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**PROVIDING PROFESSIONAL AUCTION,
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101 S. RIVER RD.
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January 10, 2022

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 361^{+/-} Acres being offered in 11 Tracts on Saturday, February 12, 2022. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, FSA & soil maps, aerial map, and the terms and conditions for the auction.

We will host an open house on Saturday, February 5 from 1-2 pm. 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 Saturday, February 12 at 10:00 am at Fulton County Round Barn Museum 37 E. 375 N., Rochester, IN 46975. The Auction will Begin at 10:00 am!

Thanks,

Chad Metzger, CAL, CAGA
Metzger Property Services, LLC

361^{+/-} Acres Being Offered in 11 Tracts!

Turn-Key Dairy Facility

• *Country Home & Outbuildings* • *Recreational Woods* •

361 Acres OFFERED IN 11 TRACTS

**Quality Cropland
300 Cow Dairy
Recreational Land**

JJ Richard Farm Corp.

AUCTION

Richland Twp., Fulton Co., IN



Sat., Feb. 12 1 PM

**Auction Location: Round Barn Museum
37 E. 375 N. Rochester, IN**

**Farm Location: 4 Miles West
of US 31 on Co. Rd. 500 N.**

Open House: Feb. 5 1-2 pm



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 Bumau

260-982-0238

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REAL ESTATE AUCTION TERMS

361^{+/-} ACRES OFFERED IN 11 TRACTS!

This property will be offered at Auction on Saturday, February 12, 2022 at 10:00 am at the Fulton County Round Barn Museum. This property will be offered in individual tracts, any combination, or 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 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 April 1, 2022. Possession will be at closing. The Sellers will pay the 2021 due in 2022 taxes with the buyer(s) to assume the 2022 due in 2023 taxes and all taxes due thereafter. Real estate taxes for the entirety in 20' due in 21' were approximately \$11,192.18. 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, February 12, 2022 at 10:00 am
Fulton County Round Barn Museum: 37 E. 375 N., Rochester, IN 46975

Property Location: 3781 W. 500 N., Rochester, IN 46975



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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...GENERATION AFTER GENERATION

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

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300 W.

Tract 7
25 Acres
(Swing Tract)

Tract 10
36 Acres

Tract 8
20 Acres

Tract 5
43 Acres

Tract 9
20 Acres

Tract 6
76 Acres

Tract 11
36 Acres

Tract 4
9 Acres

400 W.

Tract 1
13 Acres

Tract 3
22 Acres

Tract 2
58 Acres

500 N.

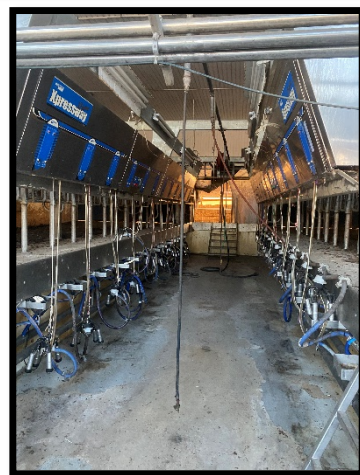
TRACT MAP

TRACT 1: Dairy Facility & Home

3781 W. 500 N., Rochester, IN 46975



13+/- Acres






Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 01/11/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes	
MLS #	202200919	3781 W 500 N	Rochester	IN	46975	Status	Active	LP	\$0	
	Area	Fulton County	Parcel ID	25-02-21-100-001.000-007	Type	Site-Built Home				
	Sub	None	Cross Street		Bedrms	3	F Baths	2	H Baths	0
	Location	Rural	Style	One Story	REO	No	Short Sale	No		
	School District	ROCH Elem	Columbia / Riddle	JrH	Rochester	SrH	Rochester			
	Legal Description	Approximately 13+/- Acres part of: N Div Nw 21-31-2. 93.88 A.								
	Directions	From US 31, head west on 450 N. Turn north onto 400 W, then east onto 500 N. Property is on the south side of the road.								
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description			

Remarks 361+/- Acres with Dairy Facility, Cropland, Pasture, Woods, & Country Home going to Auction on Saturday, February 12, 2022 at 10 AM! This is Tract 1 which features Turn-Key Dairy Operation including Multiple Outbuildings. There are approximately 250 free stalls in multiple barns! The parlor is a Boumatic Xpressway double 12 parlor with all supporting equipment included. 1100+sf Country Home features 3 Bedrooms, 2 Baths & Full Unfinished Basement. Bid on this tract individually, in combination, or the entirety for 361+/- Acres! Bid Live In-Person or Online! Open House: Saturday, February 5th 1-2pm

Agent Remarks Auction: Sat. 2.12.22 10 am Open House: Sat. 2.5.22 1-2pm 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, then the cost shall be split 50/50 by the Sellers 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	13.0000	/	566,280	/	560x1085	Src N	Lot Des	10-14.999				
Township	Richland	Abv Gd Fin SqFt	1,176	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,176	Ttl Fin SqFt	1,176	Year Built	1990			
Age	32	New No	Date Complete		Ext	Vinyl	Fndtn	Full Basement, Unfinished		# Rooms	6			
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material							
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No			
LR	x		B-Upper	0	0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No			
KT	x		Laundry Rm		Main		x	Water Soft-Owned	No	Skylight	No			
BK	x							Water Soft-Rented	No	ADA Features	No			
DN	x							Alarm Sys-Sec	No	Fence				
MB	14 x 12	M						Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 12	M	Garage		/		x	Garden Tub	No	Nr Wlkg Trails	No			
3B	12 x 12	M	Outbuilding	Pole/Post	80 x 48			Jet Tub	No	Garage Y/N	No			
4B	x		Outbuilding	Pole/Post	82 x 50	4100		Pool	No	Off Street Pk				
5B	x		Assn Dues		Not Applicable			Pool Type						
RR	x		Other Fees											
LF	x		Restrictions											
EX	x		Water Access		Wtr Name									
WtrType			Wtr Frtg		Channel Frtg									
Water Features					Lake Type									
Auction	Yes	Auctioneer Name	Chad Metzger		Auctioneer License #	AC31300015								
Owner Name														
Financing:	Existing	Proposed									Excluded Party	None		
Annual Taxes	\$11,192.1	Exemptions	No Exemptions	Year Taxes Payable	2021	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 - Off: 260-982-0238	Co-List Agent												
Agent E-mail	chad@metzgerauction.com													
Co-List Office														
Showing Instr	Showing time or Open House	Start Showing Date												
List Date	1/10/2022	Exp Date	5/30/2022	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes			
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	Vari.Rate	No	Special List Cond.	None					
Virtual Tours:		Lockbox Type	NONE	Lockbox Location	n/a	Type of Sale								
Pending Date		Closing Date		Selling Price		How Sold		CDOM	1					
Ttl Concessions Paid		Sold/Concession Remarks												
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent								

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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TRACT 2 & 3

