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CHAD METZGER, CAI, CAGA

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★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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December 28, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 362^{+/-} Acres being offered in 8 Tracts on Thursday, January 28, 2021. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, dairy facility information, FSA & soil maps, aerial map, and the terms and conditions for the auction.

We will host an open house on Saturday, January 16 from 2-4 pm, CST. If you have any questions or would prefer a private tour of the property, please do not hesitate to contact the office at 260.982.0238. You can also email tiff@metzgerauction.com if that is easier for you.

We look forward to seeing you on Thursday, January 28 at 6:00 pm CST at the Union Mills Conservation Club 100 Mill Pond Rd., Union Mills, IN 46382. The Auction will Begin at 6:00 pm CST!

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

362^{+/-} Acres Being Offered in 8 Tracts!

- Irrigated Cropland • Turn-Key Dairy Facility*
- Country Home & Outbuildings • Recreational Woods •*



Beautiful
Country
Home



Free Stall
Barns



Irrigated
Cropland



Dairy
Facility



Lindborg
Dairy
LLC, Owner

362 Acres

OFFERED IN 8 TRACTS

Thur.,
Jan. 28

Farm Location: **6 PM (CST)**
3606 W. 800 S., Union Mills, IN

Auction Location:
Union Mills Cons. Club
100 Mill Pond Rd, Union Mills, IN

Outstanding opportunity to purchase a turn-key family dairy operation featuring 350+ freestalls with an updated double 10 rapid exit herringbone parlor. The dairy is supported by a full compliment of improvements including a bunker silo, manure and hay storage. The property includes a beautifully decorated 4 bedroom, 3 bath open concept farmhouse with lots of updates! The dairy is situated on 362 nearly contiguous acres of high quality farmland, much of which is irrigated. The farm also offers the opportunity to lease adjoining tillable acres also under irrigation! The property is being offered in 8 tracts from 12 to 137 acres. Buy one tract or the entire operation!

Open House:
January 16 2-4 pm
or by appointment



Metzger

Property Services, LLC AC31300015

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

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MetzgerAuction.com



Auction Managers:
Chad Metzger
Mike Gentry

REAL ESTATE AUCTION TERMS

362^{+/-} ACRES OFFERED IN 8 TRACTS!

This property will be offered at Auction on Thursday, January 28, 2021 at 6:00 pm CST at the Union Mills Conservation Club. This property will be offered in individual tracts, any combination, or the entirety. There is a current lease in place for the adjoining, irrigated cropland; the buyer(s) will have the opportunity to continue the lease if wanted. The contract for the leased land is 3 years at \$200 per acre. 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 your 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 19, 2021. Possession will be at closing. The Sellers 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 \$15,087.58. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Thursday, January 28, 2021 at 6:00 pm CST
Union Mills Conservation Club: 100 Mill Pond Rd., Union Mills, IN

Property Location: 3606 W. 800 S., Union Mills, IN



The image is a promotional banner for Metzger Property Services, LLC. It features a green and yellow color scheme with a star logo. The text includes the company name, contact number, and a list of services. The background shows a field of crops under a bright sky.

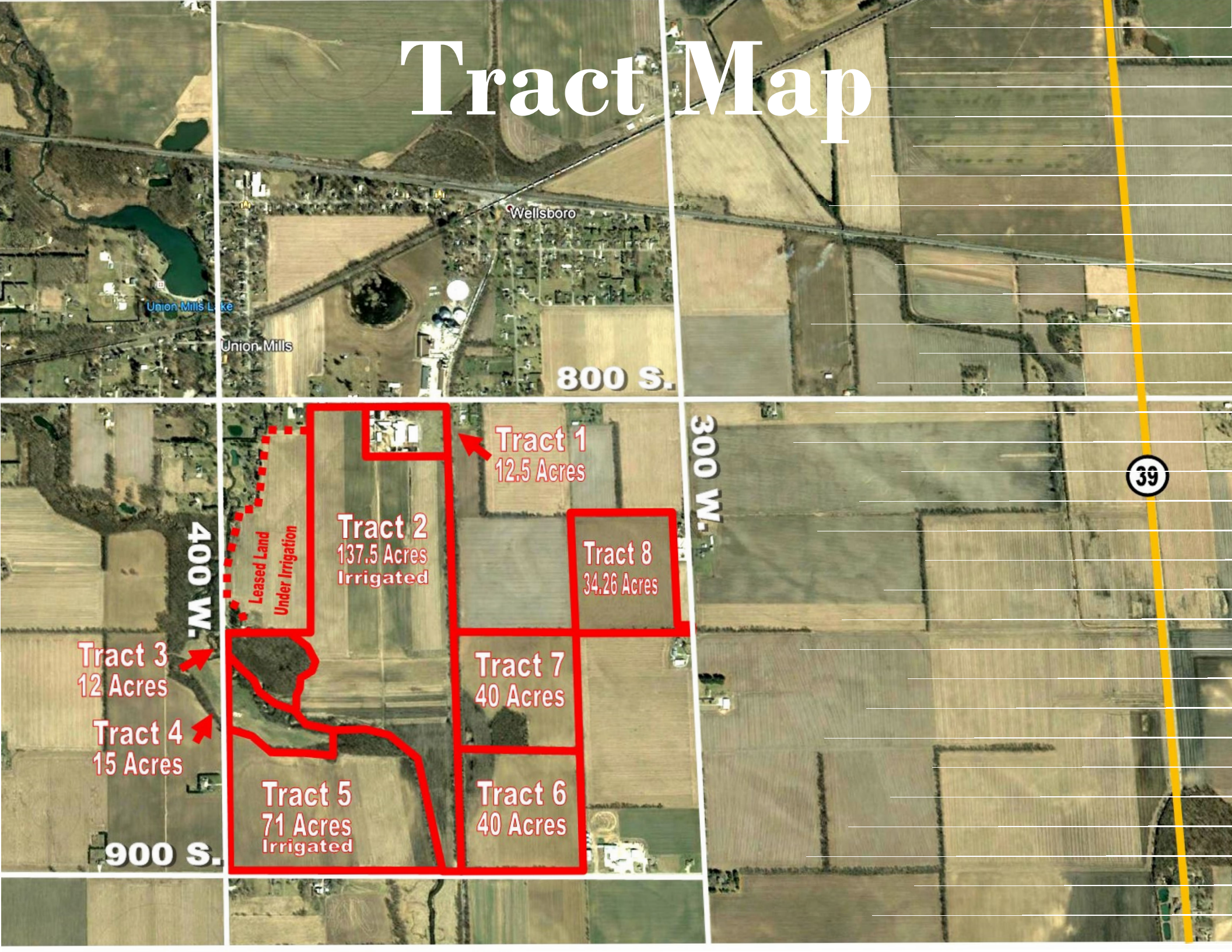
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Tract Map



