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CHAD METZGER, CAI, CAGA

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- ★ FARMLAND AUCTIONS
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September 7, 2021

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 27<sup>+/-</sup> Acres offered in 3 Tracts on Thursday, September 23, 2021 at 6:30 pm. 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 the office at 260.982.0238. You can also email [tiff@metzgerauction.com](mailto:tiff@metzgerauction.com) if that is easier for you.

We look forward to seeing on Thursday, September 23, 2021 at 6:30 pm at the property: 6159 W. Shilling Rd., Mentone, IN 46539. The Auction will Begin at 6:30 pm!

Thanks,



Chad Metzger, CAI, CAGA  
Metzger Property Services, LLC

27<sup>+/-</sup> Acres Being Offered in 3 Tracts!  
Cropland • Building Sites  
Recreational Woods • Project Home

Tract 1  
1.5 Acres

Tract 3  
14 Acres

Tract 2  
12 Acres

Shilling Rd.

# TRACT MAP



# REAL ESTATE AUCTION TERMS

***27+/- Acres offered in 3 Tracts!***

This property will be offered at Auction on Thursday, September 23, 2021 at 6:30 pm at the property. 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 November 12, 2021. Possession of the farmland will be subject to the current tenants' rights to the 2021 Fall crop harvest. Possession of the woods & home will be as of the date of closing. The seller will pay the 2021 due in 2022 taxes based on the most current tax rate available at the time of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$735.20. 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, September 23, 2021 at 6:30 pm**

***Bid Live In-Person or Online!***

**Property Location: 6159 W. Shilling Rd., Mentone, IN 46539**

**Harrison Township • Kosciusko County**



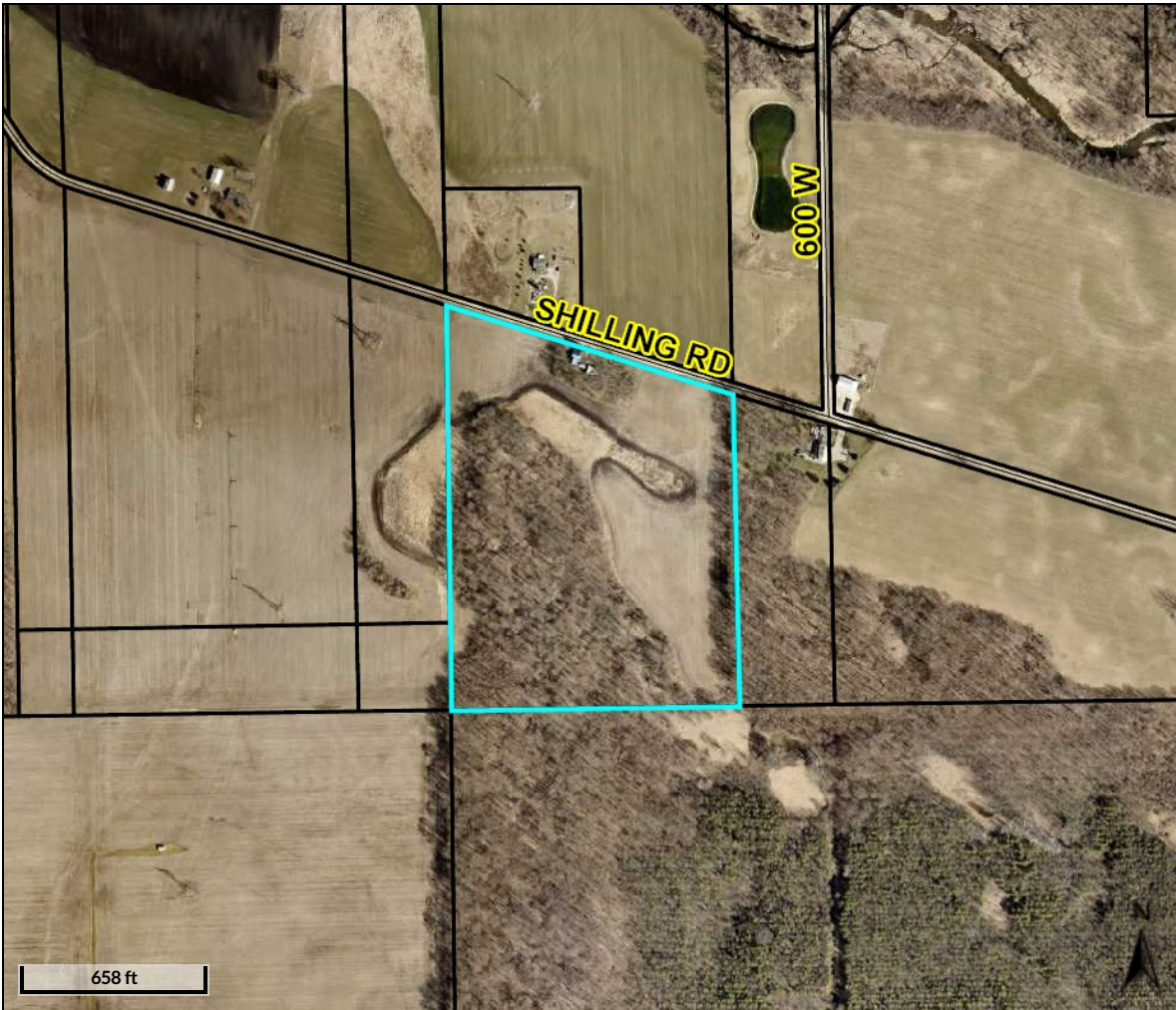
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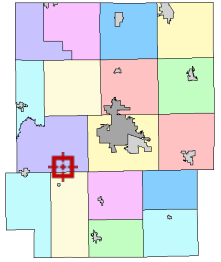
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**Overview**



