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CHAD METZGER, CAI, CAGA

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October 12, 2021

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 43<sup>+/-</sup> Acres offered in 2 Tracts on Saturday, November 6, 2021 at 10:00am. 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 you on Saturday, November 6, 2021 at 10:00 am at the property on 2458 W. 450 N., Rochester, IN. The Auction will Begin at 10:00 am!

Thanks,



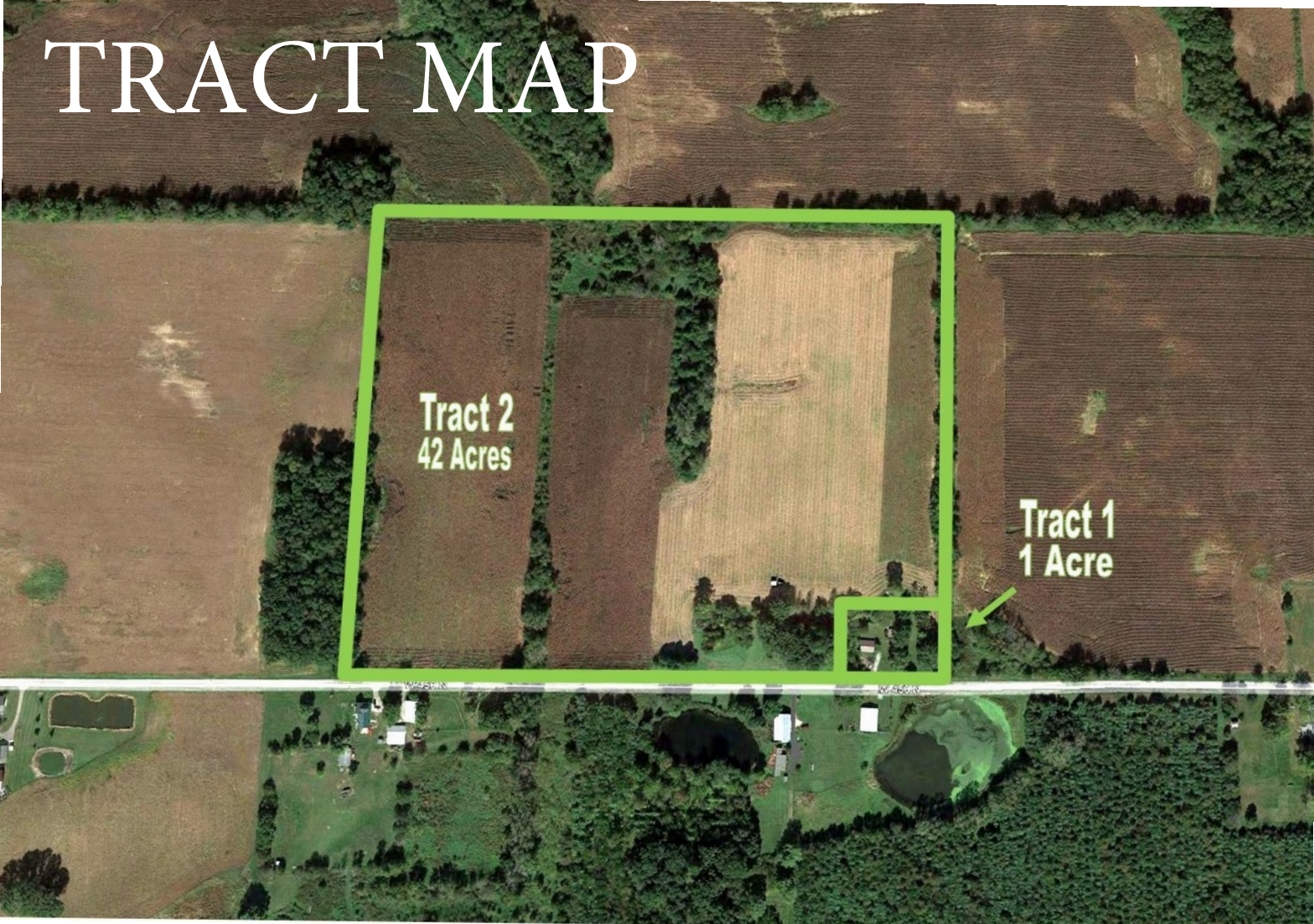
Chad Metzger, CAI, CAGA  
Metzger Property Services, LLC