Richland Township • Fulton County

Tract 2

- 58^{+/-} Acres
- Quality Cropland
- Soil Index: 136.9



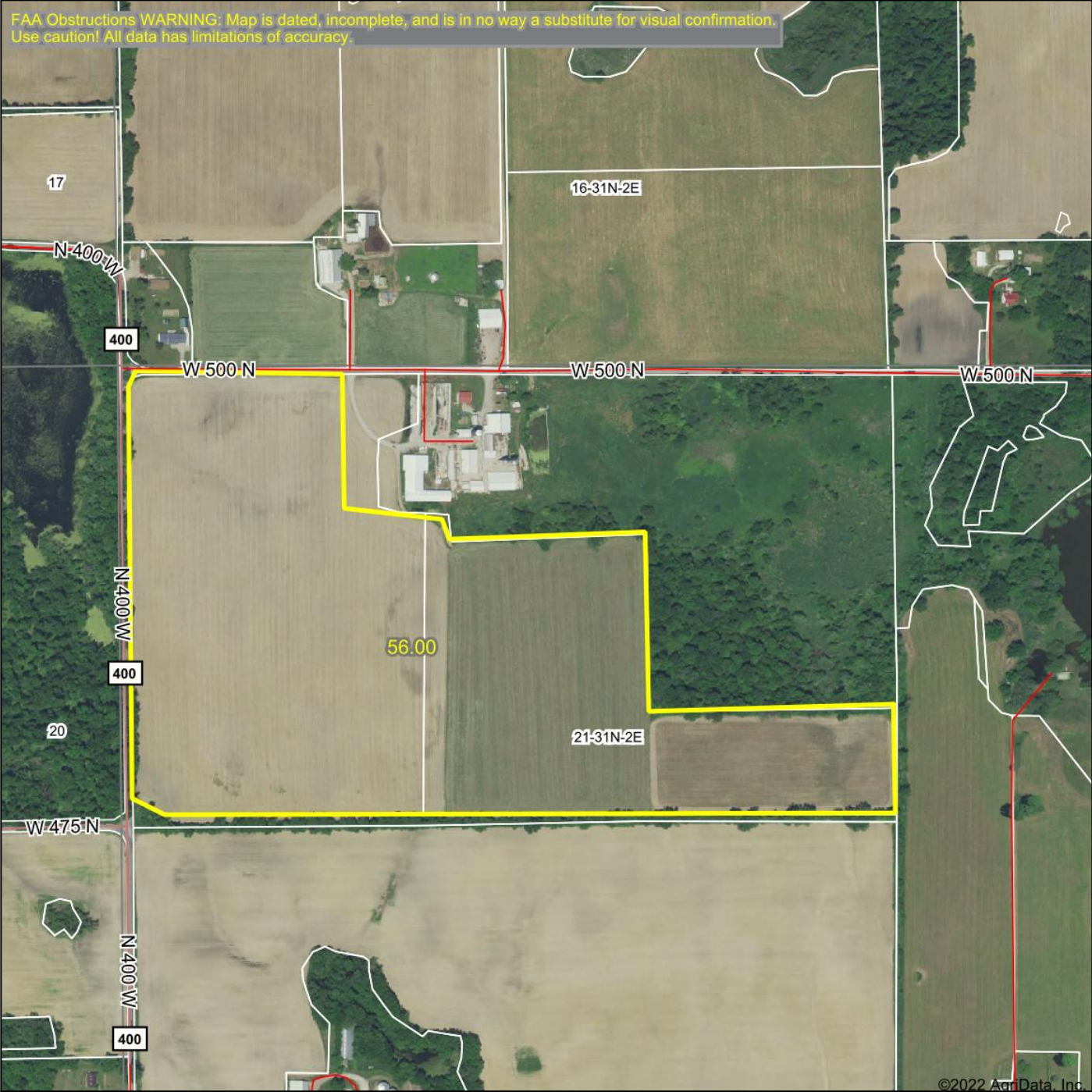
*Auction Location:
Fulton County Round Barn
37 E 375 N,
Rochester, IN 46975*



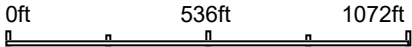
Tract 3

- 22^{+/-} Acres
- Pasture &
Recreational Woods

Aerial Map



Map Center: 41° 7' 34.59, -86° 18' 46.99

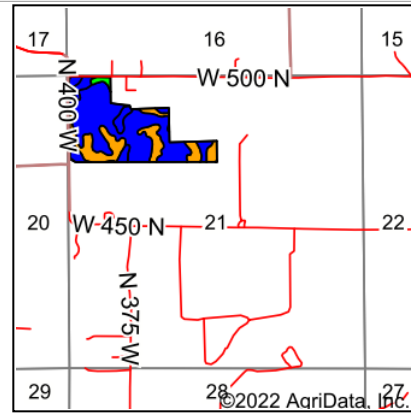
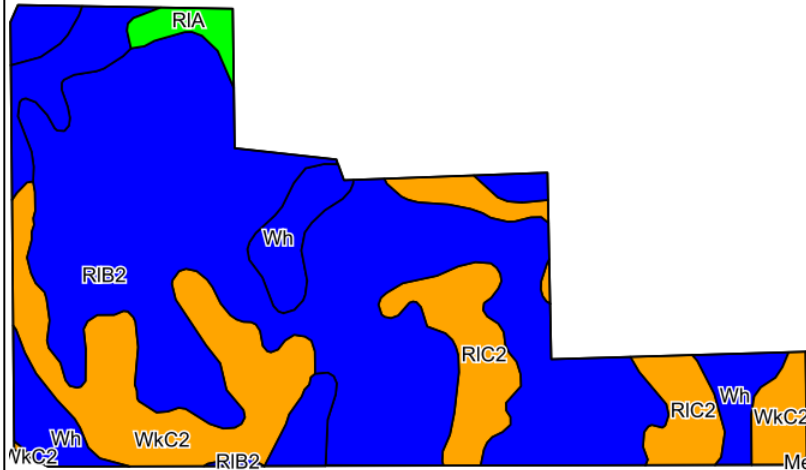