**Legend**

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

<b>Parcel ID</b>	013-164-004	<b>Alternate ID</b>	013-702006-80	<b>Owner Address</b>	Klein Lorna T
<b>Sec/Twp/Rng</b>	0032-0032-5	<b>Class</b>	AGRICULTURAL - CASH GRAIN/GENERAL FARM		6159 W Shilling Rd
<b>Property Address</b>	6159 W SHILLING RD MENTONE	<b>Acreage</b>	27.47		Mentone, IN 46539
<b>District</b>	Harrison				
<b>Brief Tax Description</b>	013-164-004   Pt E 1/2 Ne 32-32-5 27.47A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/2/2021  
 Last Data Uploaded: 8/2/2021 8:14:24 AM

Developed by 

**Property Type** RESIDENTIAL      **Status** Active      **CDOM** 1      **DOM** 1      **Auction** Yes  
**MLS #** 202137497      6159 W Shilling Road      Mentone      IN 46539      **Status** Active      **LP** \$0



**Area** Kosciusko County      **Parcel ID** 43-10-32-100-013.000-034      **Type** Site-Built Home  
**Sub** None      **Cross Street**      **Bedrms** 3      **F Baths** 1      **H Baths** 0  
**Location** Rural      **Style** One and Half Story      **REO** No      **Short Sale** No  
**School District** TIP      **Elem** Mentone      **JrH** Tippe Valley      **SrH** Tippe Valley  
**Legal Description** Approximately 1.5+/- Acres part of: 013-164-004 Pt E 1/2 Ne 32-32-5 27.47A  
**Directions** From SR 25, head North on Tinkey Road. Turn East onto Shilling Road. Property is on the South side of the road.  
**Inside City Limits** N      **City Zoning**      **County Zoning** A1      **Zoning Description**

**Remarks** 27+/- Acres being offered in 3 Tracts with Cropland, Woods, Building Sites & Project Home going to Auction on Thursday, September 23, 2021 at 6:30pm! This is Tract 1 which features 1.5+/- Acres with Flip or Project Home! It has 3 Bedrooms, 1 Bath with Screened-In Porch & Metal Roof. It had a small fire and needs to be remodeled. Multiple Outbuildings including a 30x24 Pole Barn perfect for your workshop, hobby area, or extra storage. Great Location close to Warsaw! Bid on this tract individually, in combination, or the entirety for 27+/- Acres! Open House: Wednesday, September 15 5:30-6pm

**Agent Remarks** Auction: Thurs. 9.23.21 6:30pm Open House: Wed. 9.15.21 5:30-6pm 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. Client

