

AUCTION

ABSOLUTE
No Reserve

Thursday,
February 16
6:30 PM

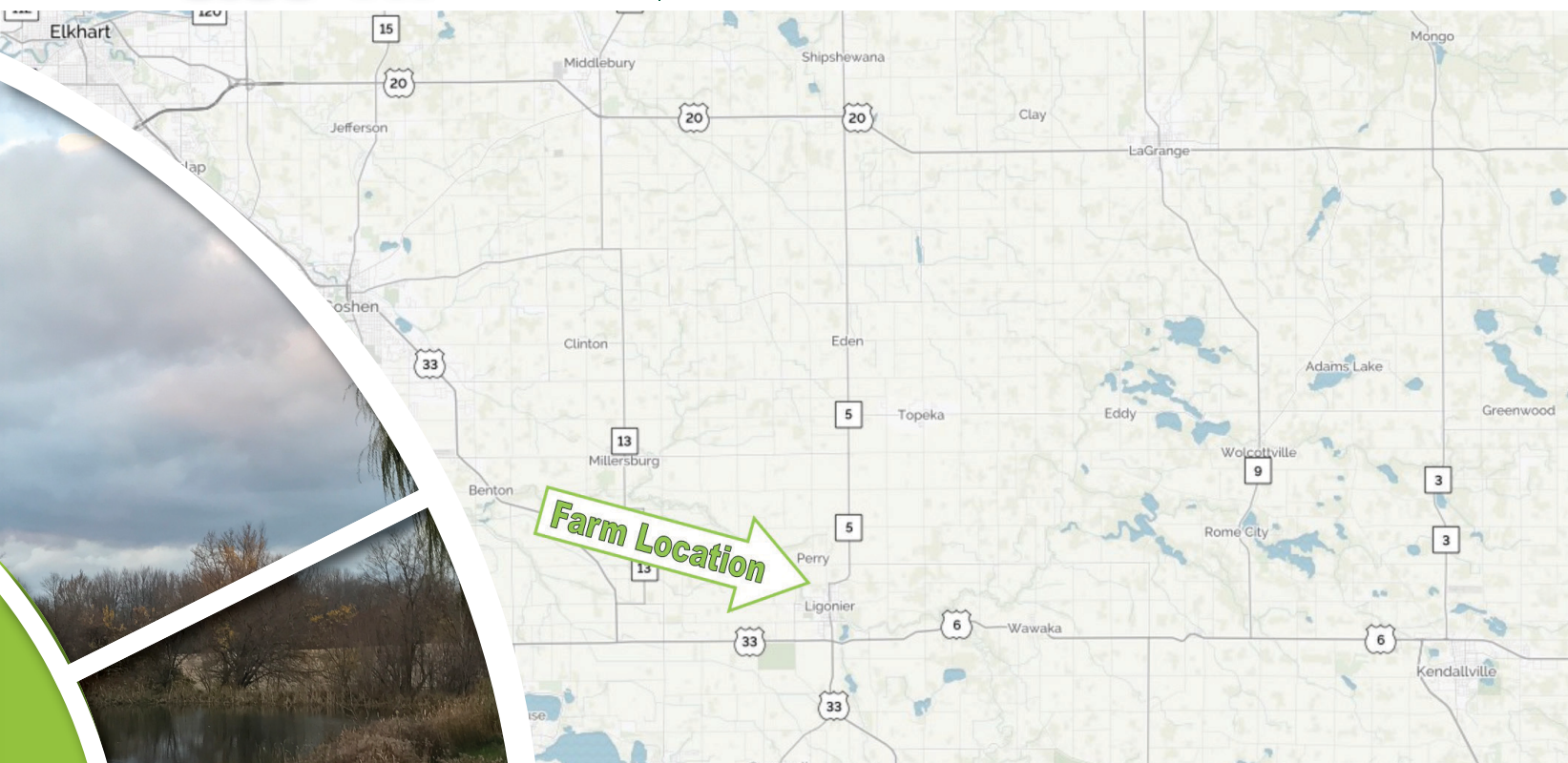
Auction Location
Ligonier UMC
466 Townline Rd.,
Ligonier, IN