Union Mills Lake

Union Mills

Wellsboro

800 S.

300 W.

39

400 W.

Leased Land
Under Irrigation

Tract 1
12.5 Acres

Tract 2
137.5 Acres
Irrigated

Tract 8
34.26 Acres

Tract 3
12 Acres

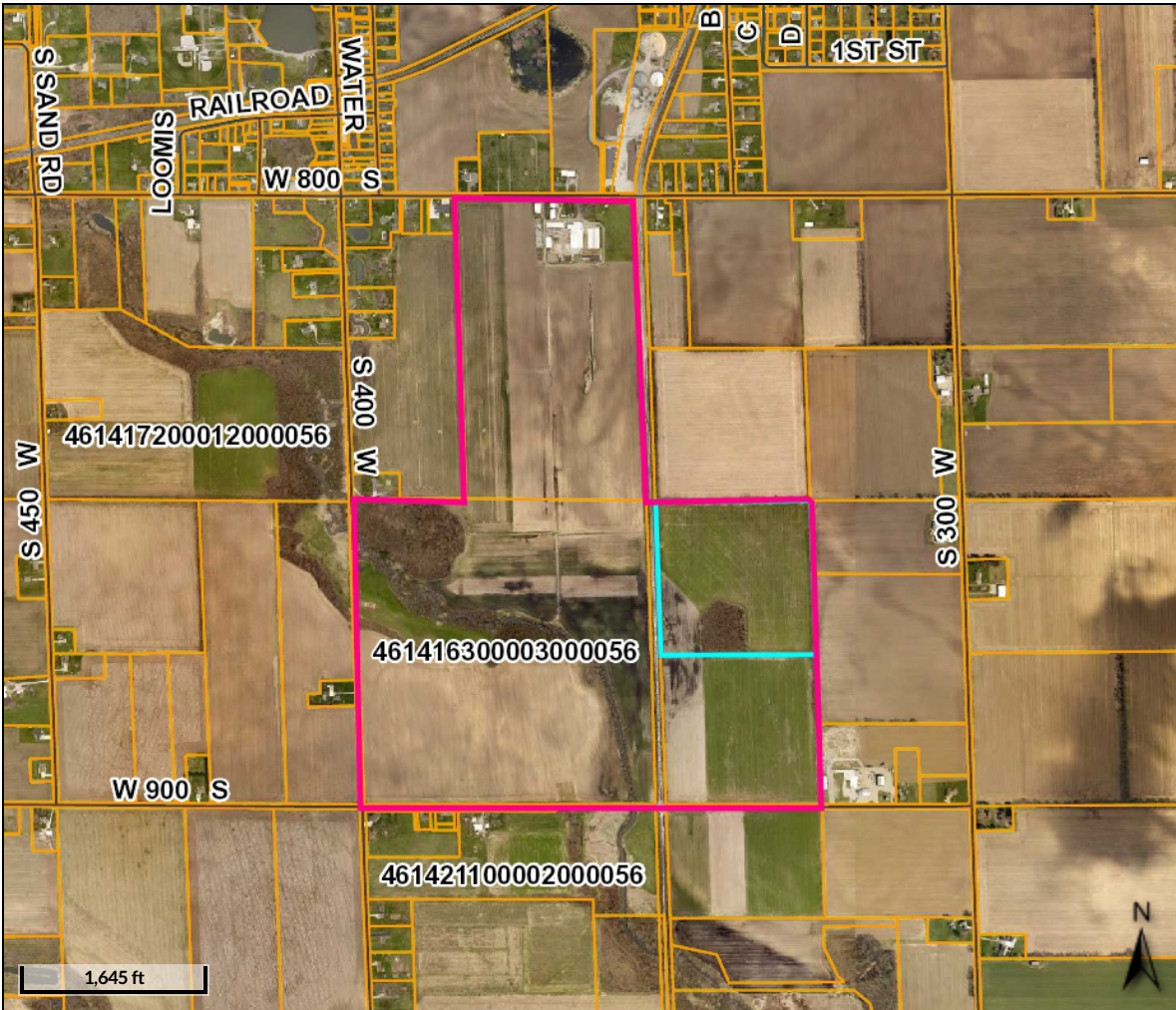
Tract 7
40 Acres

Tract 4
15 Acres

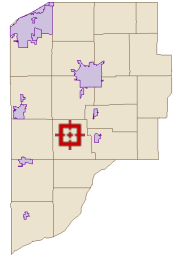
Tract 5
71 Acres
Irrigated

Tract 6
40 Acres

900 S.



Overview



Legend

-  Road Centerlines
-  Geographic Townships
-  Parcels

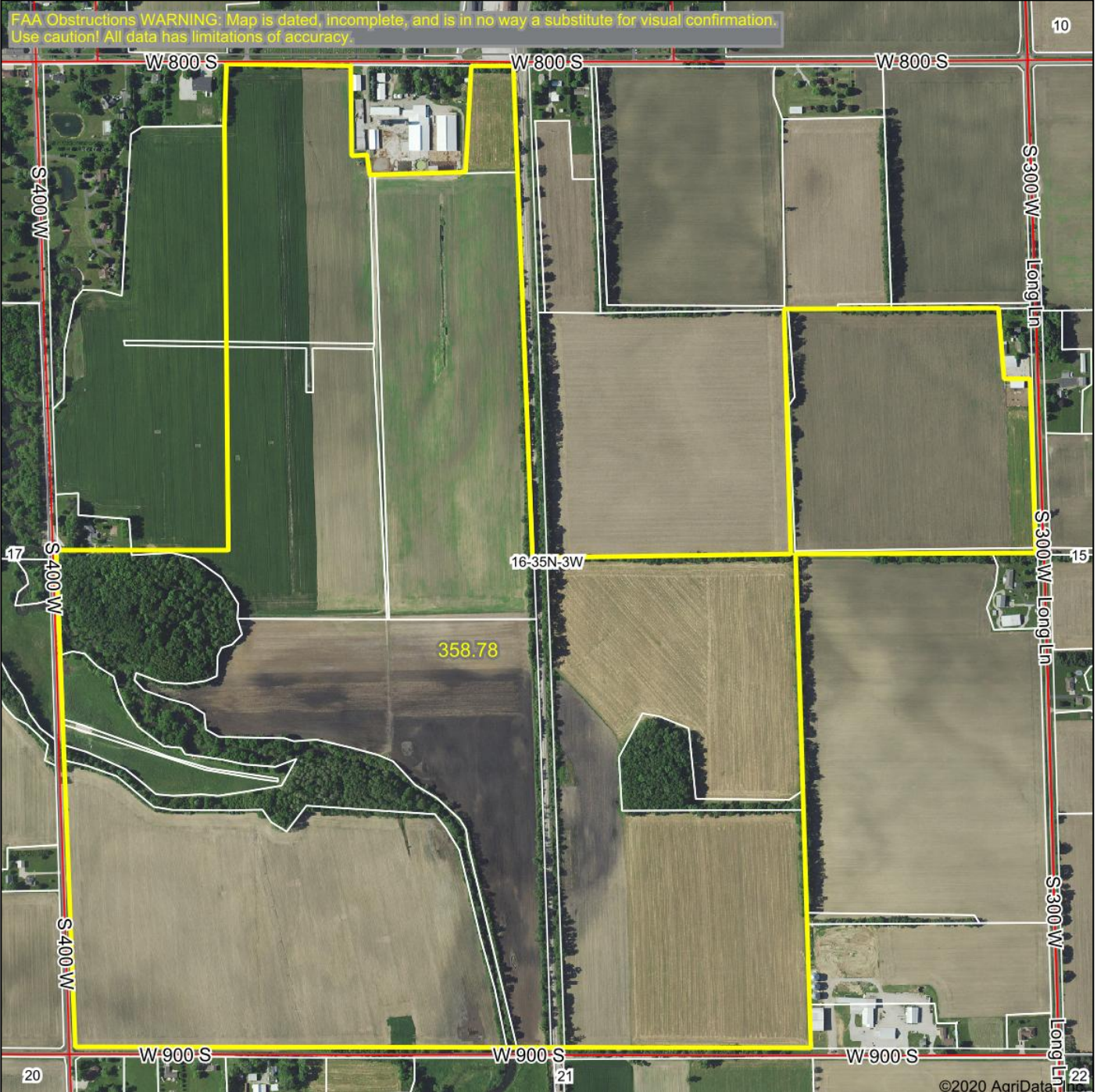
Parcel ID	461416400001000056	Alternate ID	46-14-16-400-001.000-056	Owner Address	Lindborg Dairy LLC
Sec/Twp/Rng	16-35N-03W	Class	AGRICULTURAL - VACANT LAND		3606 W 800 S
Property Address	S 300 W UNION MILLS	Acres	40		Union Mills, IN 46382
District	Noble Township				
Brief Tax Description	53-14-16-400-001 NW 1/4 SE 1/4 S16 T35 R3. 40 A.				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/30/2020
 Last Data Uploaded: 11/30/2020 4:53:08 AM

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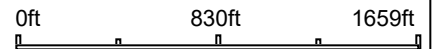
Aerial Map

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.

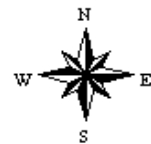


 **Metzger** Auctioneers & Appraisers
Property Services, LLC

Map Center: 41° 29' 2.39, -86° 46' 2.87



16-35N-3W
La Porte County
Indiana

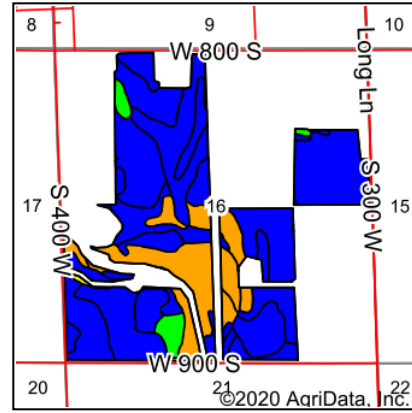
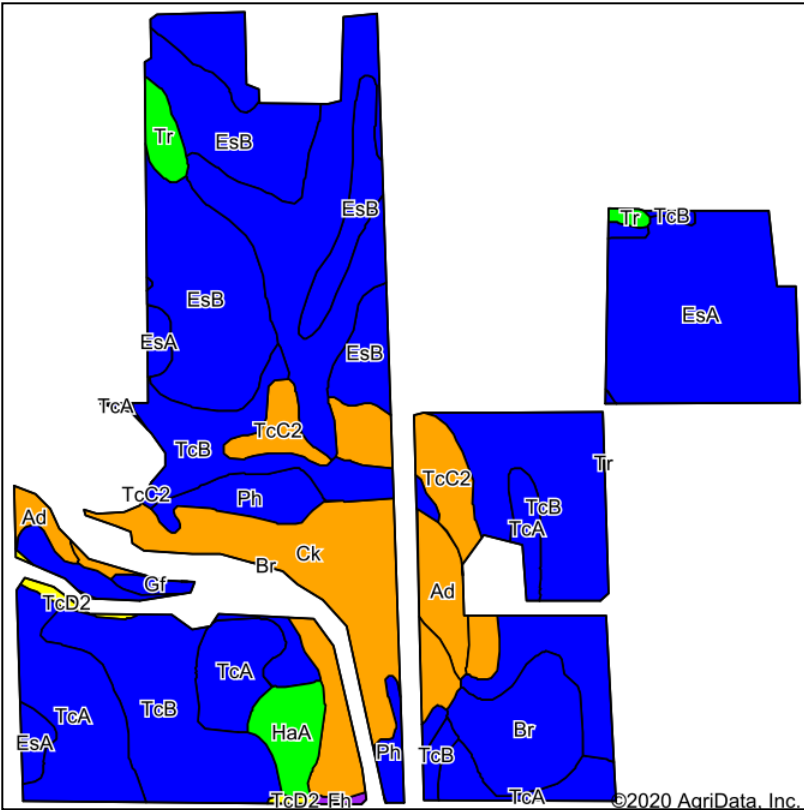


12/18/2020

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Indiana**
 County: **La Porte**
 Location: **16-35N-3W**
 Township: **Noble**
 Acres: **304.29**
 Date: **12/18/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN091, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
TcB	Tracy sandy loam, 2 to 6 percent slopes	71.10	23.4%		IIe	103	36	49
EsA	Elston loam, 0 to 2 percent slopes	68.27	22.4%		IIs	125	40	47
EsB	Elston loam, 2 to 6 percent slopes	47.47	15.6%		IIe	125	40	46
Ck	Cohoctah sandy loam	31.18	10.2%		IIIw			40
TcA	Tracy sandy loam, 0 to 2 percent slopes	30.79	10.1%		IIs	102	36	51
TcC2	Tracy sandy loam, 6 to 12 percent slopes, eroded	14.40	4.7%		IIIe	91	32	41
Br	Bourbon sandy loam	12.76	4.2%		IIw	104	30	37
Ph	Pinhook loam	8.60	2.8%		IIw	145	33	54
Ad	Adrian muck, drained, 0 to 1 percent slopes	7.49	2.5%		IIIw	144	40	86
HaA	Hanna sandy loam, 0 to 3 percent slopes	5.85	1.9%		I	104	36	50
Tr	Troxel silt loam	3.51	1.2%		I	160	51	85
TcD2	Tracy sandy loam, 12 to 18 percent slopes, eroded	1.29	0.4%		IVe	80	28	42
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	1.17	0.4%		IIw	148	42	58
Fh	Fluvaquents, loamy	0.41	0.1%		Vw	100	30	3
Weighted Average						103.1	33.6	*n 47.9

*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.