21-31N-2E
Fulton County
Indiana



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

Soils Map



State: **Indiana**
 County: **Fulton**
 Location: **21-31N-2E**
 Township: **Richland**
 Acres: **56**
 Date: **1/10/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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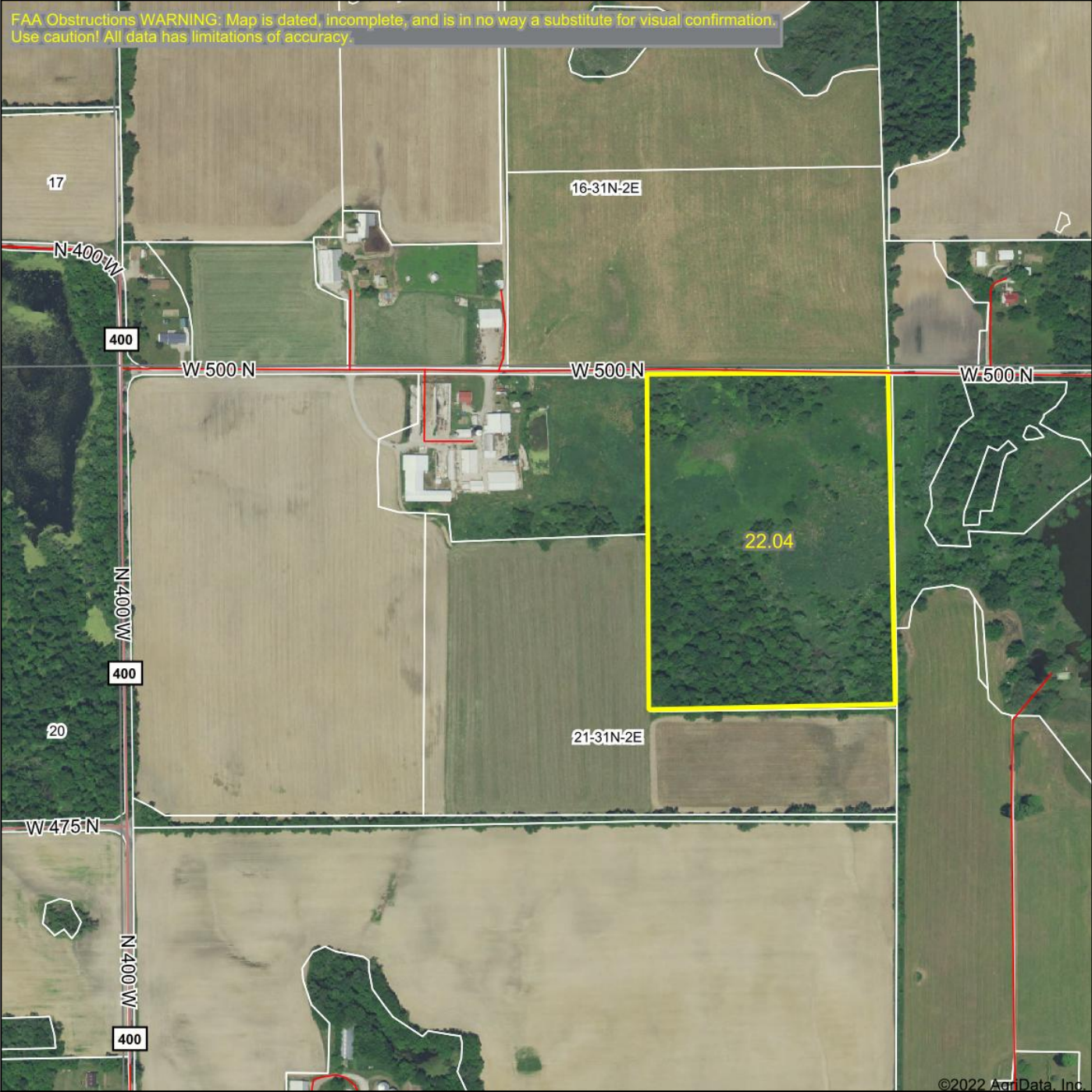
Area Symbol: IN049, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes	32.62	58.2%		Ile	141	49	59
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	8.72	15.6%		IIle	130	46	56
Wh	Washtenaw silt loam	7.82	14.0%		IIlw	145	35	73
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	5.94	10.6%		IIIle	113	40	60
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	0.90	1.6%		Ile	141	49	60
Weighted Average					2.25	136.9	45.6	*n 60.6

*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.

Aerial Map



Metzger Auctioneers & Appraisers
Property Services, LLC

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Map Center: 41° 7' 34.59, -86° 18' 46.99

21-31N-2E
Fulton County
Indiana

0ft 536ft 1072ft

1/10/2022

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

TRACT 4

Richland Township • Fulton County



- 9^{+/-} Acres
- Concrete Shop with Overhead Doors
- Multiple Outbuildings



*Auction Location:
Fulton County Round Barn
37 E 375 N,
Rochester, IN 46975*




Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 01/11/2022

Page 1 of 1

Property Type	LOTS AND LAND	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202200922	3830 W 500 N	Rochester	IN	46975	Status	Active	LP	\$0
	Area	Fulton County	Parcel ID	25-02-16-300-001.020-007			Type	Agricultural Land	
	Sub	None	Cross Street						
	School District	ROCHElem	Columbia / Riddle	JrH	Rochester		SrH	Rochester	
	REO	No	Short Sale	No					
	Legal Description	Approximately 9+/- Acres part of: Sw 1/4 16-31-2 153.81							
	Directions	From US 31, head west on 450 N. Turn north onto 400 W, then east onto 500 N. Property is on the south side of the							
	Inside City Limits	N	City Zoning	County Zoning	A1	Zoning Description			

Remarks 361+/- Acres with Dairy Facility, Cropland, Pasture, Woods, & Country Home going to Auction on Saturday, February 12, 2022 at 10 AM! This is Tract 4 which features 9+/- Acres with a Concrete Shop with 3 Overhead Doors! There are Multiple Outbuildings for all your storage needs! Bid on this tract individually, in combination, or the entirety for 361+/- Acres! Bid Live In-Person or Online!

Agent Remarks Auction: Sat. 2.12.22 10 am Open House: Sat. 2.5.22 1-2pm 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, then the cost shall be split 50/50 by the Sellers 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	Lot Ac/SF/Dim	9.0000	/	392,040	/	535x650				
Parcel Desc	6-9.999	Platted Development	No				Platted Y/N	Yes			
Township	Richland	Date Lots Available				Price per Acre	\$	\$0.00			
Type Use	Agriculture, Residential, Other	Road Access	County	Road Surface	Tar and Stone	Road Frontage	County				
Type Water	Unknown				Easements	Yes					
Type Sewer	None				Water Frontage						
Type Fuel	None				Assn Dues	Not Applicable					
Electricity	Available				Other Fees						
Features					DOCUMENTS AVAILABLE	Aerial Photo					
					LAND FEATURES	Barn, Pole Barn, Other Buildings					
Strctr/Bldg Imprv	Yes										
Can Property Be Divided?	No										
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	\$11,129.1	Exemption				Year Taxes Payable	2021	Assessed Value			
Is Owner/Seller a Real Estate Licensee	No				Possession	At Closing					
List Office	Metzger Property Services, LLC - Off: 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	Showing time or Open House										
List Date	1/11/2022	Exp Date	5/30/2022	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	1.0%	Variable Rate	No	Special Listing Cond.	None		
Virtual Tours:				Type of Sale							
Pending Date	Closing Date			Selling Price			How Sold			CDOM 0	
Total Concessions Paid		Sold/Concession Remarks									
Sell Off	Sell Agent			Co-Sell Off			Co-Sell Agent				

Presented by: Chad Metzger / Metzger Property Services, LLC
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TRACT 5, 6, & 7