 **Metzger** Property Services, LLC

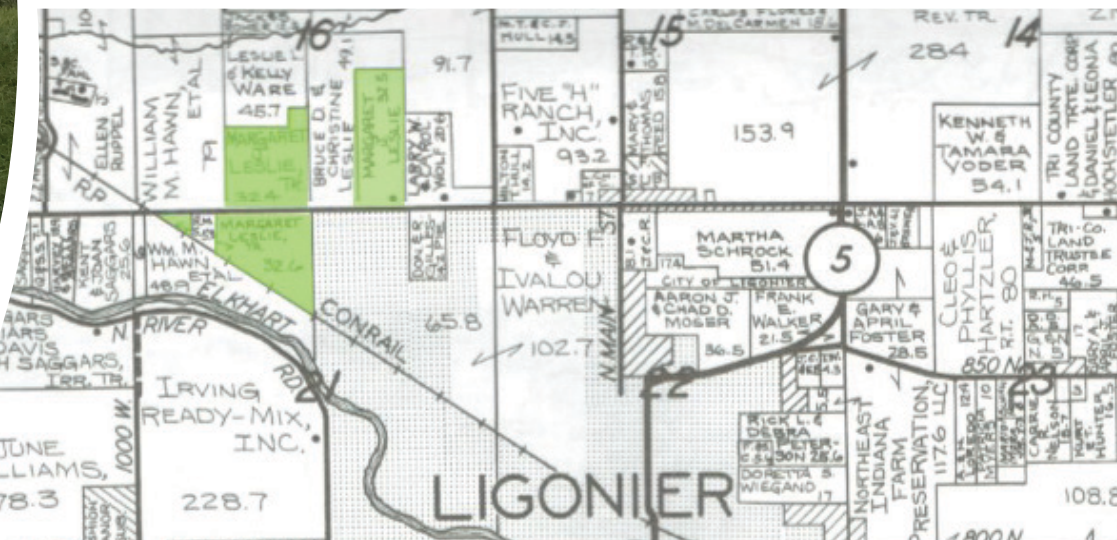
•Farm Sales •Real Estate
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Chad Metzger, CAI, CAGA
Larry Evans Rod Metzger
Brent Ruckman Tim Holmes
Tim Pitts Jason Conley
Rainelle Shockome Brenda Rose

260-982-9050
AC31300015



NOBLE COUNTY - Perry Twp.



www.MetzgerAuction.com

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NOBLE COUNTY
Perry Twp.

