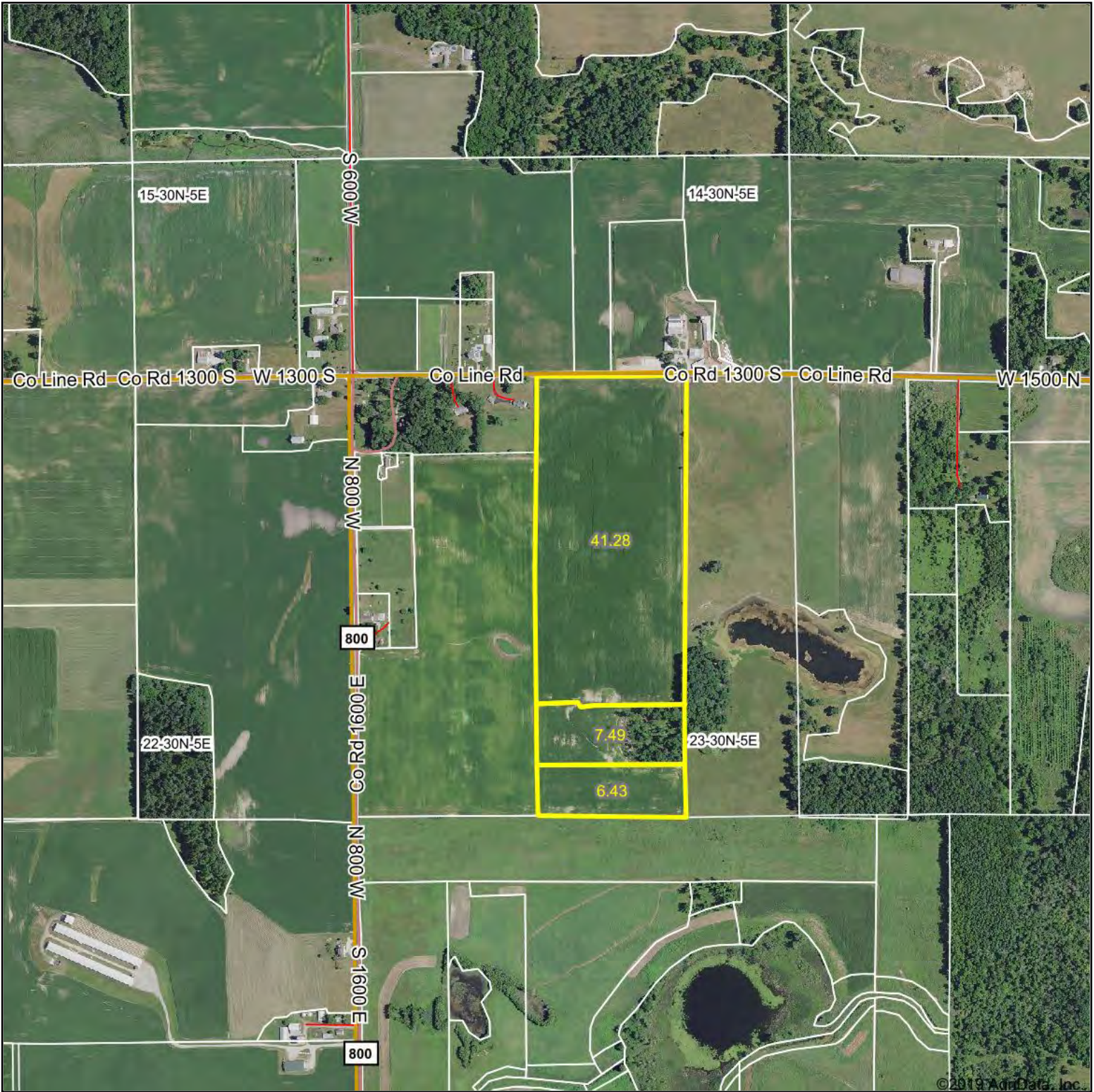
-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