Soil Characteristics

Tract	Ph.	O.M.	CEC
2	6.4	2.1-6.3	6.0-11.0
5	6.7	1.6	5.2
6	6.3	1.6-5.0	5.0-9.0
7	6.6	1.6	5.5
8	6.7	2.5	5.5



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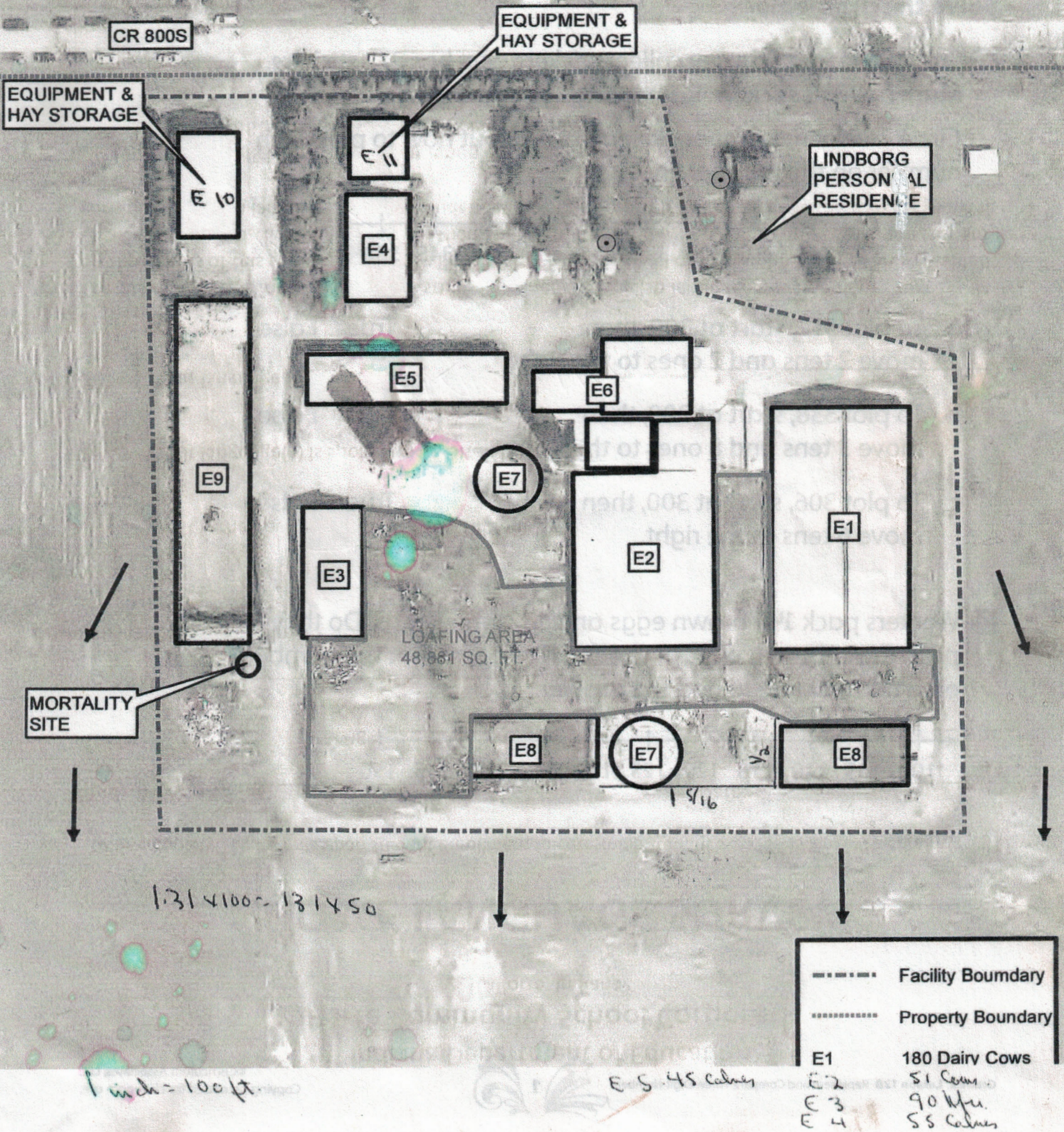
TRACT 1: Dairy Facility

3606 W. 800 S., Union Mills, IN 46382



The Lindborg Dairy Facility

3606 W. 800 S., Union Mills, IN 46382



The Lindborg Dairy Facility

3606 W. 800 S., Union Mills, IN 46382

FACILITY DESCRIPTION

E1: 92' x 180' FREESTALL BARN – CENTER DRIVE THROUGH, 168 STALLS. DOC 2000

E2: 98' x 170' BARN – 80 FREESTALLS, 43' x 150' MANURE PACK(FORMER PREFRESH AREA), 40' x 98' INDIVIDUAL CALF BOXES AND TREATMENT AREA. DOC 2006

E3: 40' X 100' HEIFER FREESTALL BARN, 96 FREESTALLS. DOC 2001

E4: 40' X 80' CALVES 2 WEEKS TO 3 MONTHS. DOC 1972

E5: 32' X 150' TWO COMMODITY BAYS, HAY STORAGE, THREE CALF PENS (45 CALVES) DOC 2006

E6: MILKING PARLOR (DOUBLE 10 RAPID EXIT HERRINGBONE), HOLDING PEN, EQUIPMENT ROOM
DOC 2006 - Automatic take-offs, milk meters, 4000 gal bulk tank, crowd gate

E7: TWO CIRCULAR MANURE PITS – 50' X 12' , 23,000 CU.FT CAPACITY

E8 W: OPEN MANURE PIT WITH RAMP – 24,000 CU. FT. CAPACITY

E8 E: OPEN MANURE PIT WITH RAMP – 56,000 CU. FT. CAPACITY


E9: BUNKER SILO – 55' X 260' X 12' (32' OPEN IN CENTER)

E10: HAY STORAGE – 45' X 90' DOC 2012

E11: STORAGE, HAY STRAW, EQUIPMENT – 45'X 45' DOC 1983

Silos – 24X 98 poured concrete with Big Jim unloader formerly used for HMGEC, 18X60 stave silo used for HMGEC, 18X60 stave silo used for CS during bunker refill.

Residence – two story farm house, 4 bedrooms, several remodels (last kitchen 2000), natural gas forced air furnace, wood stove secondary, air conditioning, two car attached garage, vinyl siding and well insulated, new roof 1999, partial rough basement.

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202049801	3606 W 800 S	Union Mills	IN 46382	Status Active	LP \$0
	Area La Porte County	Parcel ID 46-14-16-100-010.000-056	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 5	F Baths 3	H Baths 0
	Location Rural	Style One and Half Story	REO No	Short Sale No	
	School District SCCS	Elem South Central	JrH South Central	SrH South Central	
	Legal Description Approximately 12.5+/- Acres part of: 53-14-16-100-010 IN E PT NW1/4 EX RR ON 800 S S16 T35 R3 94. A				
	Directions From SR 39, Head West on 800 South. Property will be on South side of road.				
	Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	Agriculture

Remarks Beautiful Country Home with a Turn-Key Dairy Operation on 12.5+/- Acres is going to Auction Thursday, January 28, 2021 at 6:00 PM CST! This home features 4 Bedrooms, 3 Full Baths, Main Floor Laundry, & 2-Car Attached Garage with a Full Bath -- Perfect for coming in from doing chores! It has a Newer Kitchen open to the Dining Room and Hardwood Floors! The Master Bedroom with Ensuite is on the Main Floor & Office area off the Dining Room! The upstairs has 3 Bedrooms, 1 Full Bath & a 16x16 Landing Room! Turn-key Family Dairy Operation featuring 350+ Freestalls with an updated double 10 rapid exit herringbone parlor! Lots of improvements including a Bunker Silo, Manure & Hay Storage! Bid on this tract individually, in combination with the other tracts, or the whole farm for 362+/- Acres! Open House: Saturday, January 16 at 2:00-4:00 PM CST

Agent Remarks Auction: Thurs., 1.28.21 at 6PM CST Open House: Saturday, 1.16.21 at 2-4PM CST 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 auction to receive compensation.