98^{+/-}
Acres
offered in
9 TRACTS



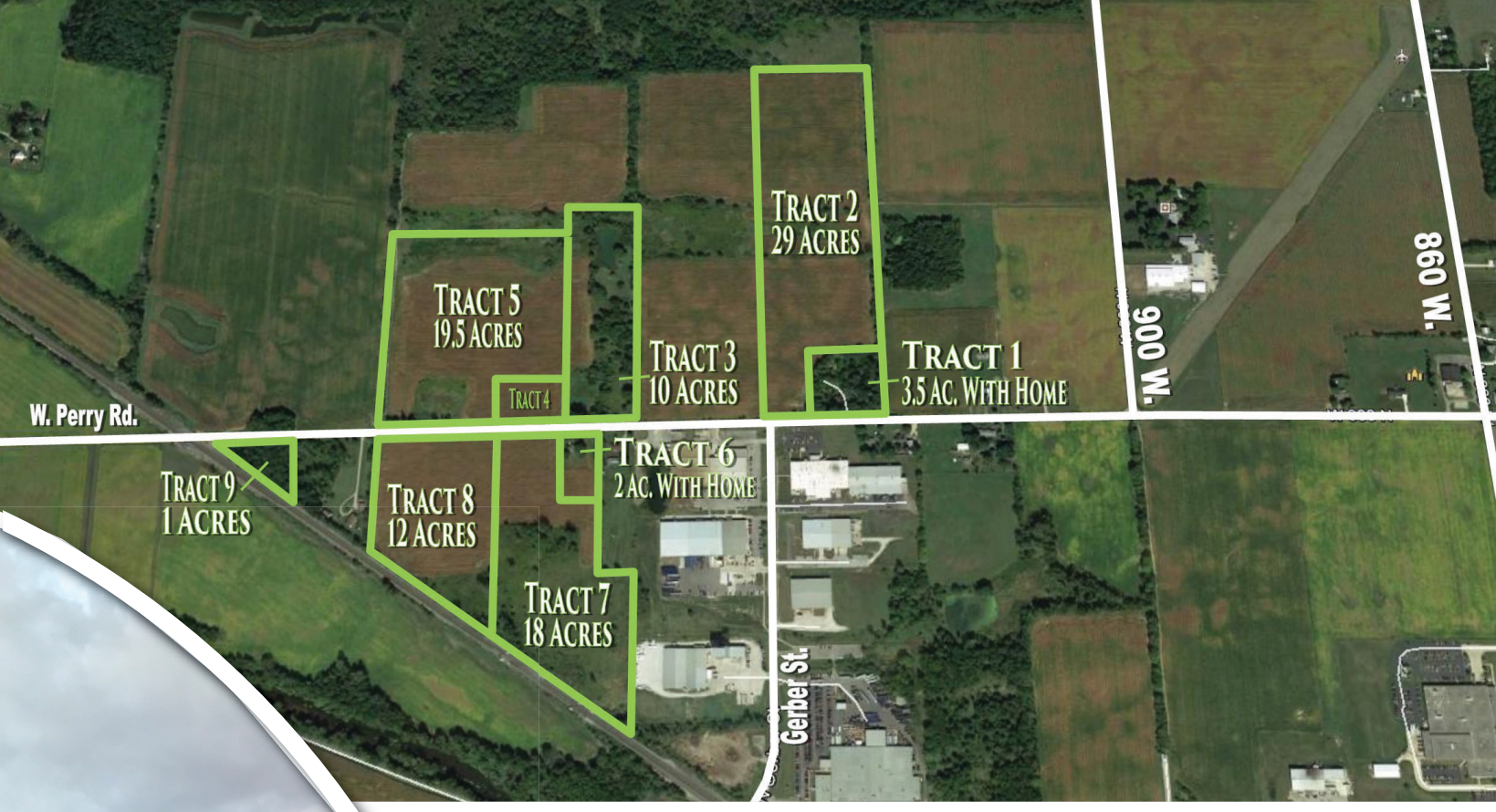
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Farm Location:
1090 W. Perry Rd.,
Ligonier, IN

Tract 6 Home



Tract 9 Woods



Tract 4 Cropland



TRACT DESCRIPTIONS

Tract 1: 3.5 Acres with a 1,326 sq. ft. home. The home features 3 bedrooms, a large living room, a dine-in kitchen and an attached 2 car garage. All situated in a beautiful setting with mature walnut trees. This tract also includes several outbuildings.

Tract 2: 29 Acres of Quality Cropland

Tract 3: Gorgeous 10 acre partially wooded potential building site with a pond!

Tract 4: 2 Acres Potential Building site.

Tract 5: 19.5 Acres mostly Cropland

Tract 6: 2 Acres with a 780 sq. ft. home. The home features 2 bedrooms, a large open living room, a dine-in kitchen and an attached garage. The home also has a full finishable basement.

Tract 7: 18 Acres Cropland bordering the Ligonier Industrial Park.