43<sup>+/-</sup> Acres Being Offered in 2 Tracts!  
Cropland • Building Sites • Ranch Home

# TRACT MAP

Tract 2  
42 Acres

Tract 1  
1 Acre



# REAL ESTATE AUCTION TERMS

## 43+/- Acres with Cropland & Home offered in 2 tracts!

This property will be offered at Auction on Saturday, November 6, 2021 at 10:00 am. 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 December 10, 2021. Possession will be after the 2021 Crop Harvest. The seller will retain the 2021 farm income and will pay the 2021 due in 2022 taxes based on the most current tax rate available. Real estate taxes for the entirety in 20' due in 21' were approximately \$856.74. 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: Saturday, November 6, 2021 at 10:00 am**

**Property Location: 2458 W. 450 N., Rochester, IN 46975  
Richland Township • Fulton County**




**Metzger**  
PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA

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- ★ REAL ESTATE SALES

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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes	
<b>MLS #</b> 202143548	2458 W 450 N	Rochester	IN 46975	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Fulton County	<b>Parcel ID</b> 25-02-22-100-006.020-007	<b>Type</b> Site-Built Home		
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 2	<b>F Baths</b> 1	<b>H Baths</b> 0
	<b>Location</b> Rural	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> ROCH Elem	Columbia / Riddle	<b>JrH</b> Rochester	<b>SrH</b> Rochester	
	<b>Legal Description</b>	Approximately 1+/- Acres part of: Se Nw, Sw Ne, Nw Nw Se & Nw Se 22-31-2 77.66a Split To 008-12065-00			
	<b>Directions</b>	From US 31, head West on 450 N. Property will be on the North side of the road.			
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b> agriculture		

**Remarks** 43+/- Acres with Country Home & Cropland offered in 2 Tracts going to Auction on Saturday, November 6, 2021 at 10:00 AM! This is Tract 1 which features a Ranch Home with 2-Car Garage on 1+/- Acres! Main level has an open Living Area, 2 Bedrooms, & 1 Bath. Great attic space to be finished to your liking! 2-Car Detached Garage has extra space for your workshop! Bid on this tract individually or in combination for the entire 43+/- Acres! Open House: Monday, November 1 5:30-6pm

**Agent Remarks** Auction: Sat. 11.6.21 10am Open House: Mon. 11.1.21 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 a 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

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	1.0000 / 43,560 / 240 x 200	<b>Src N</b>	<b>Lot Des</b> 0-2.9999	
<b>Township</b> Richland	<b>Abv Gd Fin SqFt</b> 1,156		<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 386	<b>Ttl Fin SqFt</b> 1,156	<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, Partial Basement	<b># Rooms</b> 5	
<b>Room Dimensions</b>		<b>Baths</b> Full Half	<b>Water</b> WELL	<b>Basement Material</b>		
<b>DIM</b>	<b>L</b>	<b>B-Main</b> 1 0	<b>Sewer</b> Septic	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> No	
<b>LR</b> x		<b>B-Upper</b> 0 0	<b>Fuel</b> Forced Air	<b>Dryer Hookup Elec</b> No	<b>Guest Qtrs</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>Split FlrPln</b> No	
<b>FR</b> x			<b>Cooling</b> Central Air	<b>Disposal</b> No	<b>Ceiling Fan</b> No	
<b>KT</b> x		<b>Laundry Rm</b> Main	x	<b>Water Soft-Owned</b> No	<b>Skylight</b> No	
<b>BK</b> x		<b>AMENITIES</b> Washer Hook-Up		<b>Water Soft-Rented</b> No	<b>ADA Features</b> No	
<b>DN</b> x				<b>Alarm Sys-Sec</b> No	<b>Fence</b>	
<b>MB</b> 14 x 14	M			<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No	
<b>2B</b> 14 x 12	M	<b>Garage</b> 2.0 / Detached	/ 32 x 26 / 832.00	<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No	
<b>3B</b> x		<b>Outbuilding</b> None	x	<b>Jet Tub</b> No	<b>Garage Y/N</b> Yes	
<b>4B</b> x		<b>Outbuilding</b>	x	<b>Pool</b> No	<b>Off Street Pk</b>	
<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>Lake Type</b>
<b>Water Features</b>			
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC31300015	
<b>Owner Name</b>			
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Excluded Party</b> None	
<b>Annual Taxes</b> \$856.74	<b>Exemptions</b> Blind, Homestead, Supplemental	<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>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395		
<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> 10/14/2021	<b>Exp Date</b> 12/31/2021	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.0%	<b>Vari.Rate</b> No
<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>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>		<b>CDOM</b> 1
<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