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

Developed by  **Schneider**
GEOSPATIAL

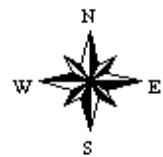
Aerial Map



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



23-30N-5E
Wabash County
Indiana



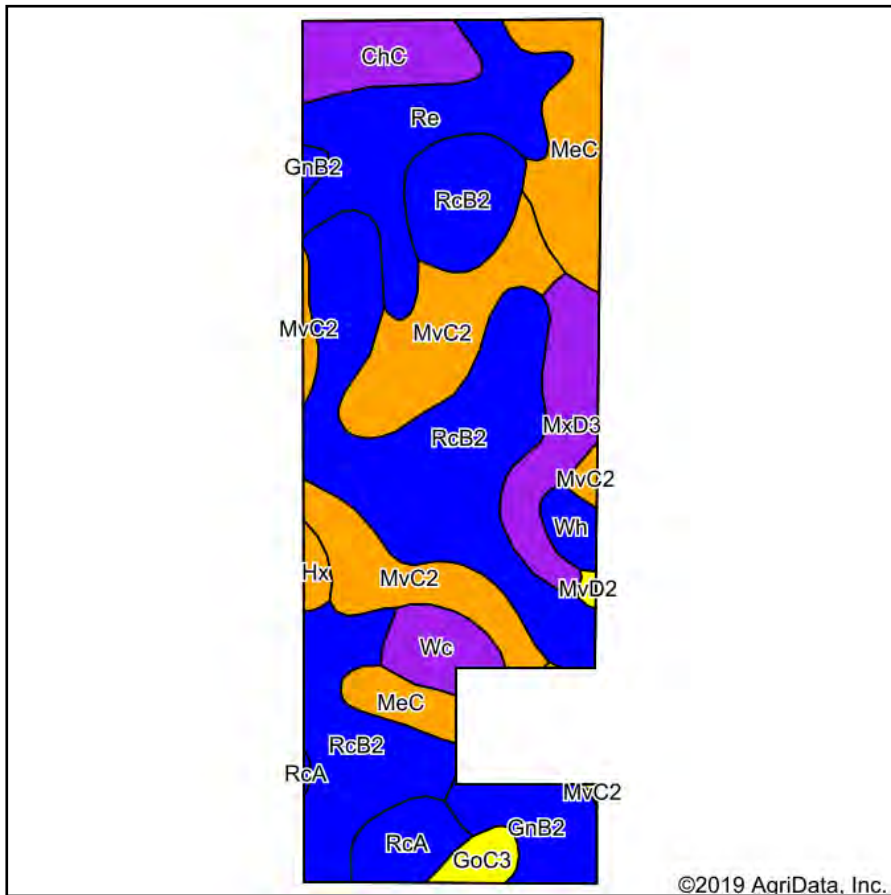
1/23/2020



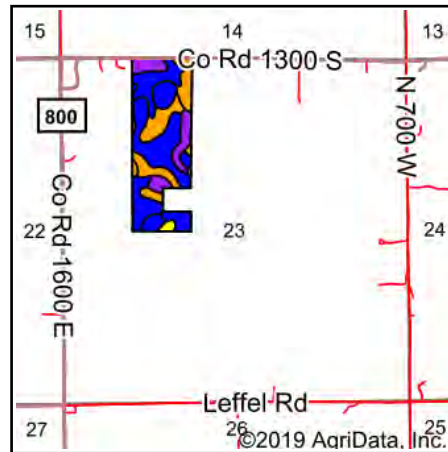
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Field borders provided by Farm Service Agency as of 5/21/2008.

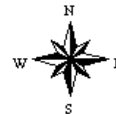
Soils Map



Soils data provided by USDA and NRCS.



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

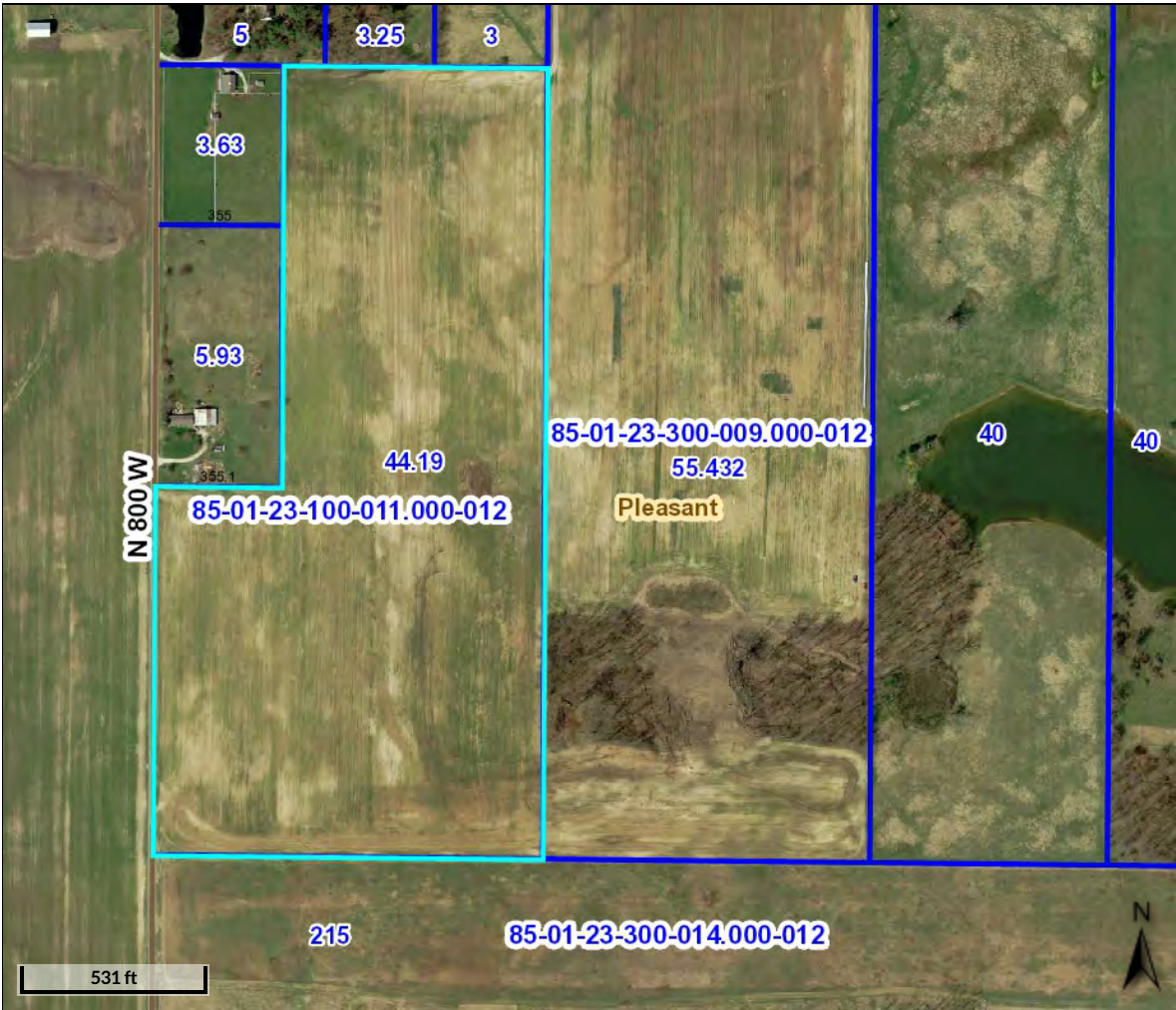


Area Symbol: IN169. Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	19.29	37.3%		IIe	126	44	25
MvC2	Morley silt loam, 6 to 12 percent slopes, eroded	7.99	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

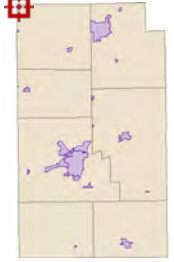
*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method







Soils data provided by USDA and NRCS.



