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**PROVIDING PROFESSIONAL AUCTION,
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Metzger
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CHAD METZGER, CAI, CAGA

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...GENERATION AFTER GENERATION

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

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October 5, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 30^{+/-} Acres offered in 2 Tracts on Thursday, October 29, 2020. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, aerial map, record cards and the terms and conditions for the auction. If you have any questions or would prefer a private tour of the property, please do not hesitate to contact Tim Pitts: 1-317-714-0432 or the office at 260.982.0238. You can also email tiff@metzgerauction.com if that is easier for you.

We look forward to seeing you on Thursday, October 29 at 6:30 pm at the Matchett Event Center: 805 N. Harris St., Bourbon, Indiana. The Auction will Begin at 6:30 pm!

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

30^{+/-} Acres Being Offered in 2 Tracts!
Cropland • Building Sites • Marshall County

Auction

Thursday,
Oct. 29
6:30 PM

**13800 Elm Rd.,
Bourbon, IN**



**30.92 Acres of quality
cropland located 1 Mile
southwest of Bourbon, IN**

- **Quality Cropland**
- **Potential Building Site**

**Auction Manager:
Tim Pitts**
317-714-0432



**Auction
Location:
Matchett
Event Center,
805 N. Harris St.,
Bourbon, IN**



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau

260-982-0238

30 **ACRES**
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Tract 2
2 Acres

Tract 1
28.92 Acres

REAL ESTATE TERMS

30+/- ACRE LAND AUCTION

This property will be offered at Auction on Thursday, October 29, 2020, 6:30 pm at the Matchett Event Center. This property will be offered in individual tracts & the entirety. Your bid constitutes a legal offer to purchase and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% down 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 18, 2020. Possession will be after the current tenant's rights to the 2020 harvest. The Sellers will receive the 2020 farm income and will pay the 2020 due in 2021 taxes with the buyer(s) to assume the 2021 due in 2022 taxes and all taxes due thereafter. Real estate taxes for the entirety in 19' due in 20' were approximately \$771.52. Metzger Property Services LLC, Chad Metzger, Tim Pitts Auctioneers, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Thursday, October 29, 2020 – 6:30pm
Matchett Event Center – 805 N. Harris St., Bourbon, IN

Property Location: From SR 331, head West on 14B Rd. Turn North on Elm Rd, property on East side of road!