Sec	Lot	Lot Ac/SF/Dim	1,5000	/	65,340	/	320 x 170	Src N	Lot Des	0-2.9999
<b>Township</b> Harrison		<b>Abv Gd Fin SqFt</b> 1,356		<b>Below Gd Fin SqFt</b> 0		<b>Ttl Below Gd SqFt</b> 276		<b>Ttl Fin SqFt</b> 1,356		<b>Year Built</b> 1900
<b>Age</b> 121	<b>New</b> No	<b>Date Complete</b>		<b>Ext</b> Vinyl		<b>Fndtn</b> Crawl, Slab, Partial Basement, Unfinished		<b># Rooms</b> 5		
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>Basement Material</b>		<b>Fireplace</b>	No	
<b>DIM</b>	<b>L</b>	<b>B-Main</b>	1	0	<b>Sewer</b> Septic	<b>Dryer Hookup Gas</b> No		<b>Guest Qtrs</b>	No	
<b>LR</b>	x	<b>B-Upper</b>	0	0	<b>Fuel</b> Forced Air	<b>Dryer Hookup Elec</b> No		<b>Split FlrPln</b>	No	
<b>DR</b>	x	<b>B-Blw G</b>	0	0	<b>Heating</b>	<b>Dryer Hook Up Gas/Elec</b> No		<b>Ceiling Fan</b>	No	
<b>FR</b>	x				<b>Cooling</b> None	<b>Disposal</b> No		<b>Skylight</b>	No	
<b>KT</b>	x	<b>Laundry Rm</b>	Main		x	<b>Water Soft-Owned</b> No		<b>ADA Features</b>	No	
<b>BK</b>	x					<b>Water Soft-Rented</b> No		<b>Fence</b>	No	
<b>DN</b>	x					<b>Alarm Sys-Sec</b> No		<b>Golf Course</b>	No	
<b>MB</b>	12 x 12	M				<b>Alarm Sys-Rent</b> No		<b>Nr Wlkg Trails</b>	No	
<b>2B</b>	12 x 12	U	<b>Garage</b>	/	/	x	<b>Garden Tub</b>	<b>Garage Y/N</b>	No	
<b>3B</b>	12 x 12	U	<b>Outbuilding</b>	Pole/Post	30 x 24		<b>Jet Tub</b>	<b>Off Street Pk</b>	No	
<b>4B</b>	x				x	<b>Pool</b> No				
<b>5B</b>	x	<b>Assn Dues</b>	Not Applicable			<b>Pool Type</b>				
<b>RR</b>	x	<b>Other Fees</b>								
<b>LF</b>	x	<b>Restrictions</b>								
<b>EX</b>	x	<b>Water Access</b>			<b>Wtr Name</b>					
<b>WtrType</b>		<b>Wtr Frtg</b>		<b>Channel Frtg</b>						
<b>Water Features</b>				<b>Lake Type</b>						
<b>Auction</b> Yes	<b>Auctioneer Name</b>	Chad Metzger		<b>Auctioneer License #</b>		AC31300015				
<b>Owner Name</b>				<b>Excluded Party</b>		None				
<b>Financing: Existing</b>				<b>Proposed</b>						
<b>Annual Taxes</b> \$735.20	<b>Exemptions</b>	Homestead, Mortgage,		<b>Year Taxes Payable</b> 2021	<b>Assessed Value</b>					
<b>Is Owner/Seller a Real Estate Licensee</b>		No		<b>Possession</b> At Closing						
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b>		Chad Metzger - Cell: 260-982-9050		<b>List Agent - User Code</b>		UP388053395			
<b>Agent E-mail</b> chad@metzgerauction.com	<b>Co-List Office</b>				<b>Co-List Agent</b>					
<b>Showing Instr</b> Showing time or Open House	<b>Start Showing Date</b>									
<b>List Date</b> 9/7/2021	<b>Exp Date</b> 12/31/2021	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes					
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.5%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None						
<b>Virtual Tours:</b>		<b>Lockbox Type</b> NONE	<b>Lockbox Location</b> n/a	<b>Type of Sale</b>						
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 1						
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>									
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>						

Presented by: Chad Metzger / Metzger Property Services, LLC  
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Property address (number and street, city, state, and ZIP code)

6159 W. Shilling Rd., Mentone, IN 46539

2. ROOF	YES	NO	DO NOT KNOW
Age, if known _____ Years.			
Does the roof leak?			
Is there present damage to the roof?			
Is there more than one layer of shingles on the house?			
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?			
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			

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?			
Are there any foundation problems with the structures?			
Are there any encroachments?			
Are there any violations of zoning, building codes, or restrictive covenants?			
Is the present use of non-conforming use? Explain:			
Is the access to your property via a private road?			
Is the access to your property via a public road?			
Is the access to your property via an easement?			
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Are there any structural problems with the building?			
Have any substantial additions or alterations been made without a required building permit?			
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
Is there any damage due to wind, flood, termites, or rodents?			
Have any structures been treated for wood destroying insects?			
Are the furnace/woodstove/chimney/flue all in working order?			
Is the property in a flood plain?			
Do you currently pay for flood insurance?			
Does the property contain underground storage tank(s)?			
Is the homeowner a licensed real estate salesperson or broker?			
Is there any threatened or existing litigation regarding the property?			
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			
Is the property located within one (1) mile of an airport?			