Overview



Legend

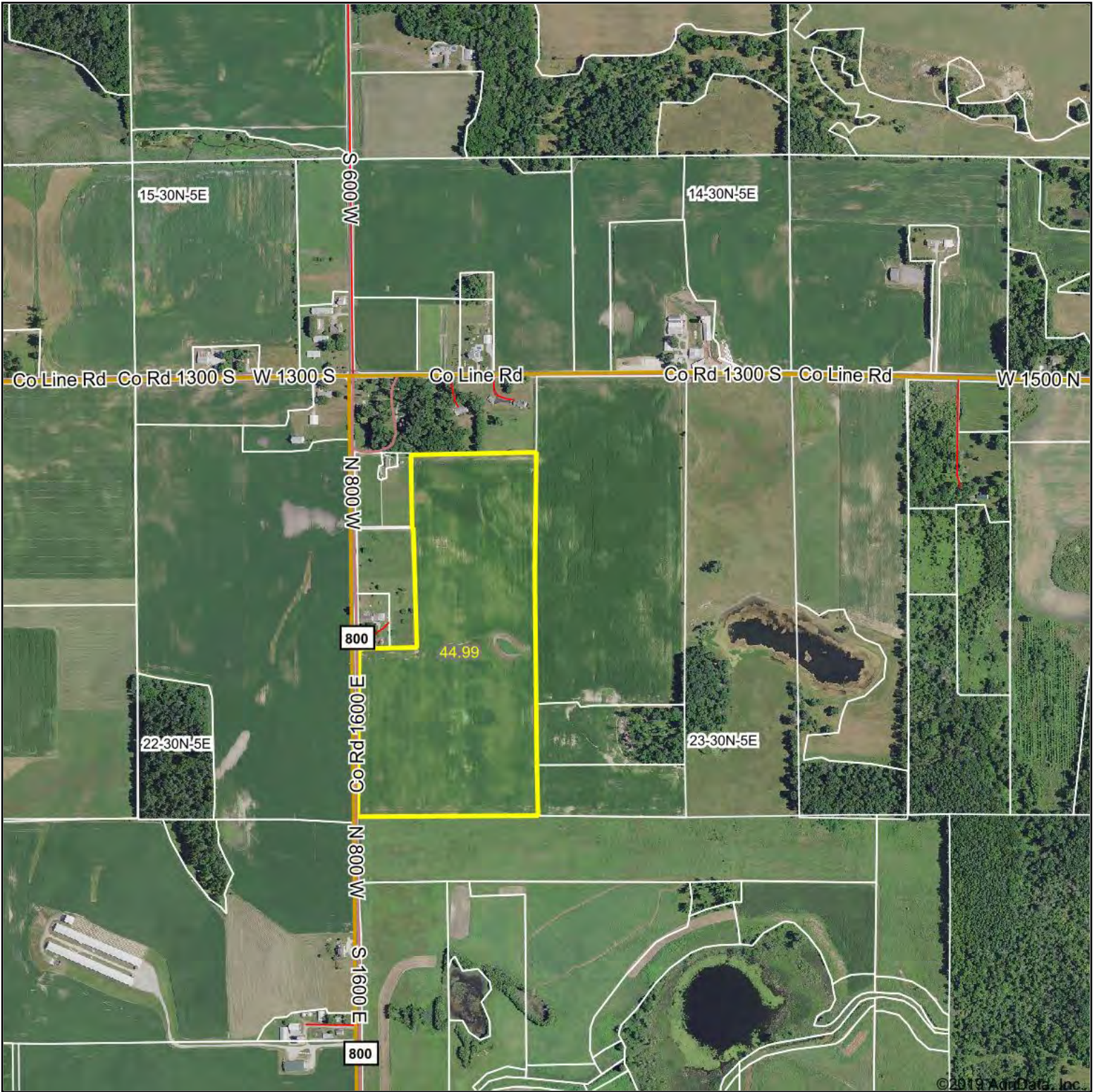
-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

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>				

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

Developed by 

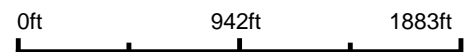
Aerial Map



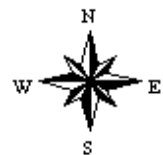
©2019 AgriData, Inc.