Sec	Lot	Lot Ac/SF/Dim	12.5000 / 544,500 / 590 x 870	Src N	Lot Des 10-14.999
Township Noble	Abv Gd Fin SqFt 2,841		Below Gd Fin SqFt 0	Ttl Below Gd SqFt 217	Ttl Fin SqFt 2,841
Age 125 New No	Date Complete	Ext Vinyl	Fndtn Crawl, Slab, Partial Basement	# Rooms 8	
Room Dimensions	Baths	Full	Half	Water WELL	Basement Material Brick
DIM L	B-Main 2	0		Sewer Septic	Dryer Hookup Gas Yes
LR 18 x 16 M	B-Upper 1	0		Fuel Gas, Forced Air	Fireplace No
DR 14 x 14 M	B-Blw G 0	0		Heating	Dryer Hookup Elec No
FR x				Cooling Central Air	Dryer Hook Up Gas/Elec No
KT 12 x 10 M	Laundry Rm Main			x	Disposal No
BK x	AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Ceilings			Water Soft-Owned Yes	Ceiling Fan Yes
DN x	-Beamed, Chair Rail, Dryer Hook Up Gas, Foyer Entry, Open			Water Soft-Rented No	Skylight No
MB 16 x 16 M	Floor Plan, Main Level Bedroom Suite, Main Floor Laundry,			Alarm Sys-Sec No	ADA Features No
2B 14 x 14 U	Garage 2.0 / Attached	/ 27	x 24 / 648.00	Alarm Sys-Rent No	Fence
3B 12 x 18 U	Outbuilding Pole/Post	180 x 92		Garden Tub No	Golf Course No
4B 14 x 16 U	Outbuilding Barn	170 x 98	16660	Jet Tub No	Nr Wlkg Trails No
5B 10 x 10 M	Assn Dues	Not Applicable		Pool No	Garage Y/N Yes
RR x	Other Fees				Pool Type
LF x	Restrictions				SALE INCLUDES Dishwasher, Microwave, Refrigerator, Oven-Gas,
EX x	Water Access	Wtr Name	Range-Gas, Water Heater Electric, Water Softener-Owned		

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 \$15,087.5	Exemptions	Year Taxes Payable 2020	Assessed Value
Is Owner/Seller a Real Estate Licensee No	Possession At Closing	List Agent Chad Metzger - Cell: 260-982-9050	List Agent - User Code UP388053395
List Office Metzger Property Services, LLC - office: 260-982-0238	Agent E-mail chad@metzgerauction.com	Co-List Agent	
Showing Instr Showing time or Open House	List Date 12/22/2020	Exp Date 5/31/2021	Publish to Internet Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Buyer Broker Comp. 0.5%	Vari.Rate No
Virtual Tours:	Lockbox Type NONE	Lockbox Location none	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
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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TRACT 1: *Country Home*

3606 W. 800 S.

Union Mills, IN 46382

- 4 Bedrooms
- 3 Baths
- Hardwood Floors
- 2-Car Attached Garage
- Main Floor Laundry
- Master Bedroom with Ensuite



*Auction Location:
Union Mills Conservation Club
100 Mill Pond Road
Union Mills, 46382*



**12.5^{+/-}
Acres**





SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

11-30-20

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

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

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

3606 W. 800 S., Union Mills, IN 46382

1. The following are in the conditions indicated:

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

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

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

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

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 11/30/20	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Alice Lindborg</i>	Date (mm/dd/yy) 11/30/2020	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

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

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

3606 W. 800 S., Union Mills, IN 46382

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>Upper 1999</u> <u>Lower New</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input checked="" type="checkbox"/>

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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

Signature of Seller	Date (mm/dd/yy) 11/30/20	Signature of Buyer	Date (mm/dd/yy)
---------------------	-----------------------------	--------------------	-----------------

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
---------------------	-----------------	--------------------	-----------------

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAL. CAGA
 EXPANDING YOUR HORIZON...
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★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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Average Utilities

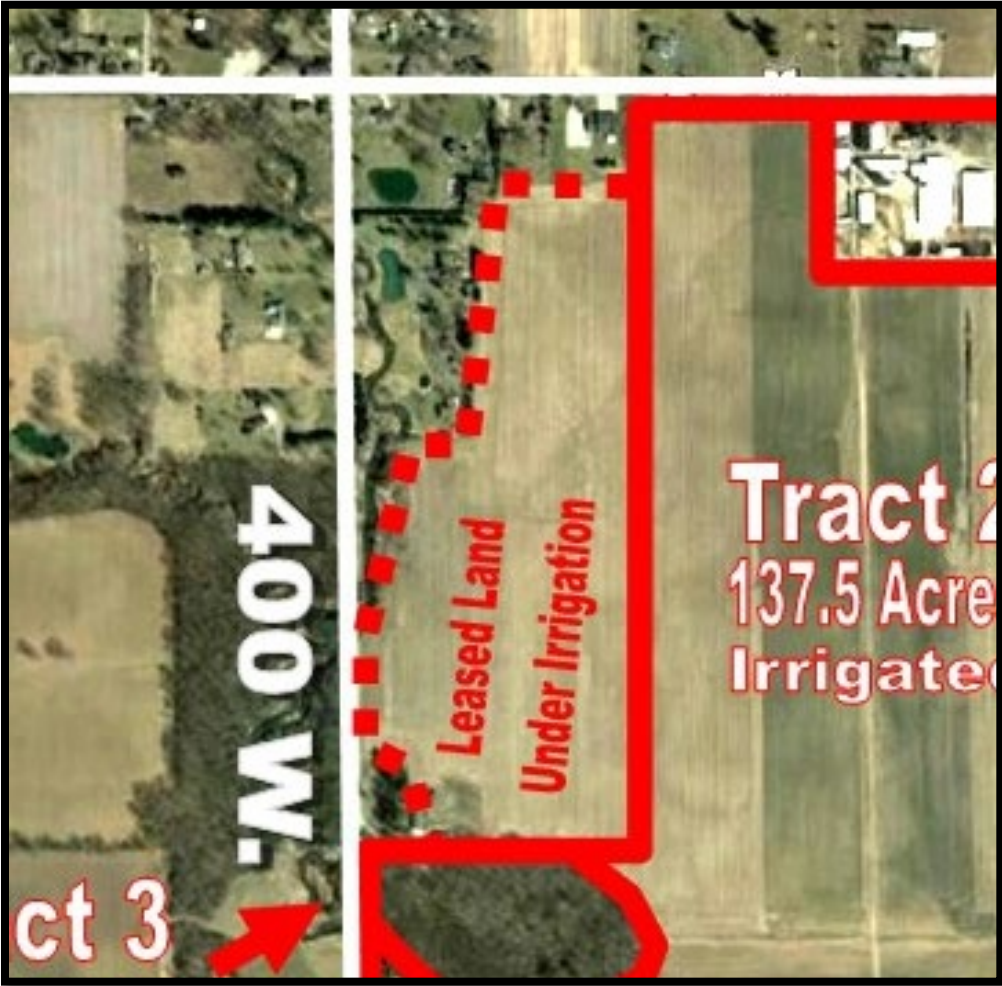
	Company	Average Amount
		<i>No - operating</i>
Gas	<i>NipSCO</i>	<i>\$ 400 - 1600</i>
Electric		\$
Water		\$
Other		\$
HOA		\$

2 - 4" 100' wells

- Newer Septic 5th Yrs ago

Leased Land Under Irrigation

Current contract for 3 years
\$200 per acre



TRACT 2

Noble Township • La Porte County



137.5^{+/-} Acres
Irrigated Cropland
Soil Index: 102

Auction Location:

Union Mills Conservation Club

100 Mill Pond Road

Union Mills, 46382

Tract 2 Aerial Map

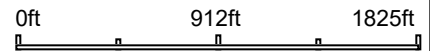
FAA Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. Use caution! All data has limitations of accuracy.



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Map Center: 41° 29' 0.57, -86° 46' 17.43



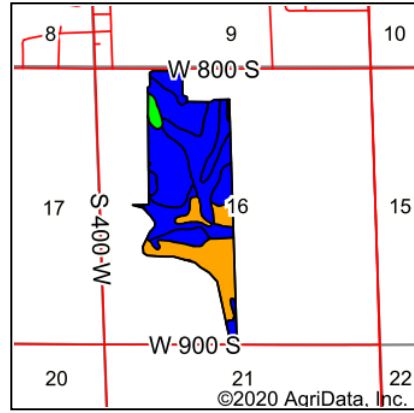
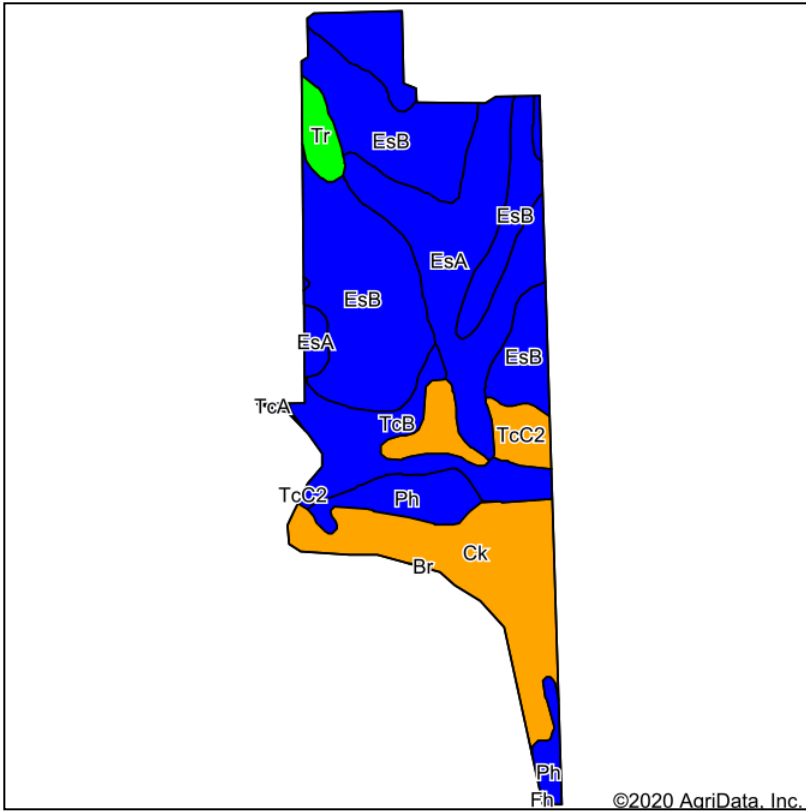
16-35N-3W
La Porte County
Indiana