Richland Township • Fulton County

Tract 5

- 43^{+/-} Acres
- Quality Cropland
- Soil Index: 137.4



Tract 6

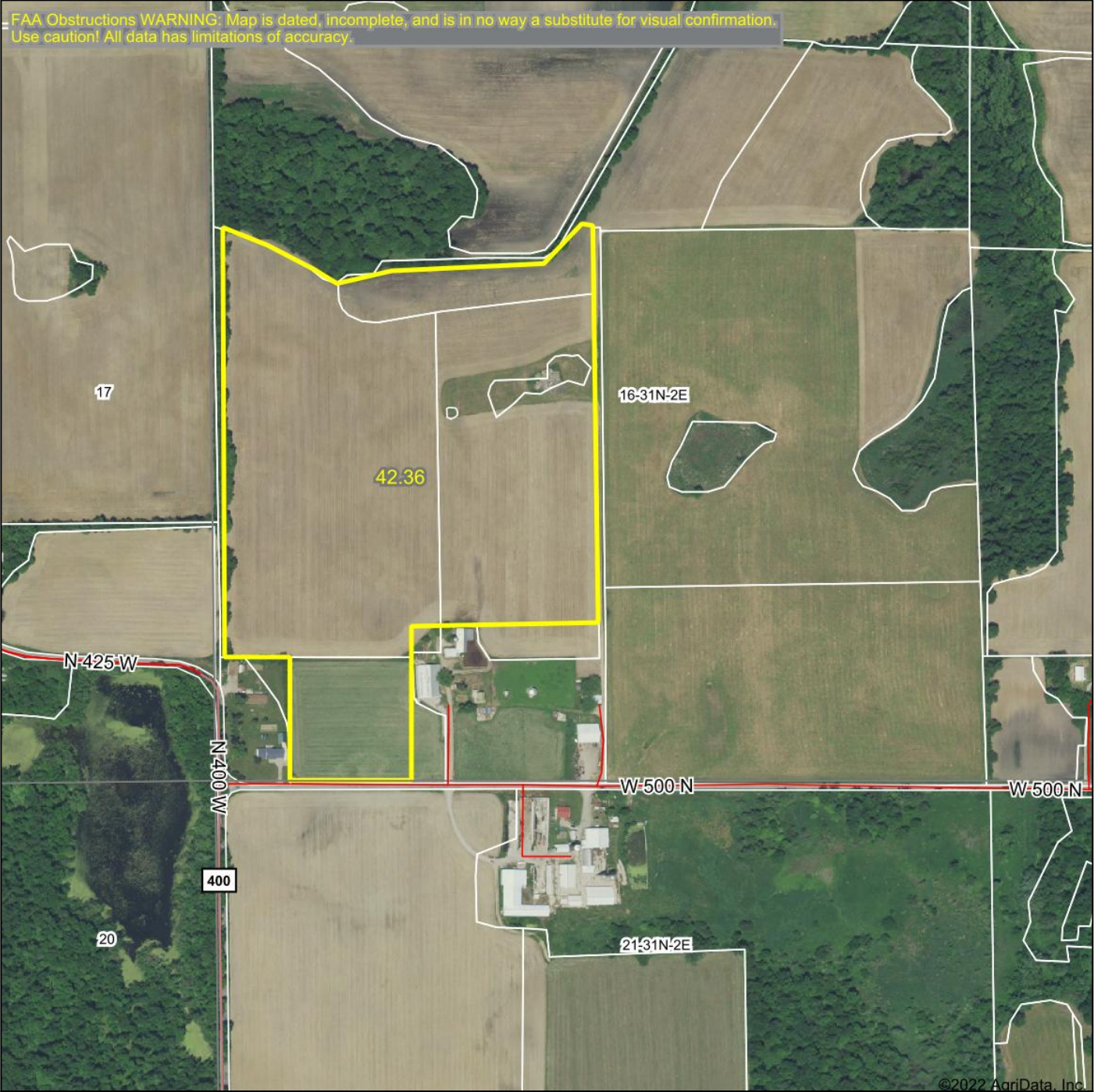
- 76^{+/-} Acres
- Quality Cropland
- Recreational Woods
- Soil Index: 102

Tract 7

- SWING TRACT
- 25^{+/-} Acres
- Quality Cropland
- Recreational Woods
- Soil Index: 101.5

Auction Location:
Fulton County Round Barn
37 E 375 N,
Rochester, IN 46975

Aerial Map



Metzger Auctioneers & Appraisers
Property Services, LLC

Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Map Center: 41° 7' 48.71, -86° 18' 51.24

16-31N-2E
Fulton County
Indiana

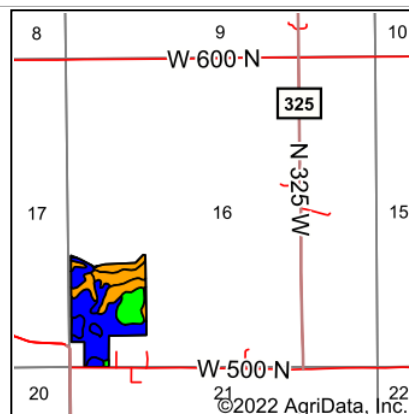
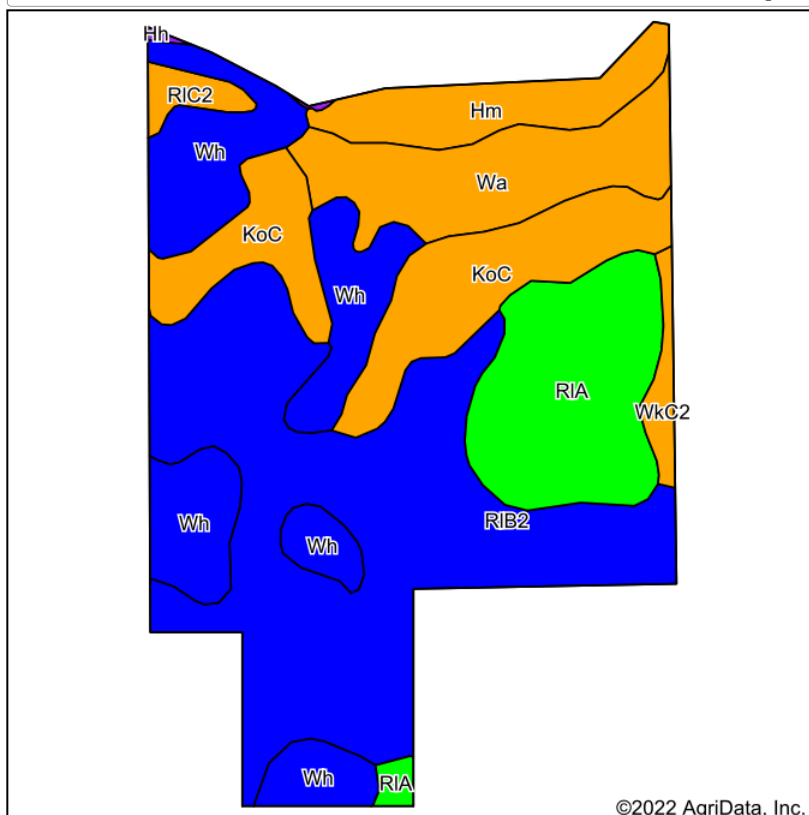
0ft 536ft 1072ft