Bourbon Township – Marshall County



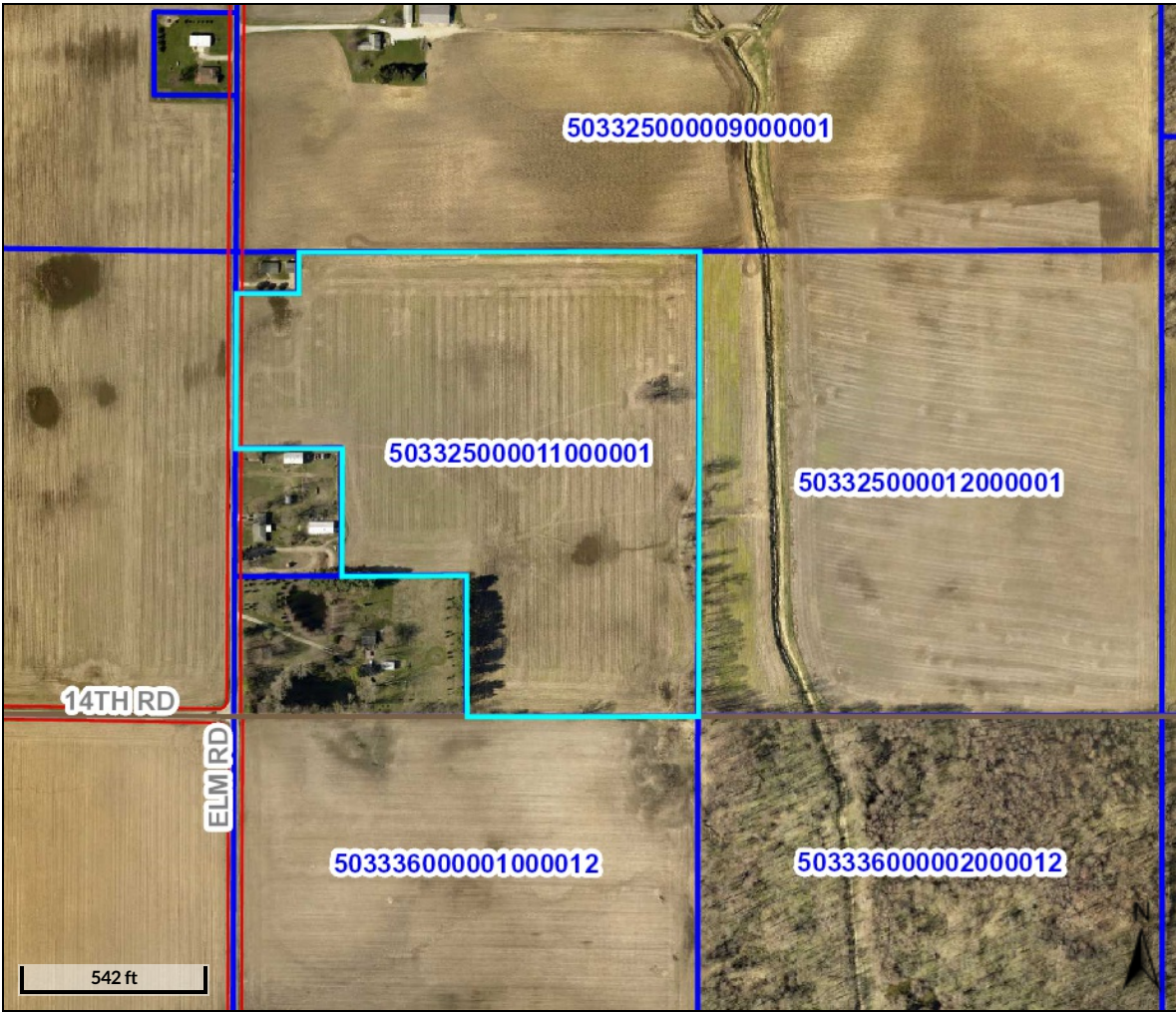
Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL, CAGA

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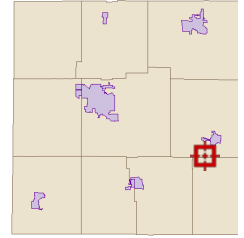
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★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Overview