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12/18/2020

Tract 2 Soils Map



State: **Indiana**
 County: **La Porte**
 Location: **16-35N-3W**
 Township: **Noble**
 Acres: **130.92**
 Date: **12/18/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN091, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
EsB	Elston loam, 2 to 6 percent slopes	46.91	35.8%		Ile	125	40	46
EsA	Elston loam, 0 to 2 percent slopes	31.12	23.8%		Ils	125	40	47
Ck	Cohoctah sandy loam	21.93	16.8%		IIIw			40
TcB	Tracy sandy loam, 2 to 6 percent slopes	12.80	9.8%		Ile	103	36	49
Ph	Pinhook loam	7.98	6.1%		IIw	145	33	54
TcC2	Tracy sandy loam, 6 to 12 percent slopes, eroded	7.13	5.4%		IIIe	91	32	41
Tr	Troxel silt loam	2.85	2.2%		I	160	51	85
TcA	Tracy sandy loam, 0 to 2 percent slopes	0.20	0.2%		Ils	102	36	51
Weighted Average						102	32.3	*n 46.6

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

Soils data provided by USDA and NRCS.

TRACT 3 & 4

Noble Township • La Porte County



Tract 3

- 12^{+/-} Acres
- Recreational Woods

Tract 4

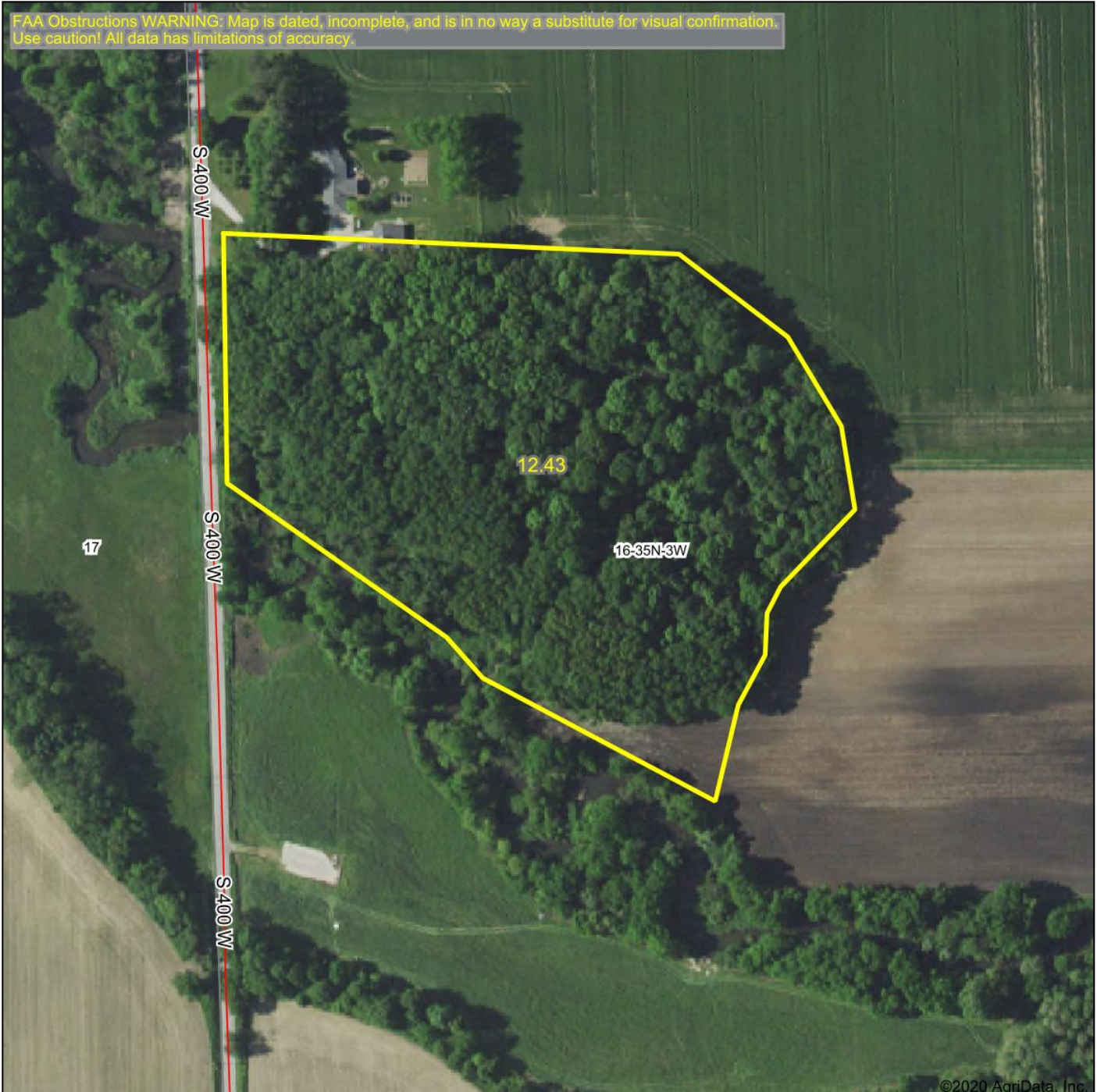
- 15^{+/-} Acres
- Pasture or Cropland

*Auction Location:
Union Mills Conservation Club
100 Mill Pond Road
Union Mills, 46382*



Tract 3 Aerial Map

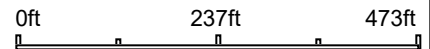
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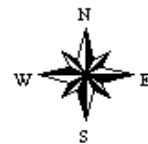
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Map Center: 41° 28' 57.64, -86° 46' 30.5



16-35N-3W
La Porte County
Indiana



12/18/2020

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Tract 4 Aerial Map

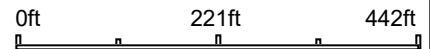
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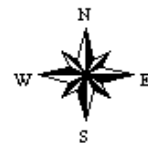
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Map Center: 41° 28' 52.69, -86° 46' 29.14



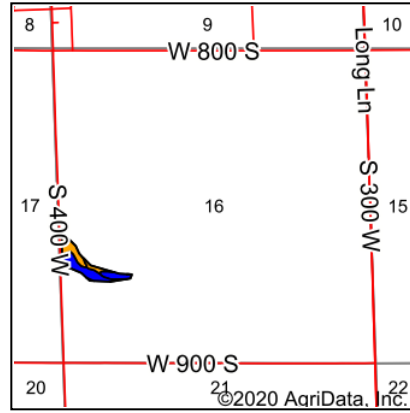
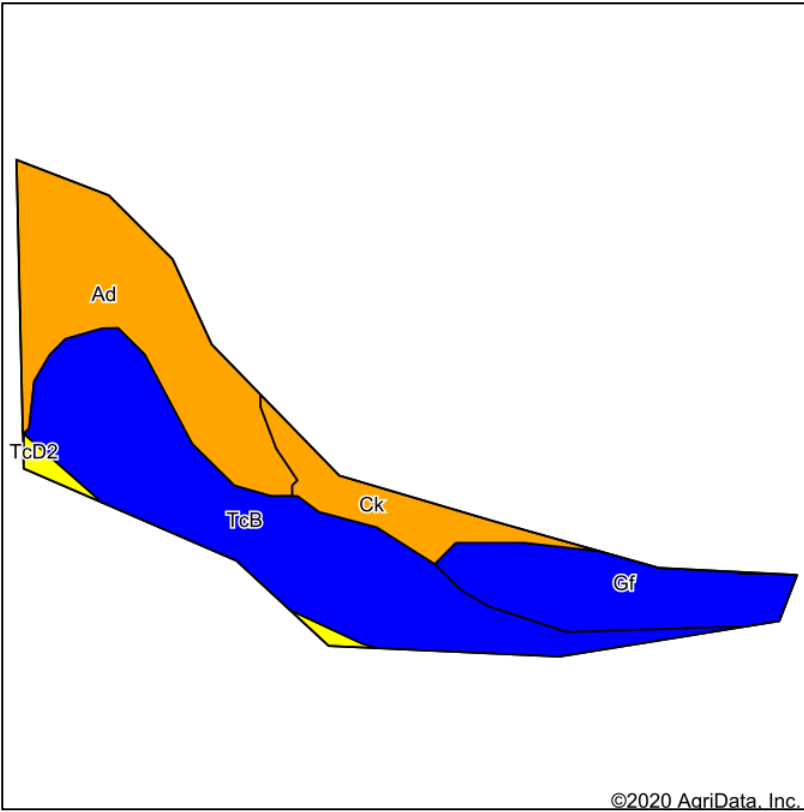
16-35N-3W
La Porte County
Indiana



12/18/2020

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Tract 4 Soils Map



State: **Indiana**
 County: **La Porte**
 Location: **16-35N-3W**
 Township: **Noble**
 Acres: **6.79**
 Date: **12/18/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN091, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
TcB	Tracy sandy loam, 2 to 6 percent slopes	2.97	43.7%		Ile	103	36	49
Ad	Adrian muck, drained, 0 to 1 percent slopes	1.95	28.7%		IIIw	144	40	86
Gf	Gilford fine sandy loam, 0 to 1 percent slopes	1.17	17.2%		IIw	148	42	58
Ck	Cohoctah sandy loam	0.59	8.7%		IIIw			40
TcD2	Tracy sandy loam, 12 to 18 percent slopes, eroded	0.11	1.6%		IVe	80	28	42
Weighted Average						113.2	34.9	*n 60.3

*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.