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>Bona Allen</i>	Date (mm/dd/yy) 08/19/21	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<b>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.</b>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.





CHAD METZGER CAL. CAGA

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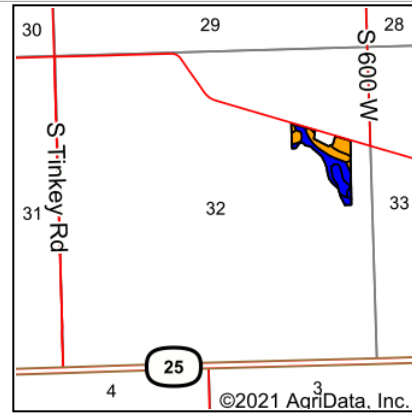
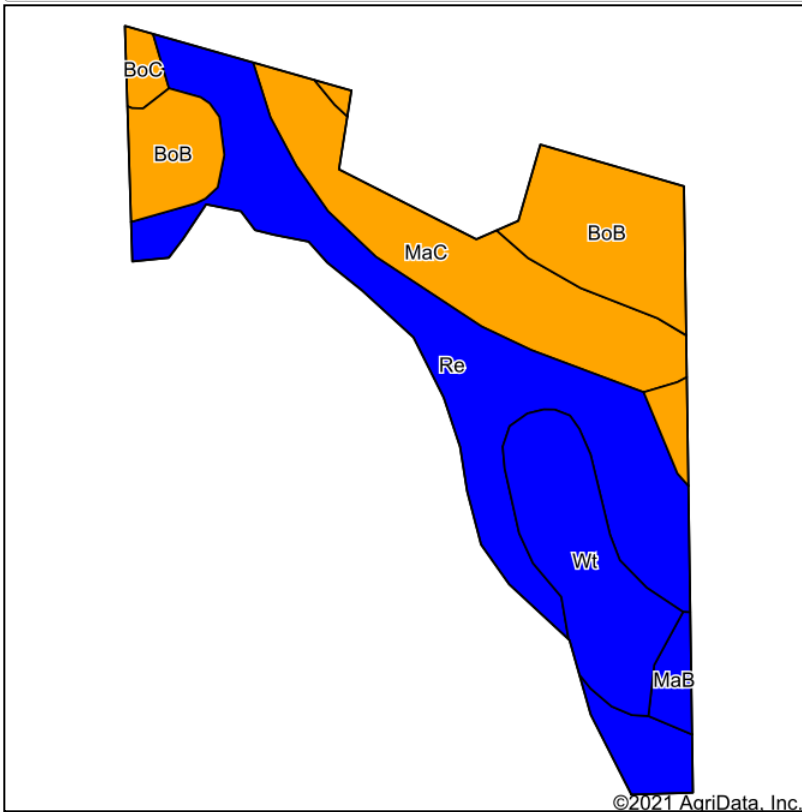
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### Average Utilities

	Company	Average Amount
Gas	Private	\$
Electric	REMC	\$ 70
Water		\$
Other		\$
HOA		\$

# Soils Map



State: **Indiana**  
 County: **Kosciusko**  
 Location: **32-32N-5E**  
 Township: **Harrison**  
 Acres: **12.21**  
 Date: **8/31/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: IN085, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
Re	Rensselaer loam, 0 to 1 percent slopes	4.83	39.6%		IIw		167	49	80
BoB	Boyer loamy sand, 1 to 6 percent slopes	2.53	20.7%		III s	Ile	93	31	32
MaC	Martinsville sandy loam, 6 to 12 percent slopes	2.51	20.6%		III e		125	44	65
Wt	Whitaker loam	1.88	15.4%		IIw		154	50	70
MaB	Martinsville sandy loam, 2 to 6 percent slopes	0.27	2.2%		Ile		135	47	67
BoC	Boyer loamy sand, 6 to 12 percent slopes	0.19	1.6%		III e	III e	82	29	31
<b>Weighted Average</b>							<b>139</b>	<b>44</b>	<b>*n 64.4</b>

\*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.

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
  - Click the green "Register" button
  - Choose username
  - Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - Click the empty box to Agree to the Auction Terms and Conditions
  - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

## To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
  - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
  - **We WILL NOT charge your card if you are the winning bidder**
  - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**

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