Legend

-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

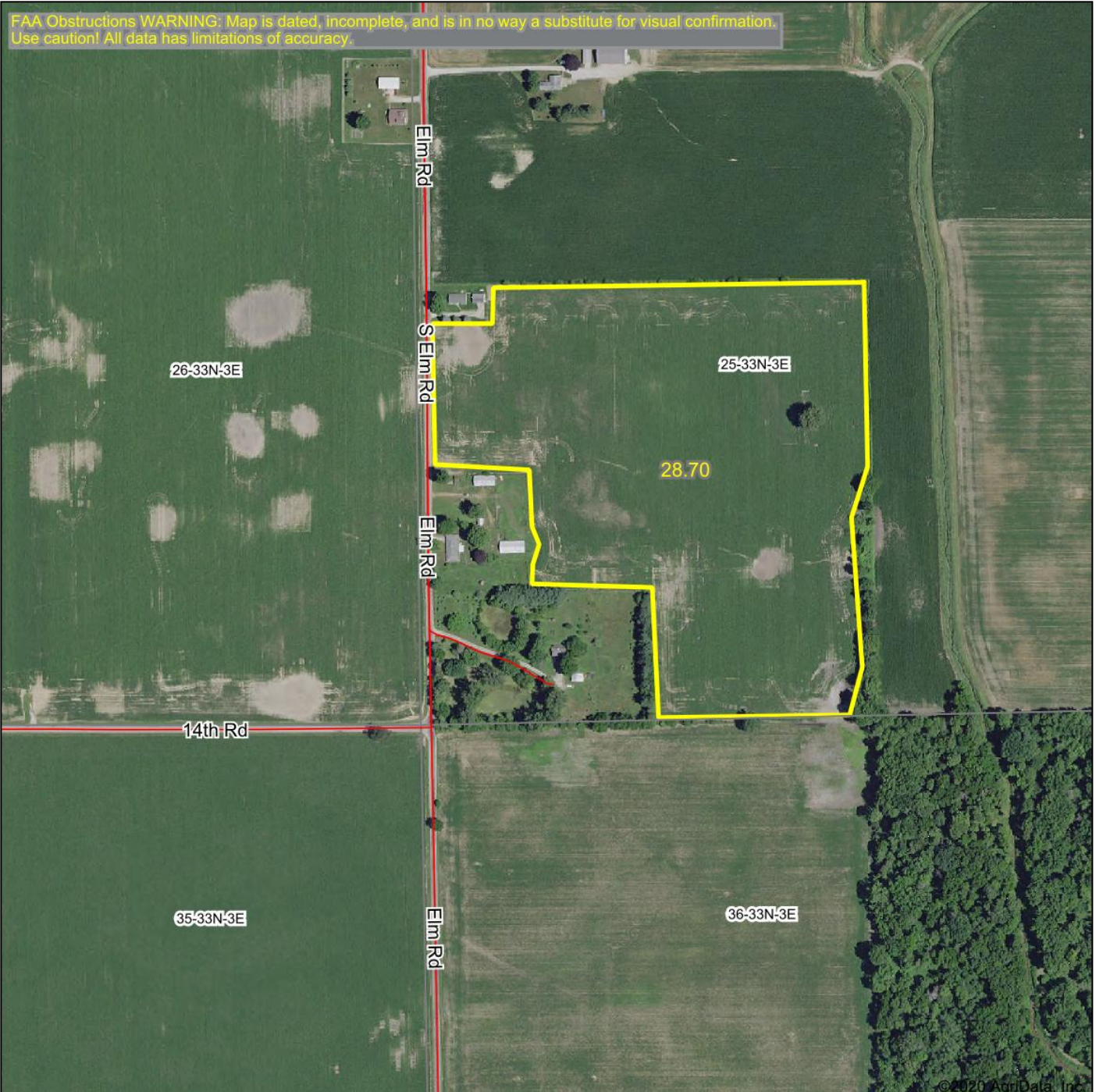
Parcel ID	503325000011000001	Alternate ID	0010108600	Owner Address	SILVEUS ELDON B & MARY ESTELL
Sec/Twp/Rng	25-33-3	Class	Ag - Vacant lot		2382 N FOX FARM
Property Address	ELM RD BOURBON	Acreage	30.924		WARSAW, IN 46580
District	BOURBON TWP				
Brief Tax Description	ACREAGE: 30.924 SW SW EX EX EX				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/6/2020
 Last Data Uploaded: 8/6/2020 3:27:43 AM

Developed by 

Aerial Map

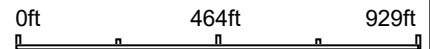
FAA Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. Use caution! All data has limitations of accuracy.