TRACT 5

Noble Township • La Porte County



71^{+/-} Acres

Irrigated Cropland

Soil Index: 93.4

Auction Location:

Union Mills Conservation Club

100 Mill Pond Road

Union Mills, 46382

Tract 5 Aerial Map

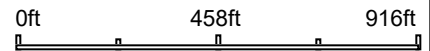
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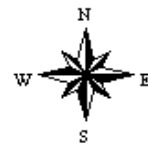
 **Metzger** Auctioneers & Appraisers
Property Services, LLC

Map Center: 41° 28' 44.08, -86° 46' 18.66



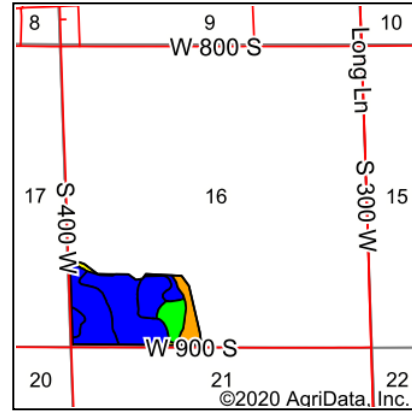
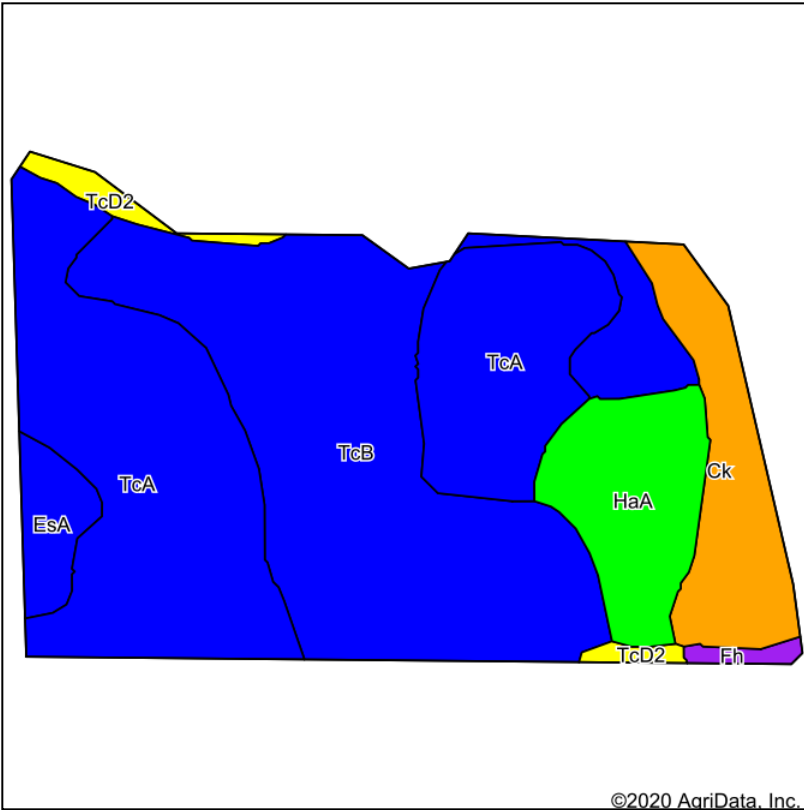
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16-35N-3W
La Porte County
Indiana



12/18/2020

Tract 5 Soils Map



State: **Indiana**
 County: **La Porte**
 Location: **16-35N-3W**
 Township: **Noble**
 Acres: **61.94**
 Date: **12/18/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN091, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
TcB	Tracy sandy loam, 2 to 6 percent slopes	23.98	38.7%		Ile	103	36	49
TcA	Tracy sandy loam, 0 to 2 percent slopes	22.92	37.0%		Ils	102	36	51
HaA	Hanna sandy loam, 0 to 3 percent slopes	5.85	9.4%		I	104	36	50
Ck	Cohoctah sandy loam	5.72	9.2%		Illw			40
EsA	Elston loam, 0 to 2 percent slopes	1.89	3.1%		Ils	125	40	47
TcD2	Tracy sandy loam, 12 to 18 percent slopes, eroded	1.18	1.9%		IVe	80	28	42
Fh	Fluvaquents, loamy	0.40	0.6%		Vw	100	30	3
Weighted Average						93.4	32.6	*n 48.5

*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.

TRACT 6-8

Noble Township • La Porte County

Tract 6

- 40^{+/-} Acres
- Cropland
- Soil Index: 97.6



Tract 7

- 40^{+/-} Acres
- Cropland
- Soil Index: 105.7

Tract 8

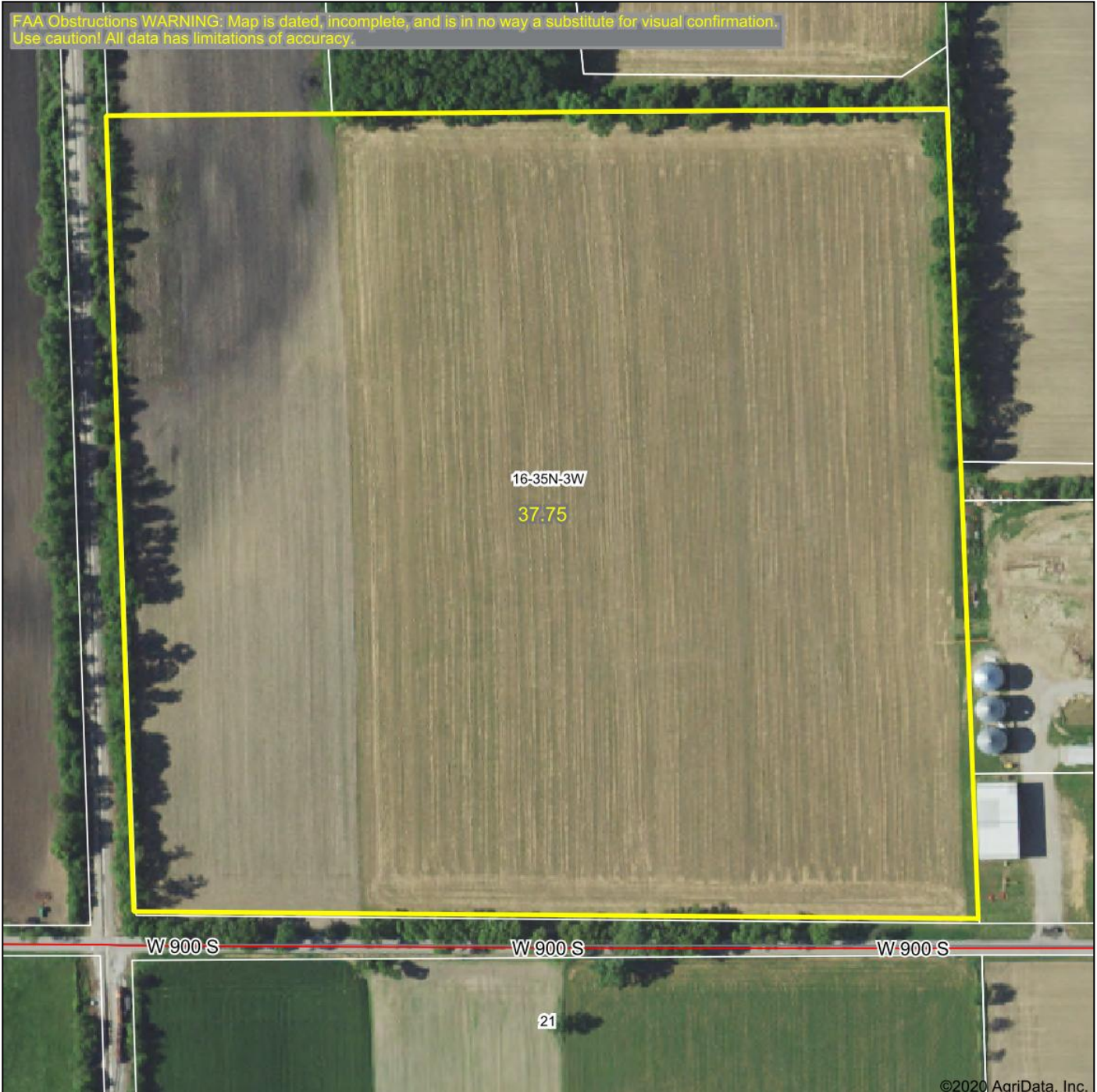
- 34.26^{+/-} Acres
- Cropland
- Soil Index: 125.4



*Auction Location: Union Mills Conservation Club
100 Mill Pond Road, Union Mills, 46382*