N
W E
S

1/10/2022

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

Soils Map



State: **Indiana**
 County: **Fulton**
 Location: **16-31N-2E**
 Township: **Richland**
 Acres: **42.36**
 Date: **1/10/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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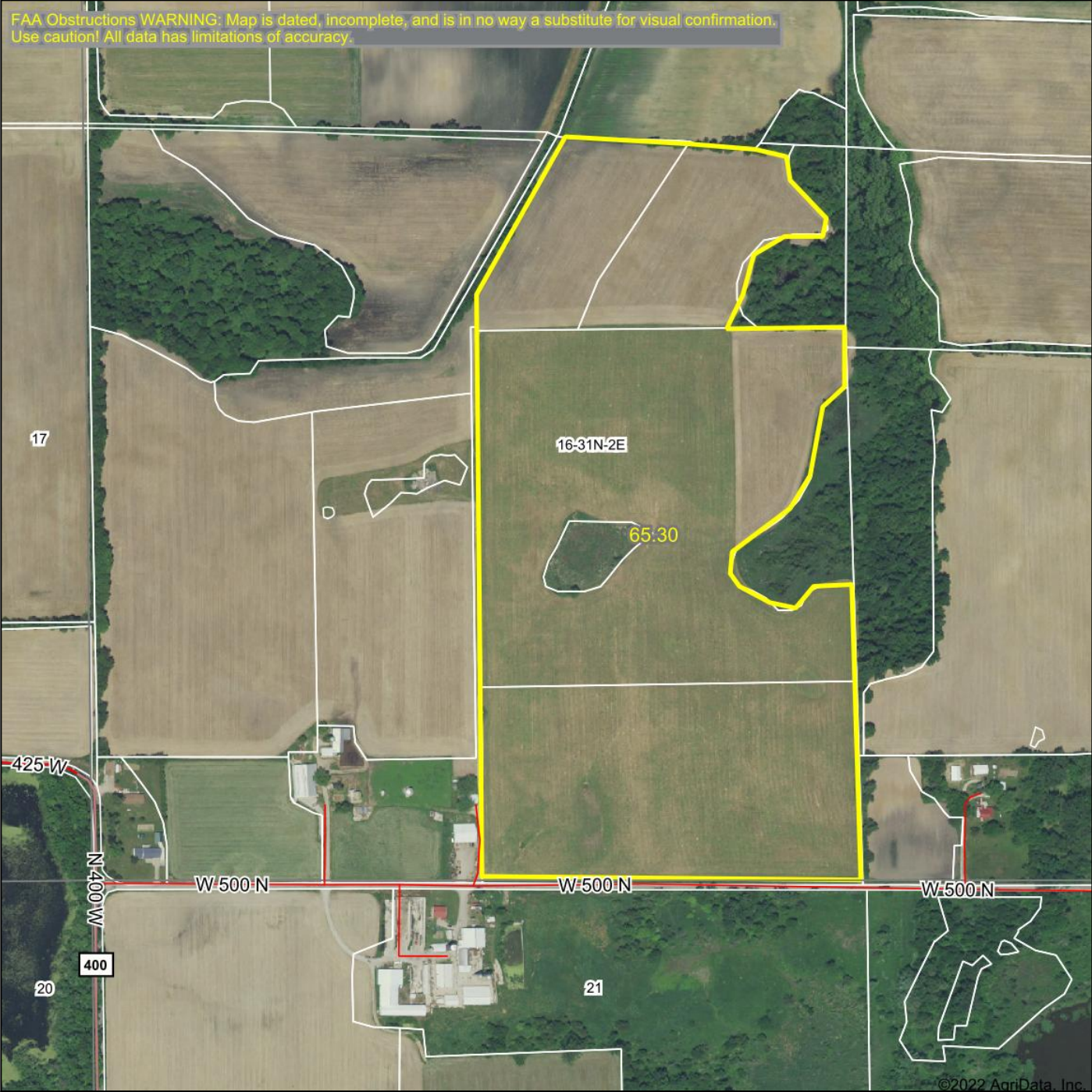
Area Symbol: IN049, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes	15.42	36.4%		Ile	141	49	59
Wh	Washtenaw silt loam	7.50	17.7%		IIw	145	35	73
KoC	Kosciusko-Ormas complex, 6 to 12 percent slopes	5.83	13.8%		IIIe	82	29	45
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	5.63	13.3%		Ie	141	49	60
Wa	Walkill silt loam	4.30	10.2%		IIIw	175	49	81
Hm	Houghton muck, drained	2.48	5.9%		IIIw	159	42	91
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	0.59	1.4%		IIIe	130	46	56
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	0.55	1.3%		IIIe	113	40	60
Hh	Histosols-Aquolls complex, ponded	0.06	0.1%		Vw			
Weighted Average					2.20	137.4	43.1	*n 63.7

*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.

Aerial Map



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& Appraisers
Property Services, LLC

Maps Provided By:

surety
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Map Center: 41° 7' 52.06, -86° 18' 45.66

16-31N-2E
Fulton County
Indiana

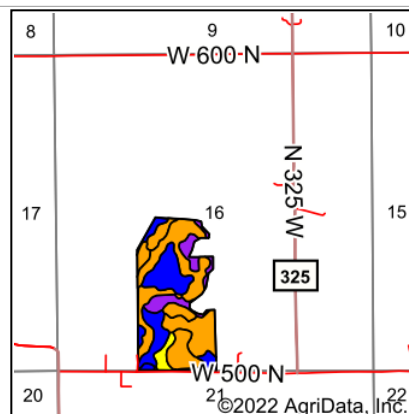
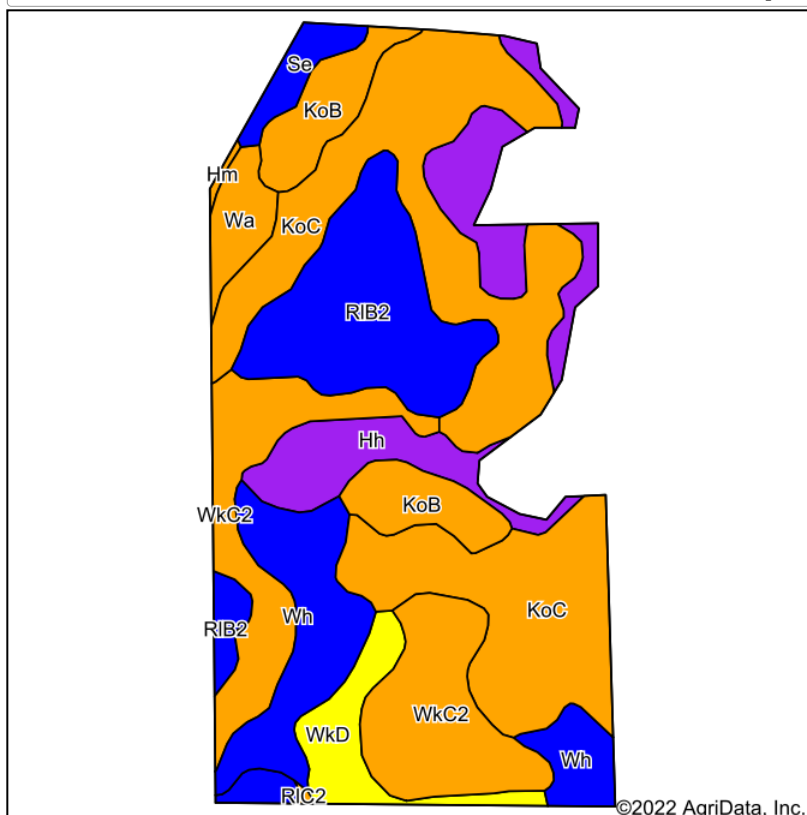
0ft 536ft 1072ft