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



23-30N-5E
Wabash County
Indiana



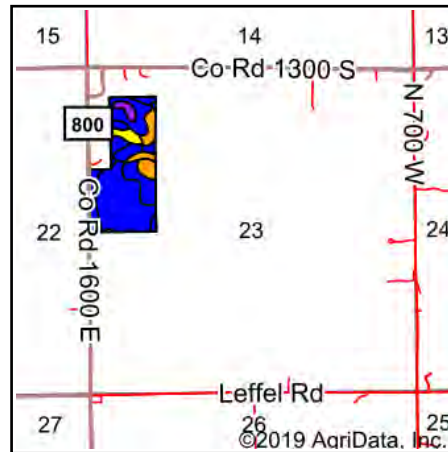
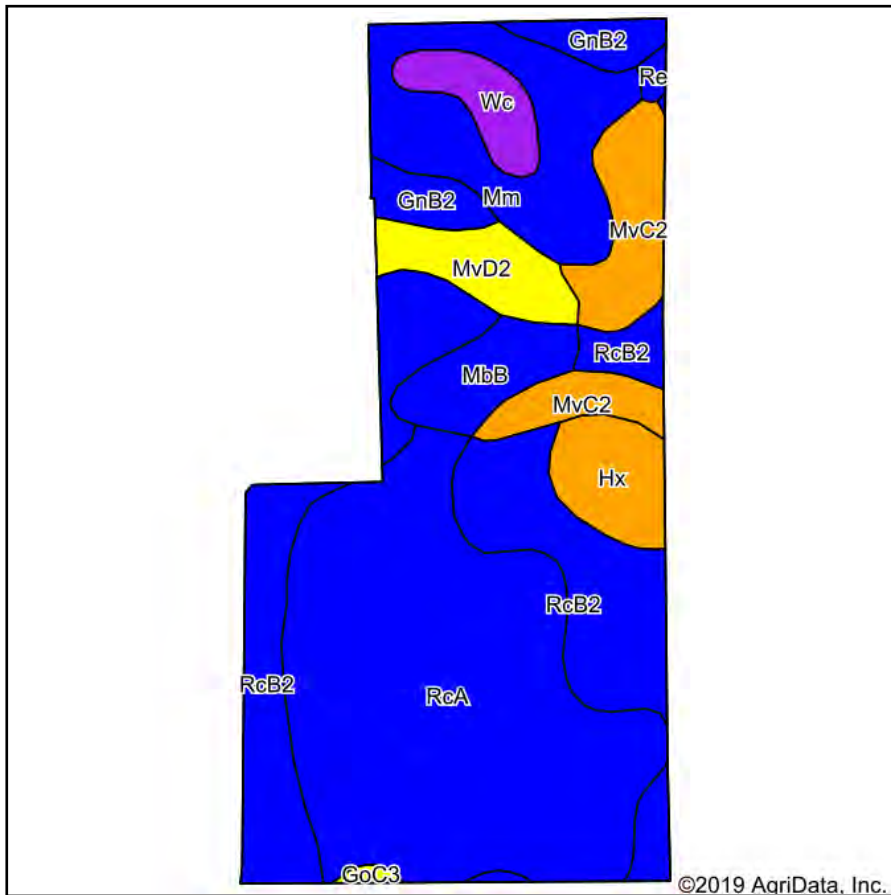
1/23/2020



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

Soils Map



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.

USDA Farm 8152 Tract 19827

Map prepared on: 3/19/2019

Administered by: Kosciusko County, Indiana

CRP

CLU

Wabash Co., IN



55.04 Tract acres

52.41 Cropland acres

0 CRP acres

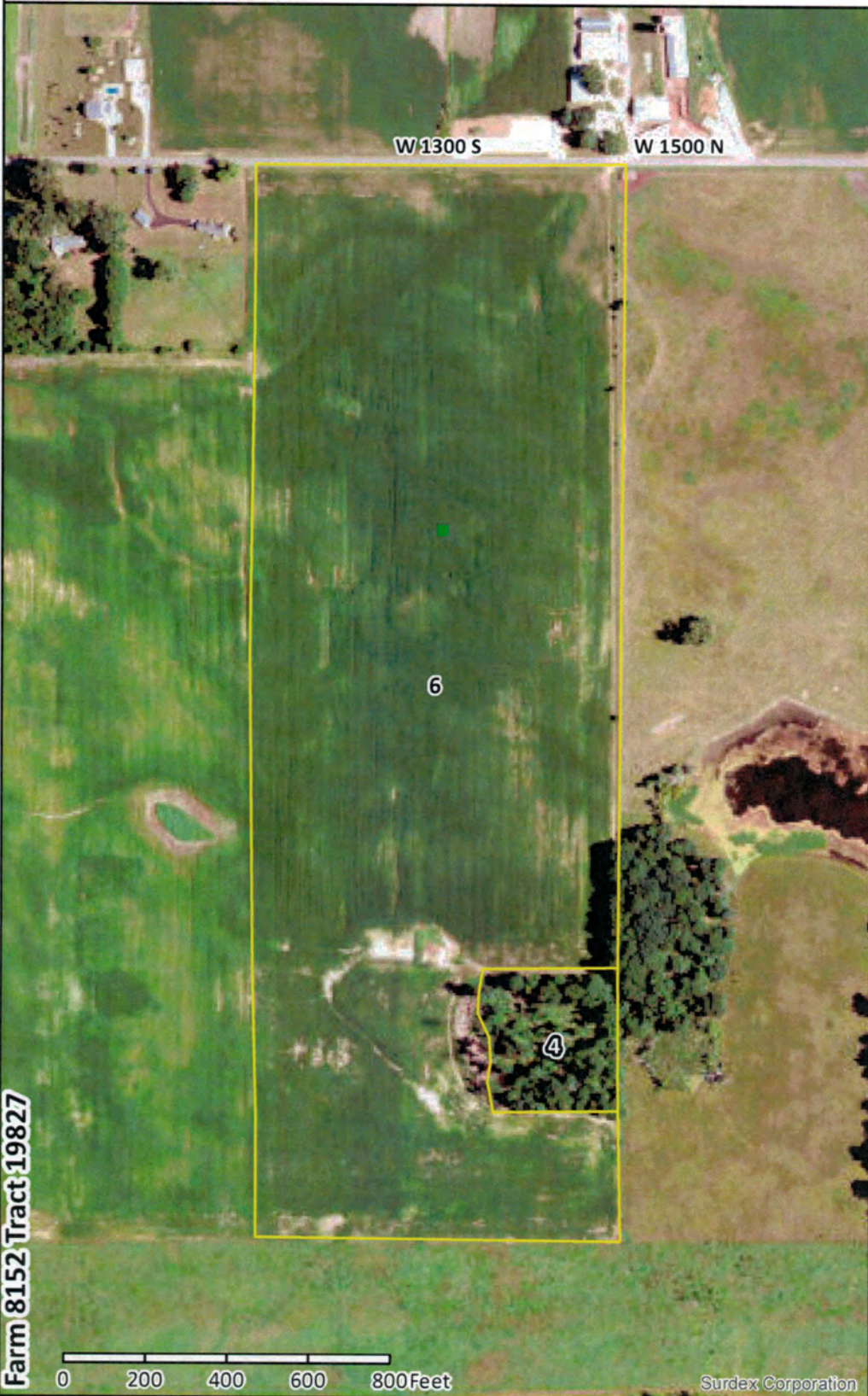
Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-03-19 09:42:11



CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
4	2.63	N	10					N
6	52.41	N	2					Y

Metzger Auction Tract 14

Farm 8152 Tract 19827

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Tract 19827 Continued ...

Metzger Auction Tract 14

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
55.04	52.41	52.41	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	52.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	19.87	0.00	133
TOTAL	19.87	0.00	

NOTES

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

USDA Farm 9247 Tract 19639

Map prepared on: 10/7/2019

Administered by: Kosciusko County, Indiana

CRP

CLU

Wabash Co., IN



44.99 Tract acres

44.99 Cropland acres

0 CRP acres

Wetland Determination Identifiers:

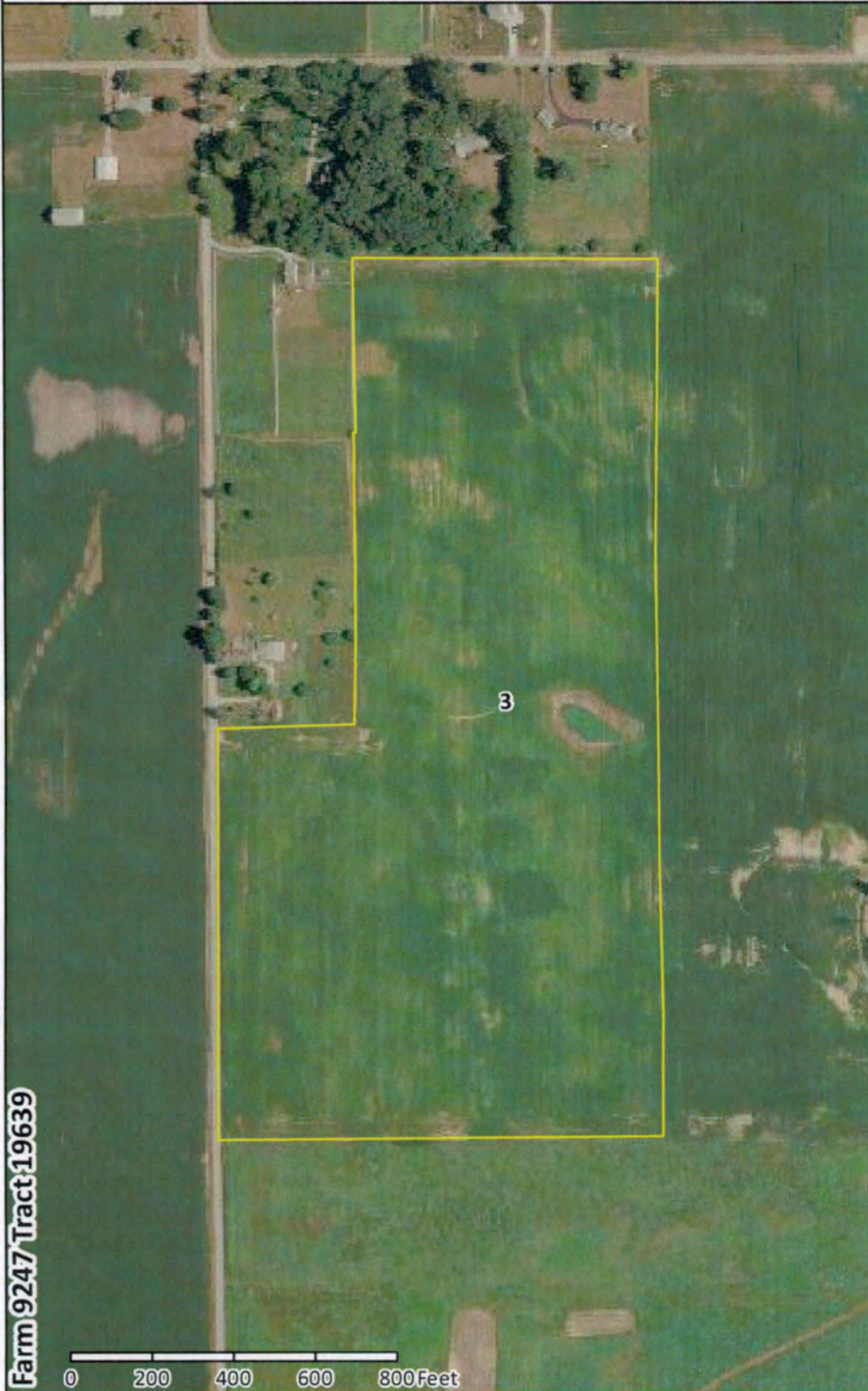
● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-10-07 08:18:32