Tract 6 Aerial Map

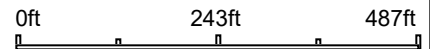
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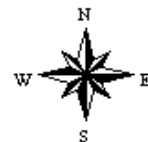
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Map Center: 41° 28' 41.83, -86° 45' 53.28



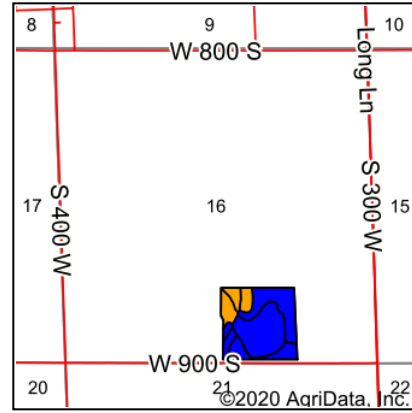
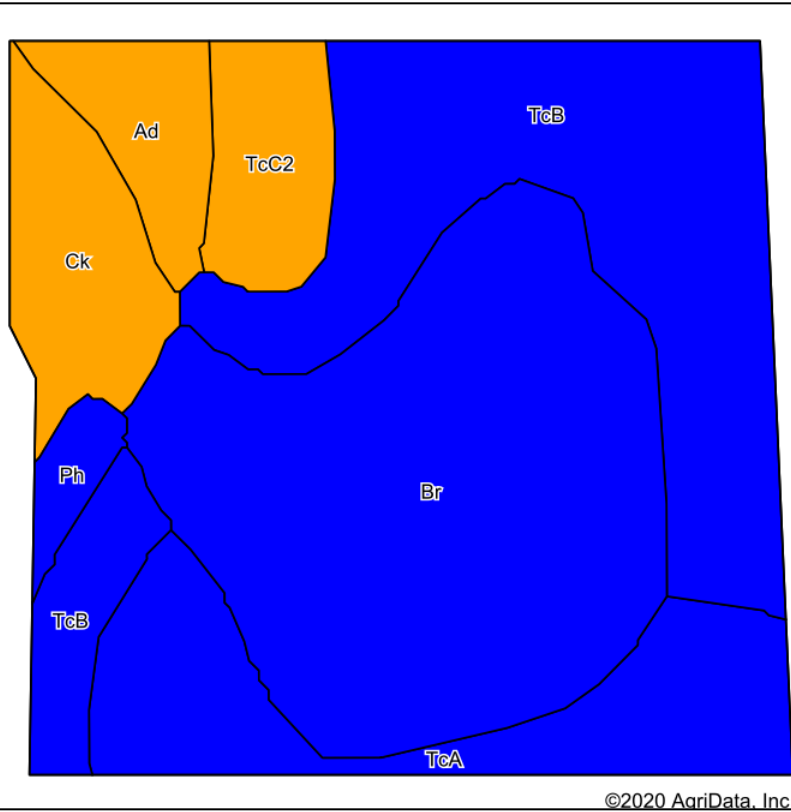
16-35N-3W
La Porte County
Indiana



12/18/2020

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

Tract 6 Soils Map



State: **Indiana**
 County: **La Porte**
 Location: **16-35N-3W**
 Township: **Noble**
 Acres: **34.41**
 Date: **12/18/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN091, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
Br	Bourbon sandy loam	12.70	36.9%		Ilw	104	30	37
TcB	Tracy sandy loam, 2 to 6 percent slopes	10.47	30.4%		Ile	103	36	49
TcA	Tracy sandy loam, 0 to 2 percent slopes	4.68	13.6%		Ils	102	36	51
Ck	Cohoctah sandy loam	2.55	7.4%		Illw			40
TcC2	Tracy sandy loam, 6 to 12 percent slopes, eroded	1.84	5.3%		IIIe	91	32	41
Ad	Adrian muck, drained, 0 to 1 percent slopes	1.59	4.6%		IIIw	144	40	86
Ph	Pinhook loam	0.58	1.7%		Ilw	145	33	54
Weighted Average						97.6	31	*n 45.5

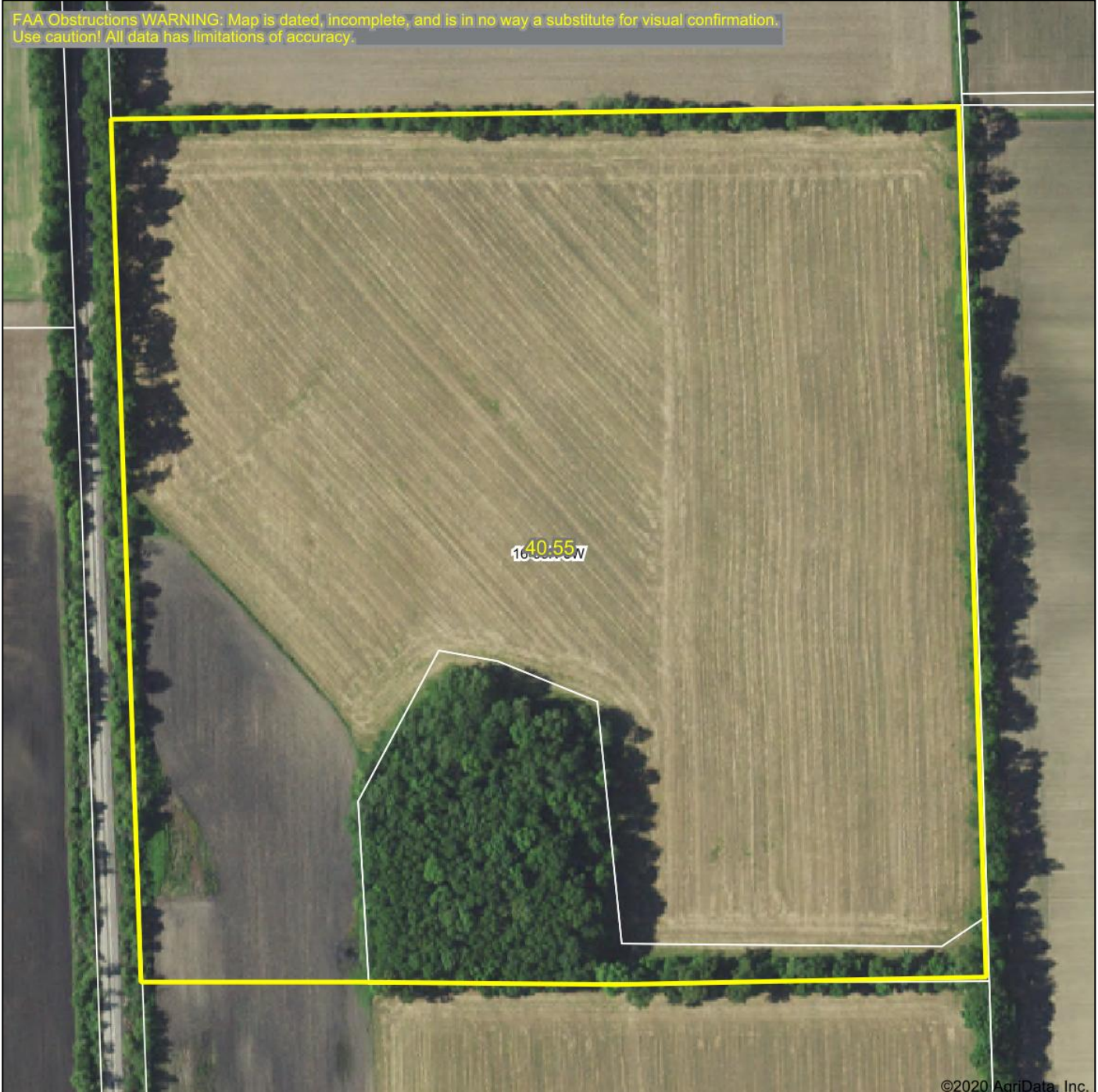
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Tract 7 Aerial Map

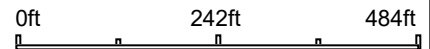
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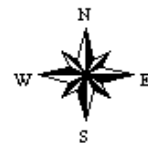
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Map Center: 41° 28' 55.2, -86° 45' 53.99



16-35N-3W
La Porte County
Indiana

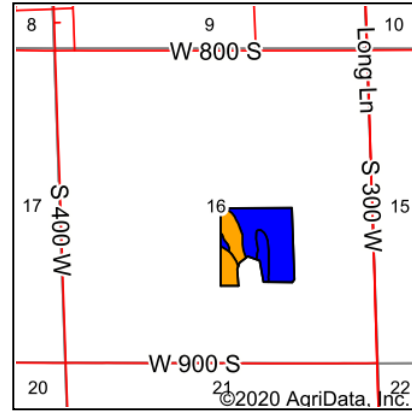
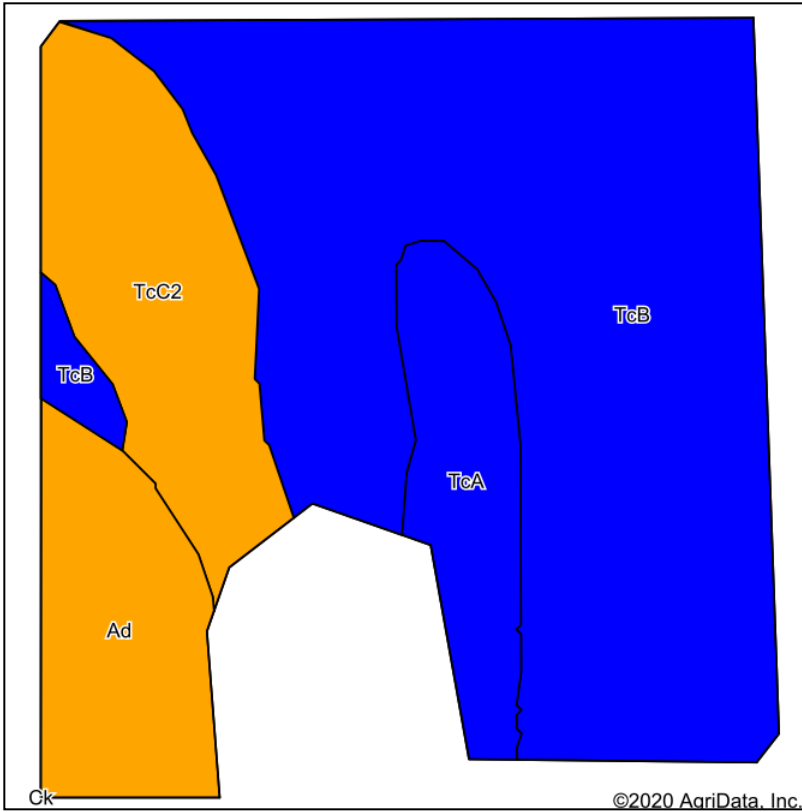