Tract 8: 12 acres Cropland

Tract 9: 1 Acre Woods

Tract 1 Home



Tract 3 Pond



SOILS MAPS

Code	Soil Description	Acres	Class Legend	Corn
RsB	Riddles sandy loam, 2 to 6 percent slopes	19.87		140
Bx	Brookston silt loam	3.47		175
MgC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0.73		121
RsC2	Riddles sandy loam, 6 to 12 percent slopes, eroded	0.55		125
MfB2	Miami loam, 2 to 6 percent slopes, eroded	0.08		133
Weighted Average				144

Code	Soil Description	Acres	Class Legend	Corn
FoB	Fox sandy loam, 2 to 6 percent slopes	8.78		95
Bx	Brookston silt loam	3.34		175
HaA	Haskins loam, 0 to 2 percent slopes	3.02		144
Mn	Milford silty clay loam	1.51		161
CrA	Crosier loam, 0 to 2 percent slopes	0.28		154
RbB	Rawson loam, 2 to 6 percent slopes	0.19		142
MfB2	Miami loam, 2 to 6 percent slopes, eroded	0.08		133
Weighted Average				126.6

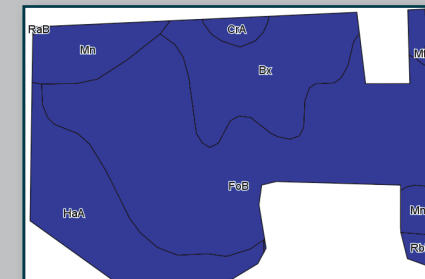
Code	Soil Description	Acres	Class Legend	Corn
Bx	Brookston silt loam	7.77		175
RaB	Rawson sandy loam, 2 to 6 percent slopes	6.26		138
HaA	Haskins loam, 0 to 2 percent slopes	2.55		144
RsB	Riddles sandy loam, 2 to 6 percent slopes	1.44		140
MfB2	Miami loam, 2 to 6 percent slopes, eroded	1.08		133
CrA	Crosier loam, 0 to 2 percent slopes	0.47		154
Mn	Milford silty clay loam	0.19		161
Weighted Average				153.8

TRACT 1

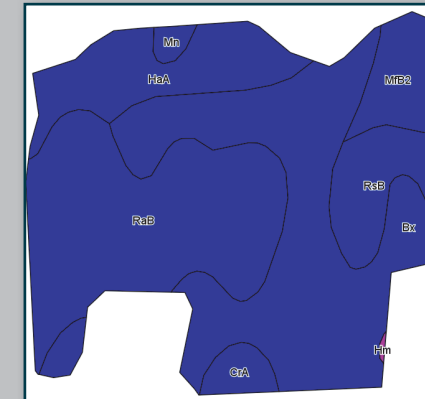
TRACT 2

TRACT 3

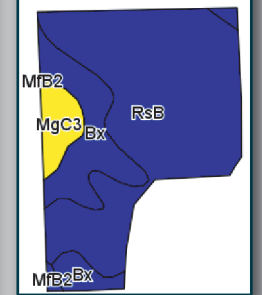
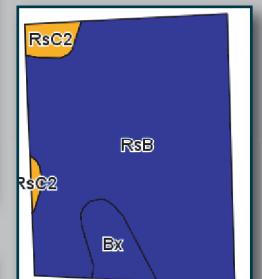
TRACT 2



TRACT 3



TRACT 1



REAL ESTATE TERMS: This property will be offered as nine individual tracts, in combinations or in its entirety. Each bid constitutes a legal offer to purchase and the final bid, shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages listed in this brochure are estimates taken from county records, FSA records and/or aerial photos. If the property sells in tracts that require a survey then the cost will be shared 50/50 between the buyer and the seller. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before March 30, 2017. Possession of the land will be at closing. Real estate taxes for 2016 were \$4,196.22. The Seller will pay the 2016 taxes due and payable in 2017 with the buyer to pay all taxes 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.