CLU	Acres	HEL	LC	Contract	Prac	Yr	C	I
3	44.99	N	2					Y



Metzger Auction Tract 15

Farm 9247 Tract 19639

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Abbreviated 156 Farm Record

Metzger Auction Tract 15

Tract Number 19639
Description In trans. Wabash Co. 18169
FSA Physical Location INDIANA/WABASH
ANSI Physical Location INDIANA/WABASH
BIA Unit Range Number Sec. 23
HEL Status NHEL: No agricultural commodity planted on undetermined fields
Wetland Status Wetland determinations not complete
WL Violations None
Owners TED R PARKER, CHRIS J PARKER
Other Producers None
Recon ID None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
44.99	44.99	44.99	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	44.99	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.76	0.00	54
Corn	21.29	0.00	148
TOTAL	22.05	0.00	

TRACT 16 & 17

Henry Twp., Fulton Cty.

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



TRACT 16:

- 74.73 Acres Quality Cropland

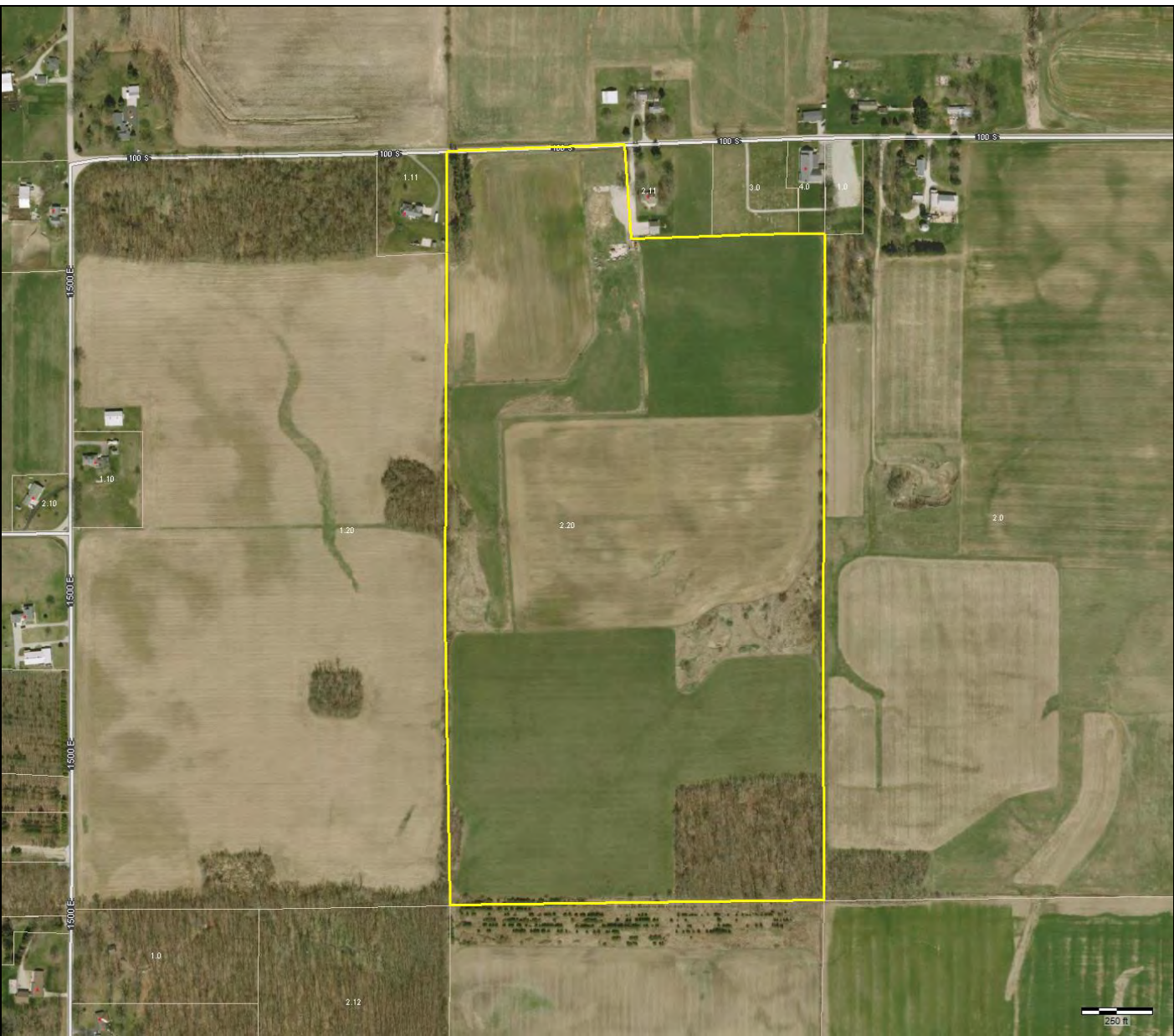
TRACT 17:

- 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.