Information is deemed reliable but not guaranteed.

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General Information

Parcel Number 25-02-22-100-006.020-007

Local Parcel Number 00810206500

Tax ID:

Routing Number 02-22-000-017

Property Class 101 Cash Grain/General Farm

Year: 2021

Location Information

County Fulton

Township RICHLAND TOWNSHIP

District 007 (Local 008) RICHLAND TOWNSHIP

School Corp 2645 ROCHESTER COMMUNITY

Neighborhood 08000-007 Richland Res Acreage Default

Section/Plat

Location Address (1) 2458 W 450 N ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 08000-007

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, March 16, 2021 Review Group 1

Ownership

BURKETT RICHARD H & MARGARET 2458 W 450 N ROCHESTER, IN 46975

Legal

SE NW, SW NE, NW NW SE & NW SE 22-31-2 77.66A SPLIT TO 008-12065-00 CLASSIFIED FOREST 30.754A



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2021-2017), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Date 06/21/2005 Owner BURKETT RICHARD Doc ID Code Book/Page Adj Sale Price V/I WD / \$0 I

Agricultural

Notes

11/26/2018 : 10/18 Cyc/Rev. Chg. 772 SF to 50 B & 50 Crawl. Chg. 14 x 16 To Crawl. --Chg.PB NBHD to 1.00. --18 pay 19 Dm

10/30/2012 : 9/12/12 RAD CYC/REV DWELLING FROM F TO A; UTILITY SHE FROM F TO A---2013 PAY 2014-AW

12/15/2011 : TOOK OFF 2 OPFS THIS SIZE NOT ASSESSED 12-15-2011 VL

3/1/2009 : DWELLING: THIS IS A LOG HOME WITH VYN SIDING. RTO, CYC/REV. 2008, T.T.O., DWELL AGE 1900, CND FROM A TO F, SHED AGE 1900, SV @ 100, PFBSI HT FROM 10 TO 8.

3/1/2009 : PFBSI HAS DIRT FLOOR.

Land Computations

Table with columns for Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1156 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	216	\$7,400

**Plumbing**

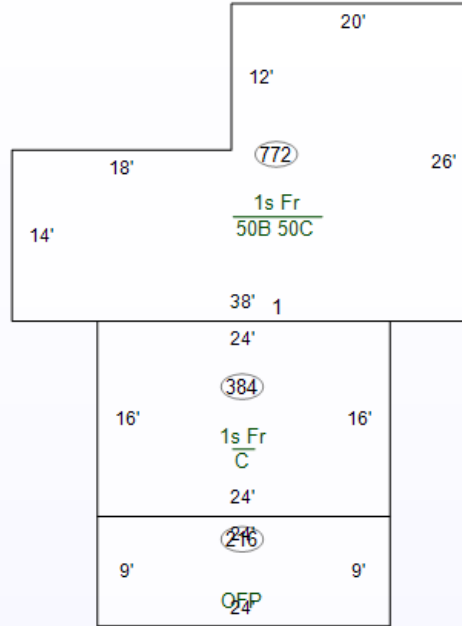
#	TF	
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	1
Living Rooms	
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1156	1156	\$80,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	386	0	\$15,000	
Crawl	770	0	\$4,900	
Slab				