N
W E
S

1/10/2022

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

Soils Map



State: **Indiana**
 County: **Fulton**
 Location: **16-31N-2E**
 Township: **Richland**
 Acres: **65.3**
 Date: **1/10/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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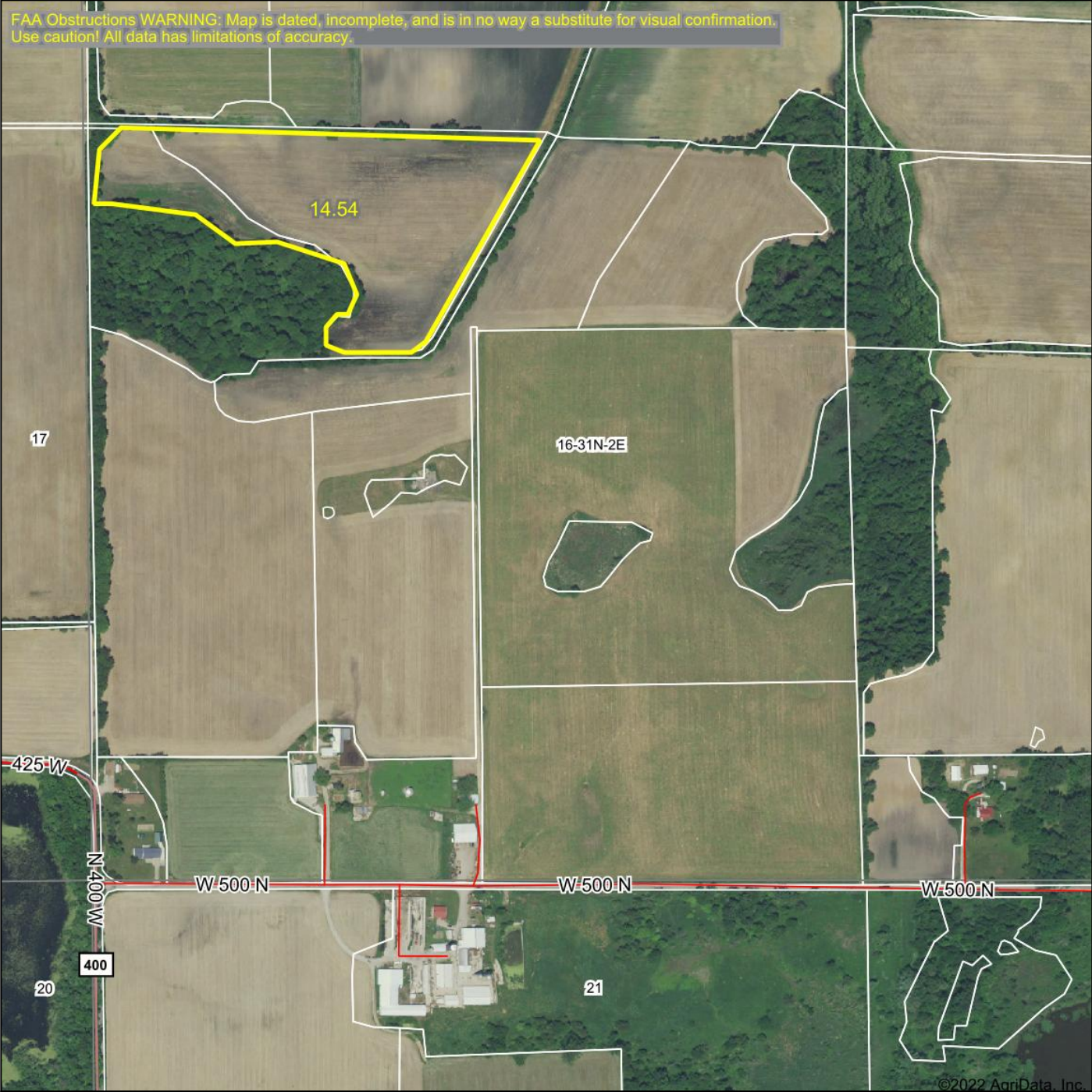
Area Symbol: IN049, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
KoC	Kosciusko-Ormas complex, 6 to 12 percent slopes	21.03	32.2%		IIIe	82	29	45
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	10.97	16.8%		IIIe	130	46	56
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes	9.32	14.3%		Ile	141	49	59
Hh	Histosols-Aquolls complex, ponded	7.07	10.8%		Vw			
Wh	Washtenaw silt loam	6.66	10.2%		IIw	145	35	73
KoB	Kosciusko-Ormas complex, 2 to 6 percent slopes	4.54	7.0%		IIIe	91	32	47
WkD	Wawasee fine sandy loam, 12 to 18 percent slopes	2.76	4.2%		IVe	117	41	56
Wa	Walkill silt loam	1.58	2.4%		IIIw	175	49	81
Se	Sebewa sandy clay loam	1.20	1.8%		IIw	160	44	57
Hm	Houghton muck, drained	0.11	0.2%		IIIw	159	42	91
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	0.06	0.1%		IIIe	113	40	60
Weighted Average					3.00	102	33.7	*n 48.6

*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.

Aerial Map





Metzger
*Auctioneers
& Appraisers*
Property Services, LLC

Maps Provided By:



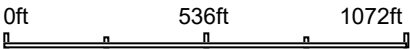
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CUSTOMIZED ONLINE MAPPING

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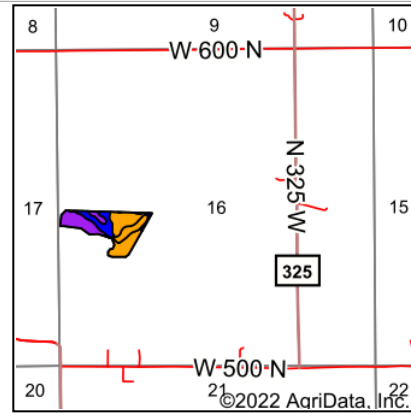
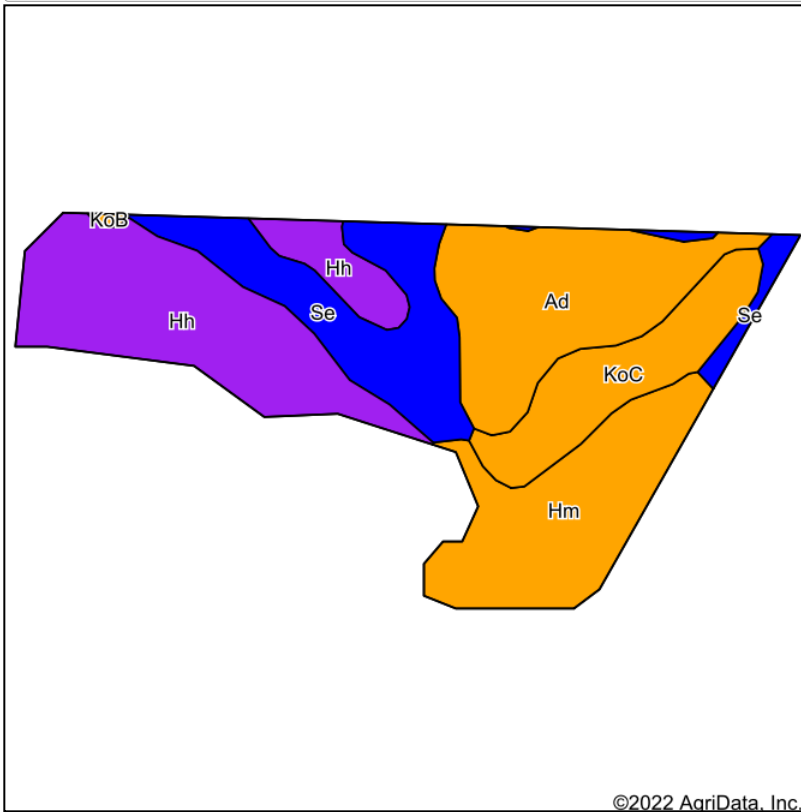
Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 41° 7' 52.06, -86° 18' 45.66

16-31N-2E
Fulton County
Indiana



Soils Map



State: **Indiana**
 County: **Fulton**
 Location: **16-31N-2E**
 Township: **Richland**
 Acres: **14.54**
 Date: **1/10/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IN049, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Hh	Histosols-Aquolls complex, ponded	4.10	28.2%		Vw			
Ad	Adrian muck, drained, 0 to 1 percent slopes	3.10	21.3%		IIIw	144	40	86
Hm	Houghton muck, drained	2.84	19.5%		IIIw	159	42	91
Se	Sebewa sandy clay loam	2.68	18.4%		IIw	160	44	57
KoC	Kosciusko-Ormas complex, 6 to 12 percent slopes	1.82	12.5%		IIIe	82	29	45
Weighted Average					3.38	101.5	28.5	*n 52.2

*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 & 9

Richland Township • Fulton County

Tract 8

- 20^{+/-} Acres
- Quality Cropland
- Recreational Woods
- Soil Index: 97.6



Auction Location:
Fulton County Round Barn
37 E 375 N,
Rochester, IN 46975



Tract 9

- 20^{+/-} Acres
- Quality Cropland
- Recreational Woods
- Soil Index: 107.5

Aerial Map



Metzger Auctioneers & Appraisers
Property Services, LLC

Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Map Center: 41° 7' 49.95, -86° 18' 22.24