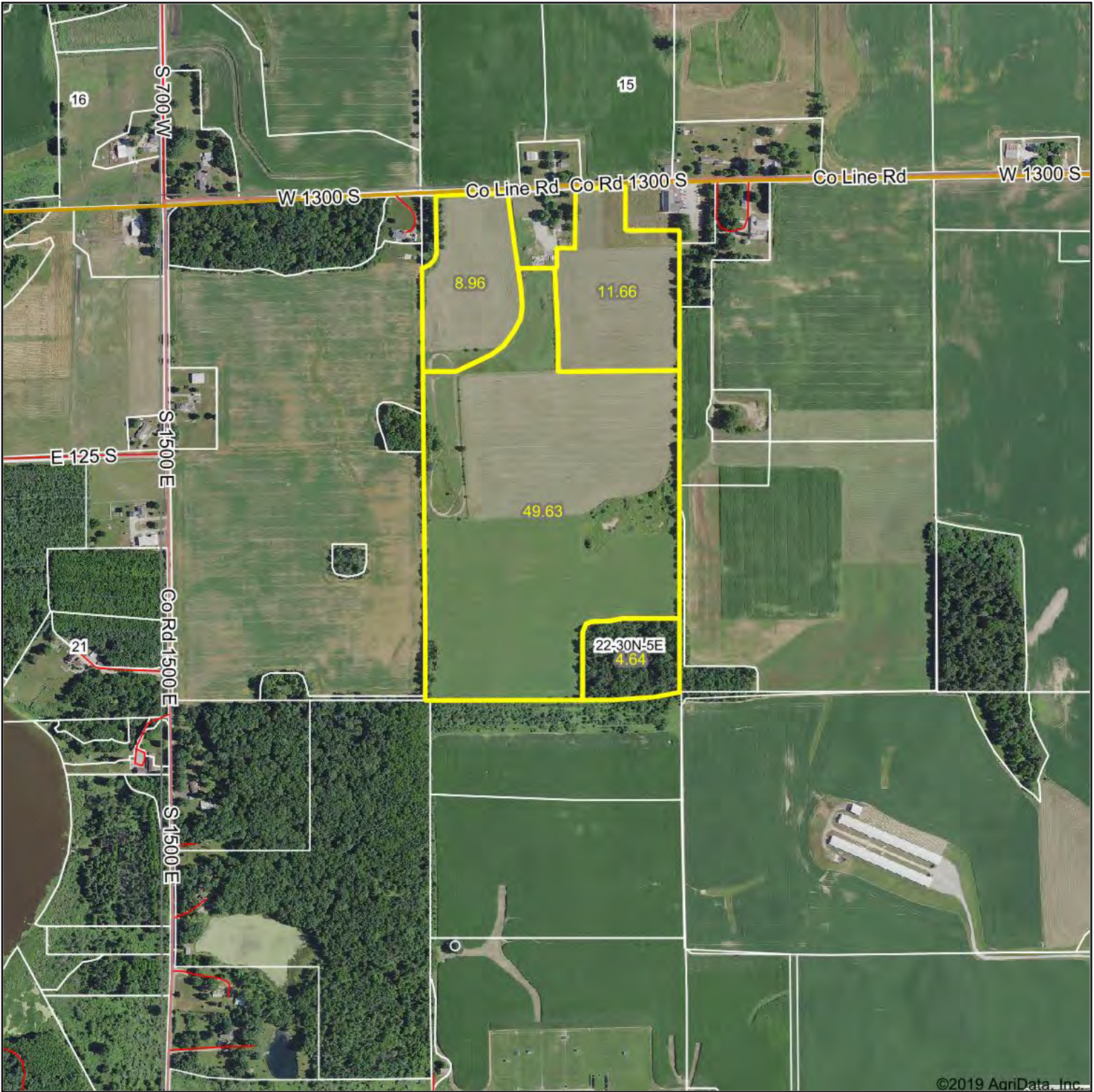
25-09-22-100-002.020-002

- 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



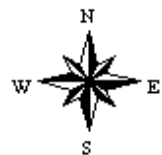
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Map Center: 41° 2' 15.6, -85° 57' 27.61



22-30N-5E
Fulton County
Indiana



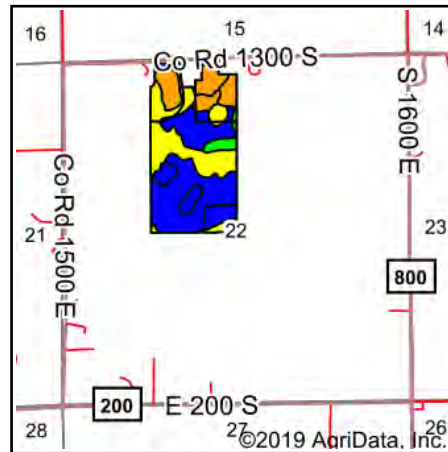
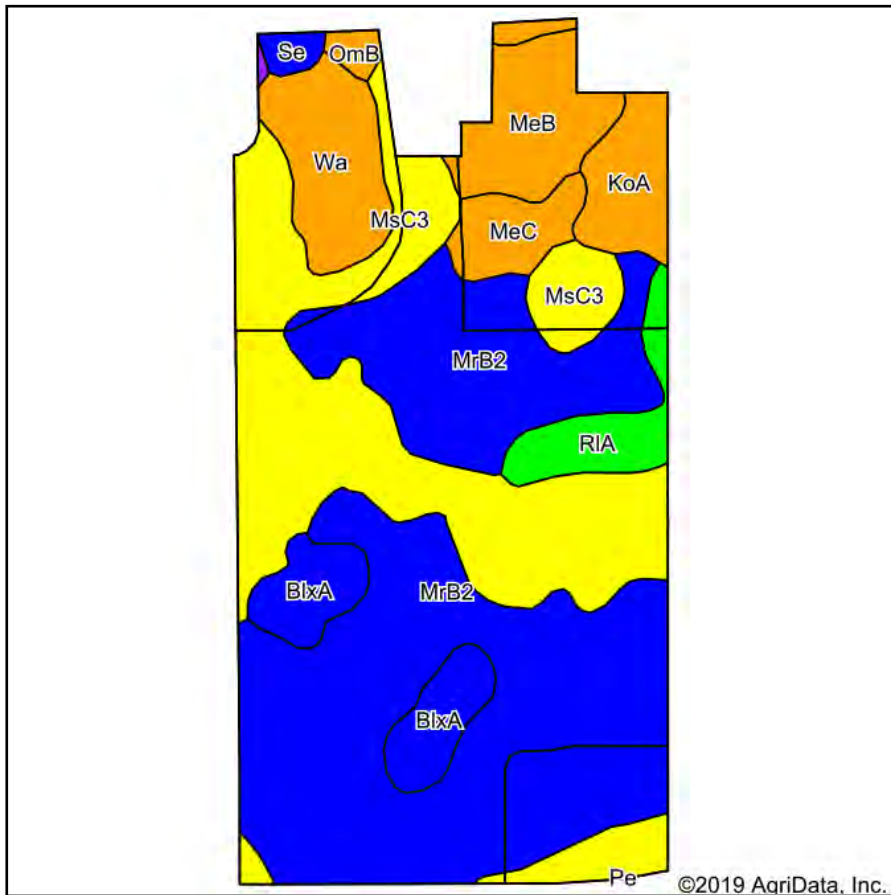
1/23/2020