**Total Base** \$99,900

**Adjustments** 1 Row Type Adj. x 1.00 \$99,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$99,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$7,400	\$107,300
Garages (+) 0 sqft	\$0	\$107,300
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.88	
<b>Replacement Cost</b>		<b>\$75,539</b>

**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	100%	1	Wood Frame	D	1900	1936	85 A		0.88		1,542 sqft	\$75,539	50%	\$37,770	0%	100%	1.000	1.3500	\$51,000
2: Garage-Fr	100%	1	Wood Frame	C	1990	1990	31 A	\$24.75	0.88	\$24.75	32'x26'	\$18,121	26%	\$13,410	0%	100%	1.000	1.0000	\$13,400
3: PB-1 Open	0%	1	T31SO	C	1988	1988	33 A	\$12.10	0.88	\$11.35	53' x 40' x 8'	\$21,184	55%	\$9,530	0%	100%	1.000	1.0000	\$9,500
4: Util Shed	0%	1	SV	D	1900	1900	121 A		0.88		10'x10'		65%		0%	100%	1.000	1.0000	\$0



Listings as of 10/15/2021

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202143551	** W 450 N	Rochester	IN 46975	<b>Status</b> Active
<b>Area</b> Fulton County		<b>Parcel ID</b> 25-02-22-100-006.020-007		
<b>Sub</b> None		<b>Type</b> Agricultural Land		
<b>School District</b> ROCHElem		<b>Cross Street</b> Columbia / Riddle		<b>Lot #</b>
<b>REO</b> No		<b>Short Sale</b> No		<b>SrH</b> Rochester
<b>Legal Description</b> Approximately 42+/- Acres part of: Se Nw, Sw Ne, Nw Nw Se & Nw Se 22-31-2 77.66a Split To 008-12065-00				
<b>Directions</b> From US 31, head West on 450 N. Property will be on the North side of the road.				
<b>Inside City Limits</b> N <b>City Zoning</b> <b>County Zoning</b> A1 <b>Zoning Description</b>				



**Remarks** 43+/- Acres with Country Home & Quality Cropland offered in 2 Tracts going to Auction on Saturday, November 6, 2021 at 10:00 AM! This is Tract 2 which features 42+/- Acres of Cropland with a Soil Index of 84.8. Bid on this tract individually or in combination for the entire 43+/- Acres!

**Agent Remarks** Auction: Sat. 11.6.21 10am Open House: Mon. 11.1.21 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 a 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

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b> 42.0000 / 1,829,520 / 1215x1570	<b>Platted Development</b> No	<b>Platted Y/N</b> Yes
<b>Parcel Desc</b> Tillable, 15+				
<b>Township</b> Richland	<b>Date Lots Available</b>	<b>Price per Acre</b> \$ \$0.00		
<b>Type Use</b> Agriculture	<b>Road Access</b> County	<b>Road Surface</b> Tar and Stone	<b>Road Frontage</b>	County
<b>Type Water</b> None		<b>Easements</b> Yes		
<b>Type Sewer</b> None		<b>Water Frontage</b>		
<b>Type Fuel</b> None		<b>Assn Dues</b> Not Applicable		
<b>Electricity</b> Available		<b>Other Fees</b>		