16-31N-2E
Fulton County
Indiana

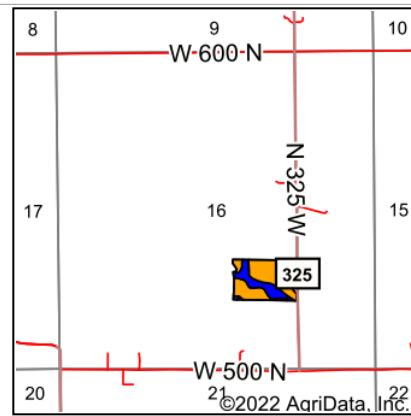
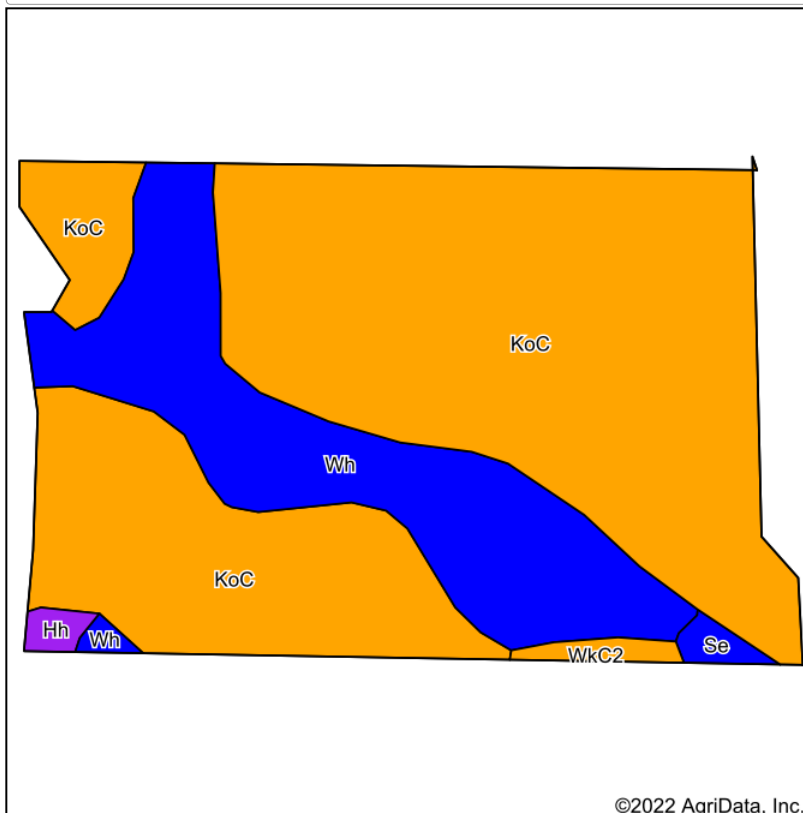
0ft 536ft 1072ft

N
W E
S

1/10/2022

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

Soils Map



State: **Indiana**
 County: **Fulton**
 Location: **16-31N-2E**
 Township: **Richland**
 Acres: **15.28**
 Date: **1/10/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IN049, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
KoC	Kosciusko-Ormas complex, 6 to 12 percent slopes	11.24	73.6%		IIIe	82	29	45
Wh	Washtenaw silt loam	3.67	24.0%		IIw	145	35	73
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	0.14	0.9%		IIIe	130	46	56
Se	Sebewa sandy clay loam	0.12	0.8%		IIw	160	44	57
Hh	Histosols-Aquolls complex, ponded	0.11	0.7%		Vw			
Weighted Average					2.77	97.6	30.5	*n 51.6

*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.

Aerial Map



**Metzger**
*Auctioneers
& Appraisers*

Property Services, LLC

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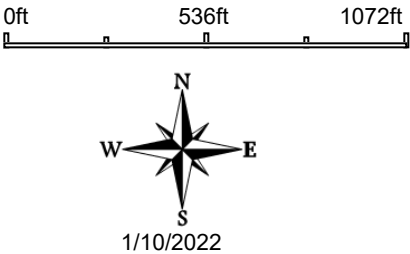
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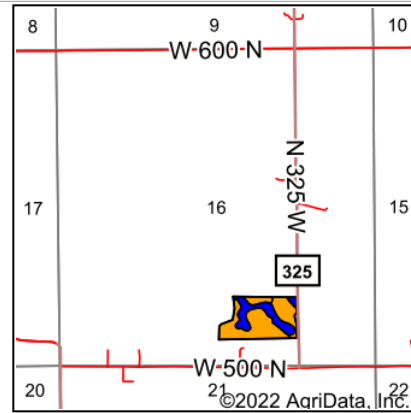
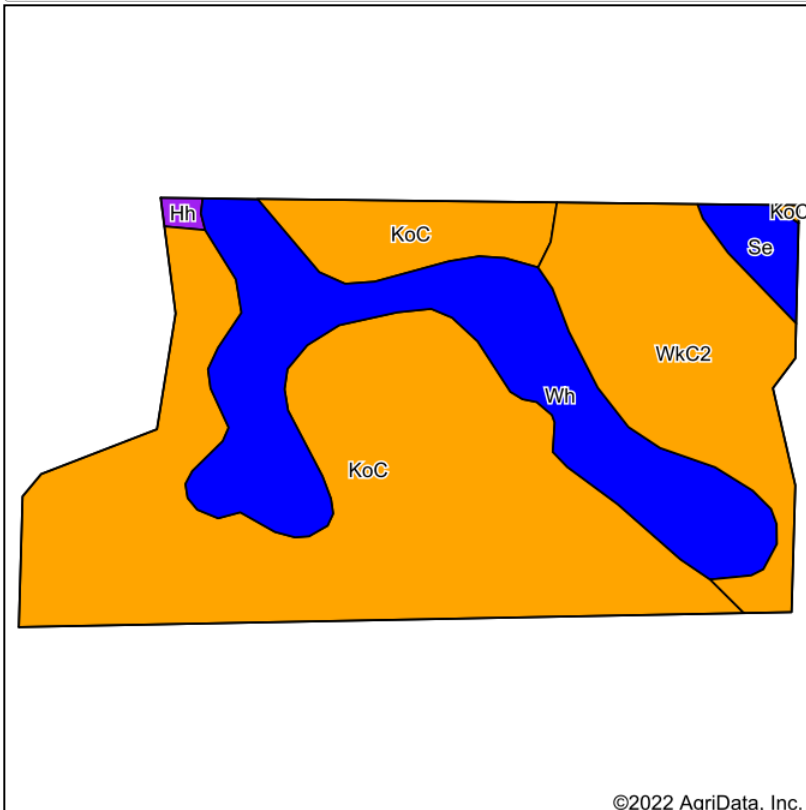
Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 41° 7' 49.95, -86° 18' 22.24

16-31N-2E
Fulton County
Indiana



Soils Map



State: **Indiana**
 County: **Fulton**
 Location: **16-31N-2E**
 Township: **Richland**
 Acres: **18.23**
 Date: **1/10/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IN049, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
KoC	Kosciusko-Ormas complex, 6 to 12 percent slopes	9.94	54.5%		IIIe	82	29	45
Wh	Washtenaw silt loam	4.39	24.1%		IIw	145	35	73
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	3.41	18.7%		IIIe	130	46	56
Se	Sebewa sandy clay loam	0.41	2.2%		IIw	160	44	57
Hh	Histosols-Aquolls complex, ponded	0.08	0.4%		Vw			
Weighted Average					2.75	107.5	33.8	*n 53.9

*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.