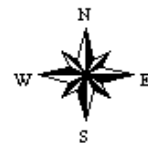
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 **Metzger** Auctioneers & Appraisers
Property Services, LLC

Map Center: 41° 16' 30.41, -86° 8' 2.09



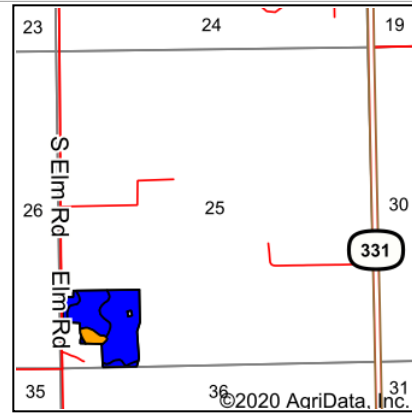
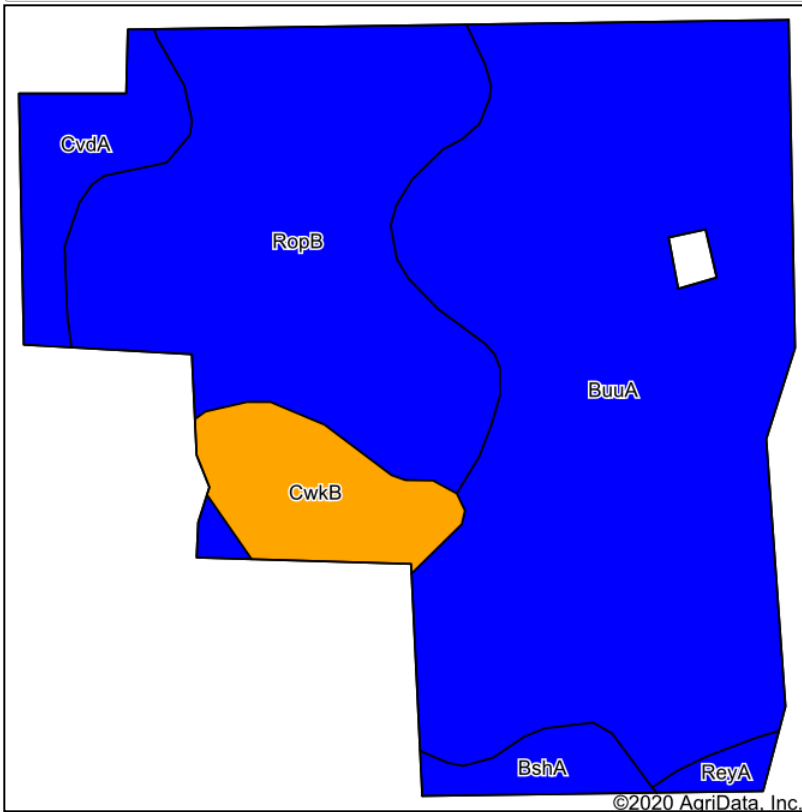
25-33N-3E
Marshall County
Indiana



9/24/2020

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



State: **Indiana**
 County: **Marshall**
 Location: **25-33N-3E**
 Township: **Bourbon**
 Acres: **28.57**
 Date: **9/24/2020**



Soils data provided by USDA and NRCS.


Area Symbol: IN099, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
BuuA	Brookston loam, 0 to 1 percent slopes	15.60	54.6%		Ilw	172	49	75
RopB	Riddles-Oshtemo fine sandy loams, 1 to 5 percent slopes	8.57	30.0%		Ile	125	44	56
CwkB	Crumstown fine sandy loam, 1 to 5 percent slopes	1.87	6.5%		Ille	111	39	39
CvdA	Crosier loam, 0 to 1 percent slopes	1.55	5.4%		Ilw	154	50	55
BshA	Brady sandy loam, 0 to 1 percent slopes	0.71	2.5%		Ilw	124	35	51
ReyA	Rensselaer loam, 0 to 1 percent slopes	0.27	0.9%		Ilw	167	49	80
Weighted Average						151.7	46.6	*n 65.3

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

Soils data provided by USDA and NRCS.