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

Soils Map



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



Soils data provided by USDA and NRCS.

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%	Blue	Ile	128	41	25
MsC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	20.65	27.6%	Yellow	IVe	105	37	22
Wa	Wallkill silt loam	4.21	5.6%	Orange	IIIw	175	49	80
MeB	Metea loamy sand, 2 to 6 percent slopes	3.89	5.2%	Orange	IIIe	110	39	44
BlxA	Blount loam, interlobate moraines, 0 to 2 percent slopes	3.82	5.1%	Blue	IIw	142	52	49
KoA	Kosciusko-Ormas complex, 0 to 2 percent slopes	2.62	3.5%	Orange	IIIs	91	32	46
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	2.51	3.4%	Green	Ie	141	49	60
MeC	Metea loamy sand, 6 to 12 percent slopes	2.00	2.7%	Orange	IIIe	100	35	43
OmB	Ormas loamy sand, 2 to 6 percent slopes	0.76	1.0%	Orange	IIIe	90	32	36
Se	Sebewa sandy clay loam	0.49	0.7%	Blue	IIw	160	44	56
PIC	Plainfield sand, 6 to 12 percent slopes	0.06	0.1%	Purple	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.

USDA Farm 9247 Tract 19579

Map prepared on: 10/7/2019

Administered by: Kosciusko County, Indiana

CRP

CLU

Fulton Co., IN



77.57 Tract acres
70.22 Cropland acres
0 CRP acres

Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2019-10-07 08:18:32



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
1	49.6	H	2				Y
2	11.66	H	2				Y
5	8.96	H	2				Y
6	2.3	N	10				N
7	4.53	N	10				N
8	0.52	N	10				N

Metzger Auction Tract 16

Farm 9247 Tract 19579

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Abbreviated 156 Farm Record

Metzger Auction Tract 16

Tract Number 19579

Description In-tran 18049

FSA Physical Location INDIANA/FULTON

ANSI Physical Location INDIANA/FULTON

BIA Unit Range Number O71A

HEL Status HEL field on tract.Conservation system being actively applied

Wetland Status Wetland determinations not complete

WL Violations None

Owners CHRIS J PARKER, TED R PARKER

Other Producers None

Recon ID None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.57	70.22	70.22	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	70.22	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	1.18	0.00	54
Corn	33.23	0.00	148
TOTAL	34.41	0.00	

NOTES



Map prepared on: 12/6/2018
 9.07 Tract acres
 7.34 Cropland acres
 0 CRP acres

- CRP
- CLU

Wetland Determination Identifiers:
● Restricted Use
▼ Limited Restrictions **Fulton Co., IN**
■ Exempt from Conservation Compliance Provisions



Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2018-12-06 08:13:36



CLU	Acres	HEL	LC	Contract	Prac	Yr	C I
3	7.34	N	2				Y
12	1.73	U	10				N

Metzger Auction Tract 17

0 170 340 510 680 Feet

Surdex Corporation

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See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : JAY PARKER & SONS LLC
Farms Associated with Operator : 18-085-1163, 18-085-5735, 18-085-8152, 18-085-8529, 18-085-8560, 18-085-9247, 18-085-9378, 18-085-9410
CRP Contract Number(s) : None
Recon ID : None
Transferred From : 2019-18-049-0005576
ARCPLC G//F Eligibility : Eligible

Metzger Auction Tract 17

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
9.07	7.34	7.34	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	7.34	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	None	WHEAT, CORN, SOYBN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.20	0.00	37	
Corn	5.90	0.00	90	
Soybeans	0.20	0.00	42	
TOTAL	6.30	0.00		

NOTES

Tract Number : 20823
Description : 34-30-5
FSA Physical Location : INDIANA/FULTON
ANSI Physical Location : INDIANA/FULTON
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : JAY PARKER & SONS LLC
Other Producers : None
Recon ID : None

Metzger Auction Tract 17

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
9.07	7.34	7.34	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	7.34	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

Tract 20823 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.20	0.00	37
Corn	5.90	0.00	90
Soybeans	0.20	0.00	42
TOTAL	6.30	0.00	

NOTES

Empty box for notes.

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