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

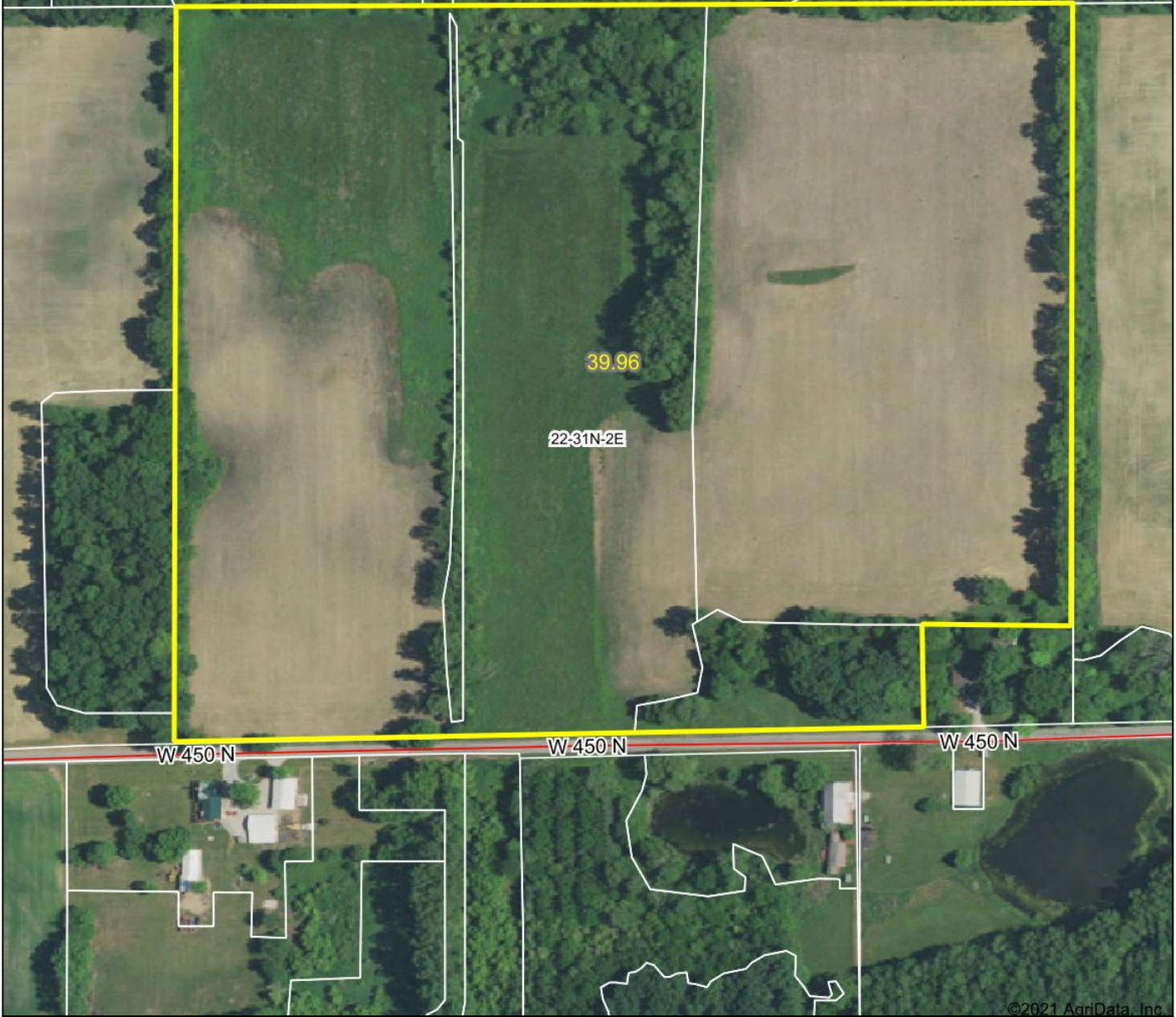
<b>Strctr/Bldg Imprv</b> No	<b>Can Property Be Divided?</b> No			
<b>Water Access</b>		<b>Lake Type</b>		
<b>Water Name</b>				
<b>Water Features</b>				
<b>Water Frontage</b>	<b>Channel Frontage</b>	<b>Water Access</b>		
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC31300015		
<b>Owner Name</b>				
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None		
<b>Annual Taxes</b> \$856.74	<b>Exemption</b> Blind, Homestead, Supplemental	<b>Year Taxes Payable</b> 2021	<b>Assessed Value</b>	
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> After the 2021 Crop Harvest			
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050			
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com			
<b>Co-List Office</b>	<b>Co-List Agent</b>			
<b>Showing Instr</b>				
<b>List Date</b> 10/14/2021	<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>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 1.0%	<b>Variable Rate</b> No	<b>Special Listing Cond.</b> None
<b>Virtual Tours:</b>				<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>Total 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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# Aerial Map

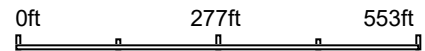
FAA Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. Use caution! All data has limitations of accuracy.