Listings as of 09/29/2020

Property Type	LOTS AND LAND	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS #	202039302	* Elm Road	Bourbon	IN	46504	Status	Active	LP	\$0
	Area	Marshall County	Parcel ID	50-33-25-000-011.000-001			Type	Agricultural Land	
	Sub	None	Cross Street						
	School District	TSC Elem Triton	JrH	Triton		SrH	Triton		
	REO	No	Short Sale	No					
	Legal Description	Approximately 28.92 +/- Acres part of: ACREAGE: 30.924 SW SW EX EX EX							
	Directions	From SR 331, Head West on 14B Rd. Turn North on Elm Rd, property is on the East side of road.							
	Inside City Limits	N	City Zoning	County Zoning		S1 Zoning Description			

Remarks 30 +/- Acres of Cropland being offered in 2 Tracts going up for Auction on Thursday, October 29, 2020 at 6:30 pm! This is Tract 1 which has 28 +/- Acres of Cropland with a Soil Index of 151.7! Come Bid on this tract individually or in combination with the entirety of 30 +/- Acres!

Agent Remarks Auction Thursday, 10.29.20 6:30pm at the Matchett Event Center. Terms: 10% down the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the

Sec	Lot	Zoning	Lot Ac/SF/Dim	28.9200 /	1,259,755 /	1120 x 1300		
Parcel Desc	Tillable, 15+		Platted Development	No		Platted Y/N	Yes	
Township	Bourbon		Date Lots Available		Price per Acre	\$0.00		
Type Use	Agriculture		Road Access	County	Road Surface	Tar and Stone	Road Frontage	County
Type Water	None			Easements	Yes			
Type Sewer	None			Water Frontage				
Type Fuel	None			Assn Dues	Not Applicable			
Electricity	Available			Other Fees				

Features DOCUMENTS AVAILABLE Aerial Photo, Agency, Soil Map

Strctr/Bldg Imprv No
Can Property Be Divided? Yes

Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Owner Name
Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$771.52 **Exemption** Homestead, Over 65, **Year Taxes Payable** 2020 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** After 2020 Crop Harvest

List Office Metzger Property Services, LLC - office: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com

Co-List Office **Co-List Agent**
Showing Instr

List Date 9/28/2020 **Exp Date** 12/31/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.5% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1

Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

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

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes
MLS # 202039304 **** Elm Road** **Bourbon** **IN 46504** **Status** Active **LP** \$0



Area Marshall County **Parcel ID** 50-33-25-000-011.000-001 **Type** Agricultural Land
Sub None **Cross Street**
School District TSC Elem Triton **JrH** Triton **SrH** Triton
REO No **Short Sale** No
Legal Description Approximately 2+/- Acres part of: ACREAGE: 30.924 SW SW EX EX EX
Directions From SR 331, Head West on 14B Rd. Turn North on Elm Rd, property is on the East side of road.
Inside City Limits N **City Zoning** **County Zoning** S1 **Zoning Description**

Remarks 30 +/- Acres of Cropland being offered in 2 Tracts going up for Auction on Thursday, October 29, 2020 at 6:30 pm! This is Tract 2 which has 2 +/- Acres of Cropland or Potential Building Site! Cropland has a Soil Index of 151.7! Come Bid on this tract individually or in combination with the entirety of 30 +/- Acres!

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Sec	Lot	Zoning	Lot Ac/SF/Dim	2.0000 / 87,120 / 300 X 265
Parcel Desc	Tillable, 0-2.9999	Platted Development	No	Platted Y/N Yes
Township	Bourbon	Date Lots Available		Price per Acre \$0.00
Type Use	Agriculture	Road Access	County	Road Surface Tar and Stone Road Frontage County
Type Water	None	Easements	Yes	
Type Sewer	None	Water Frontage		
Type Fuel	None	Assn Dues	Not Applicable	
Electricity	Available	Other Fees		

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

Strctr/Bldg Imprv No
Can Property Be Divided? Yes

Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Owner Name
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$771.52 **Exemption** Homestead, Over 65, **Year Taxes Payable** 2020 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** After 2020 Crop Harvest
List Office Metzger Property Services, LLC - office: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com
Co-List Office **Co-List Agent**

Showing Instr
List Date 9/28/2020 **Exp Date** 12/31/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.5% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

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