12/18/2020



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

Tract 7 Soils Map



State: **Indiana**
 County: **La Porte**
 Location: **16-35N-3W**
 Township: **Noble**
 Acres: **32.08**
 Date: **12/18/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN091, Soil Area Version: 25

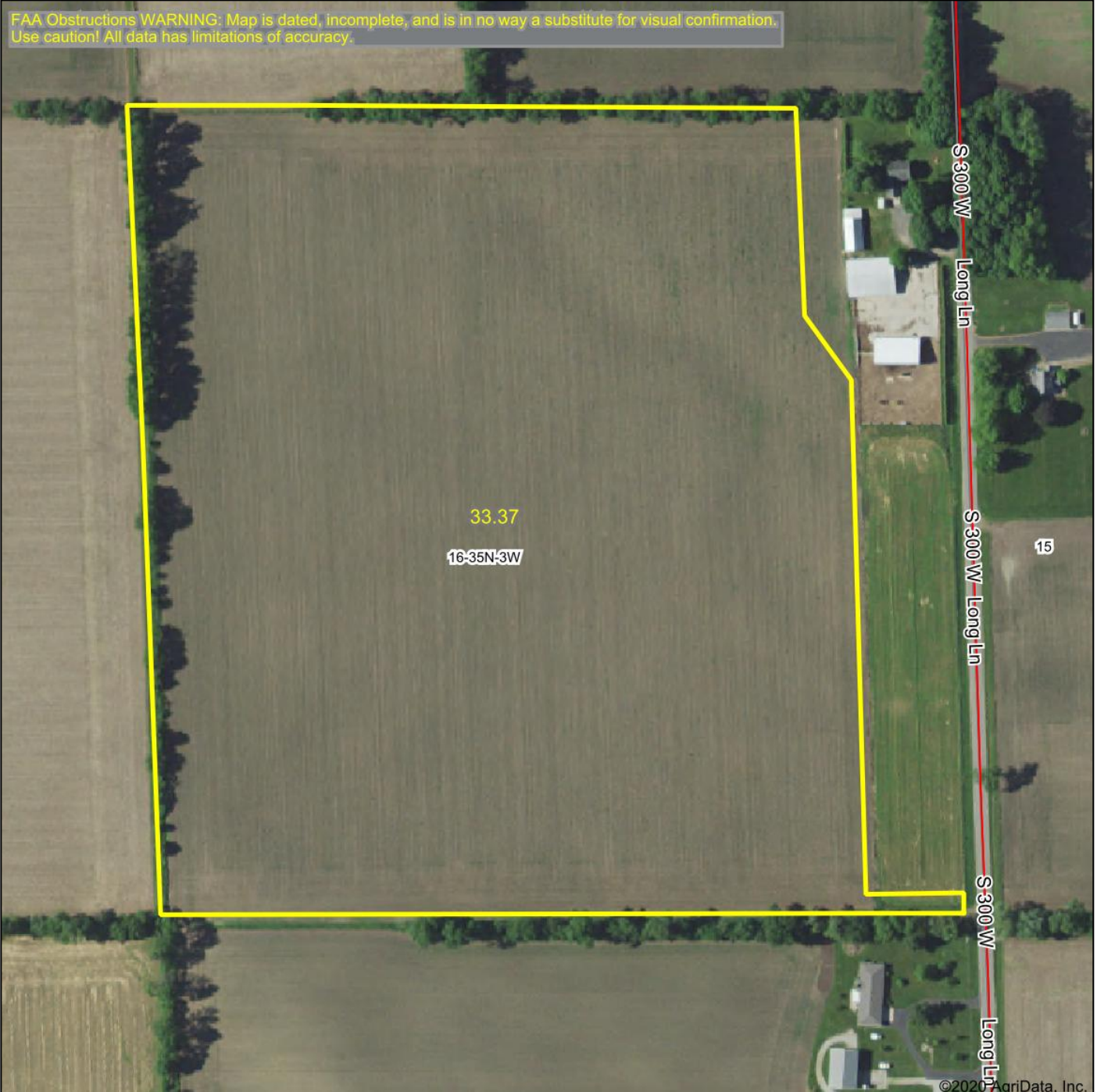
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
TcB	Tracy sandy loam, 2 to 6 percent slopes	20.12	62.7%		Ile	103	36	49
TcC2	Tracy sandy loam, 6 to 12 percent slopes, eroded	5.24	16.3%		IIIe	91	32	41
Ad	Adrian muck, drained, 0 to 1 percent slopes	3.70	11.5%		IIIw	144	40	86
TcA	Tracy sandy loam, 0 to 2 percent slopes	3.02	9.4%		IIs	102	36	51
Weighted Average						105.7	35.8	*n 52.1

*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.

Tract 8 Aerial Map

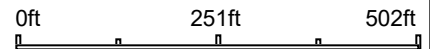
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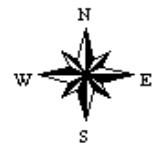
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Property Services, LLC

Map Center: 41° 29' 7.77, -86° 45' 37.42



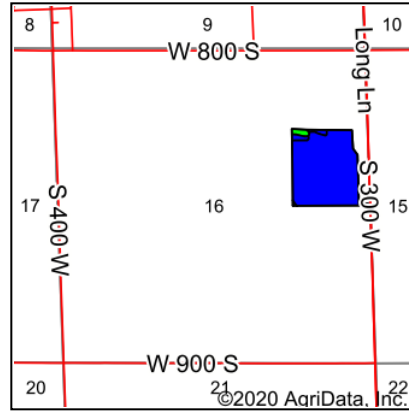
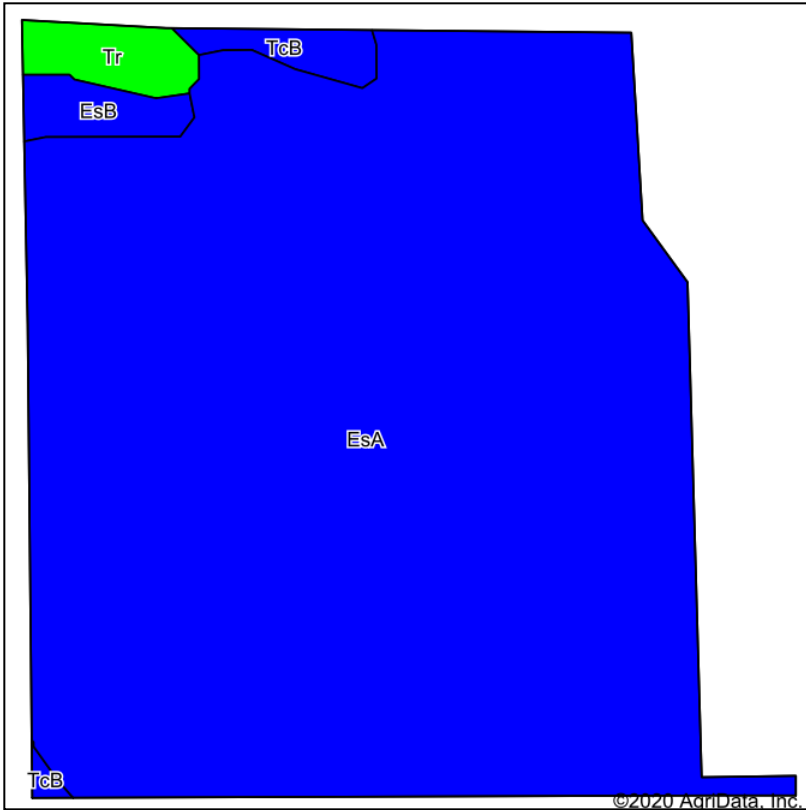
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La Porte County
Indiana



12/18/2020

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Tract 8 Soils Map



State: **Indiana**
 County: **La Porte**
 Location: **16-35N-3W**
 Township: **Noble**
 Acres: **31.95**
 Date: **12/18/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IN091, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
EsA	Elston loam, 0 to 2 percent slopes	30.23	94.6%		Ils	125	40	47
Tr	Troxel silt loam	0.67	2.1%		I	160	51	85
EsB	Elston loam, 2 to 6 percent slopes	0.54	1.7%		Ile	125	40	46
TcB	Tracy sandy loam, 2 to 6 percent slopes	0.51	1.6%		Ile	103	36	49
Weighted Average						125.4	40.2	*n 47.8

*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.

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