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

Map Center: 41° 7' 18.65, -86° 17' 28.48



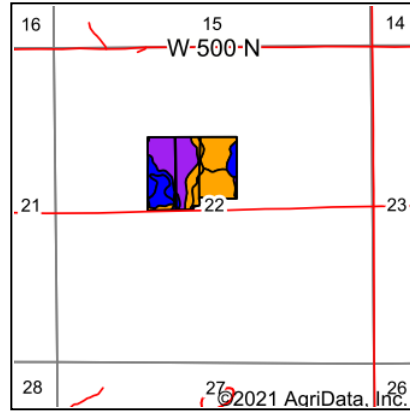
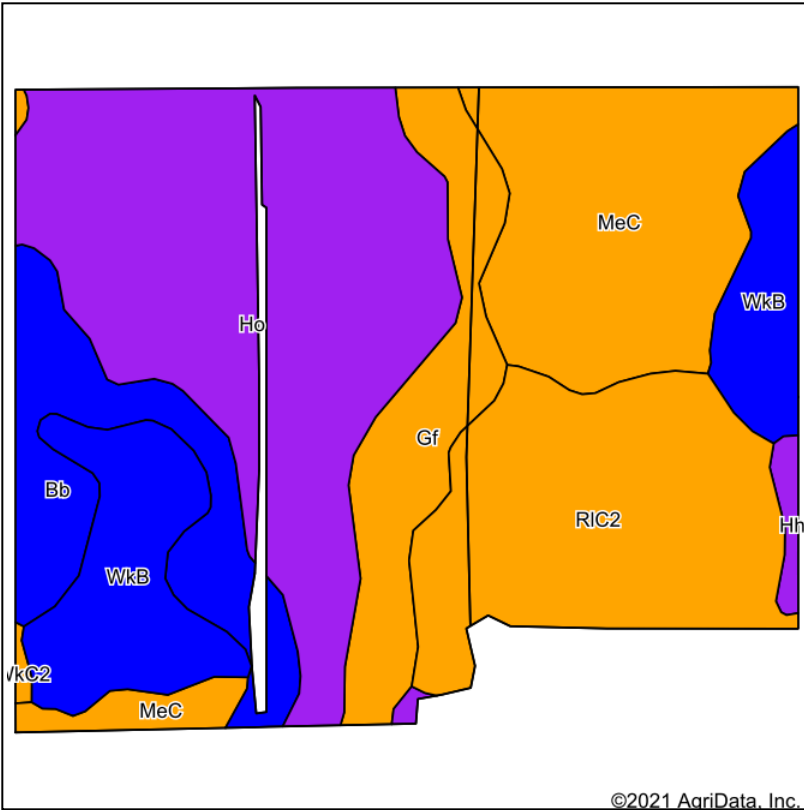
**22-31N-2E**  
**Fulton County**  
**Indiana**



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: **Fulton**  
 Location: **22-31N-2E**  
 Township: **Richland**  
 Acres: **37.98**  
 Date: **10/13/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: IN049, Soil Area Version: 23								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Ho	Houghton muck, disintegration moraine, 0 to 2 percent slopes	12.06	31.8%		Vw			49
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	7.03	18.5%		IIIe	113	40	58
MeC	Metae loamy sand, 6 to 12 percent slopes	6.74	17.7%		IIIe	100	35	43
WkB	Wawasee fine sandy loam, 2 to 6 percent slopes	4.72	12.4%		Ile	126	44	70
Bb	Barry loam	3.57	9.4%		IIw	175	49	71
Gf	Gilford fine sandy loam, 0 to 2 percent slopes, gravelly subsoil	3.46	9.1%		IIIw	150	42	54
Hh	Histosols-Aquolls complex, ponded	0.29	0.8%		Vw			
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	0.11	0.3%		IIIe	113	40	61
<b>Weighted Average</b>					<b>3.43</b>	<b>84.8</b>	<b>27.6</b>	<b>*n 54.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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*...Generation after Generation*



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