TRACT 10 & 11

Richland Township • Fulton County

Tract 10

- 36^{+/-} Acres
- Quality Cropland
- Soil Index: 68.8



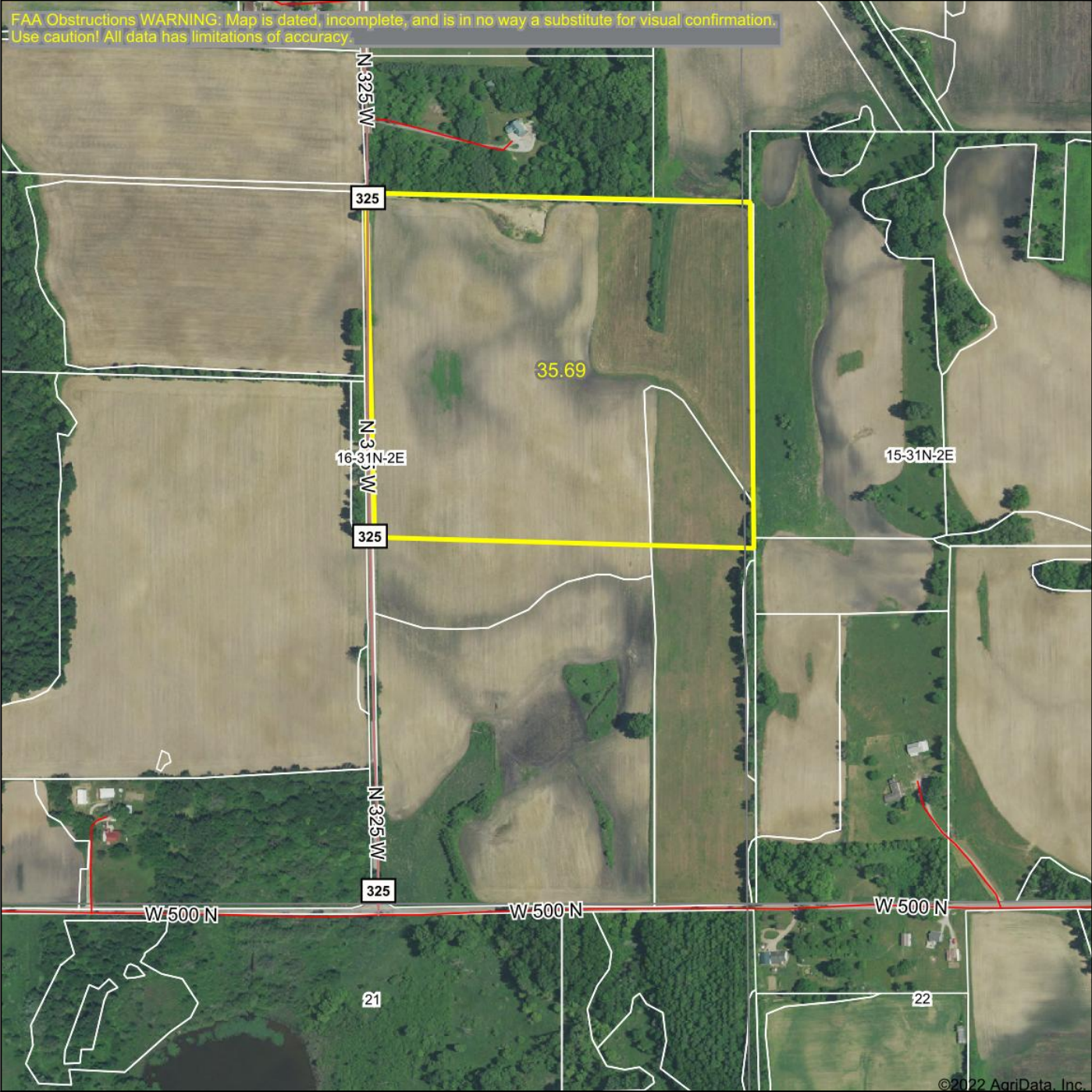
*Auction Location:
Fulton County Round Barn
37 E 375 N,
Rochester, IN 46975*



Tract 11

- 36^{+/-} Acres
- Quality Cropland
- Soil Index: 119.8

Aerial Map



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& Appraisers

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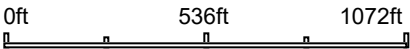
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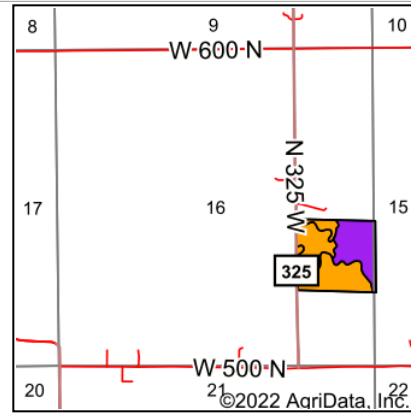
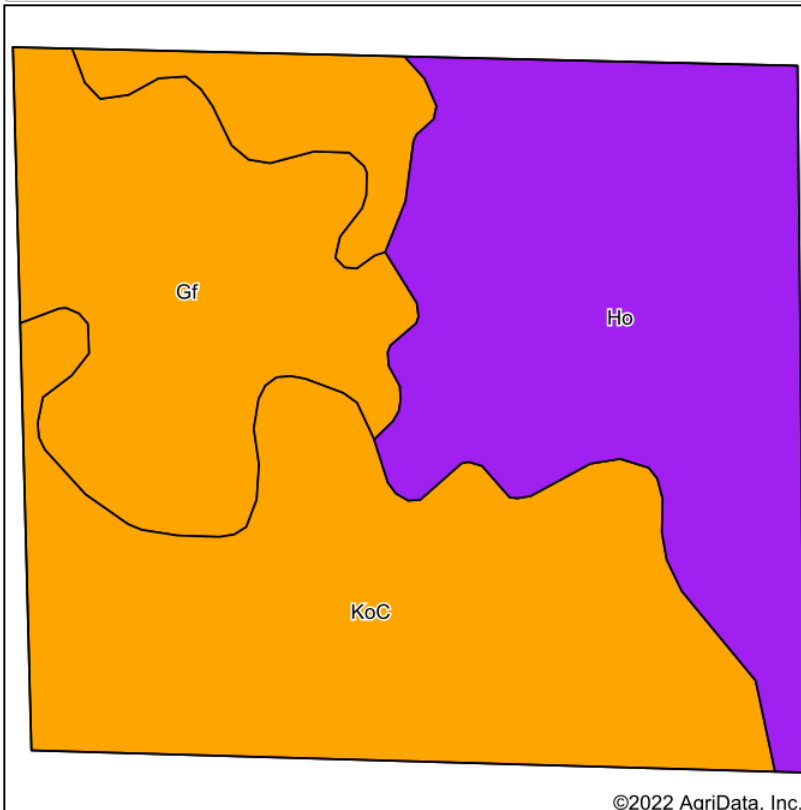
Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 41° 7' 52.63, -86° 18' 6.42

16-31N-2E
Fulton County
Indiana



Soils Map



State: **Indiana**
 County: **Fulton**
 Location: **16-31N-2E**
 Township: **Richland**
 Acres: **35.69**
 Date: **1/10/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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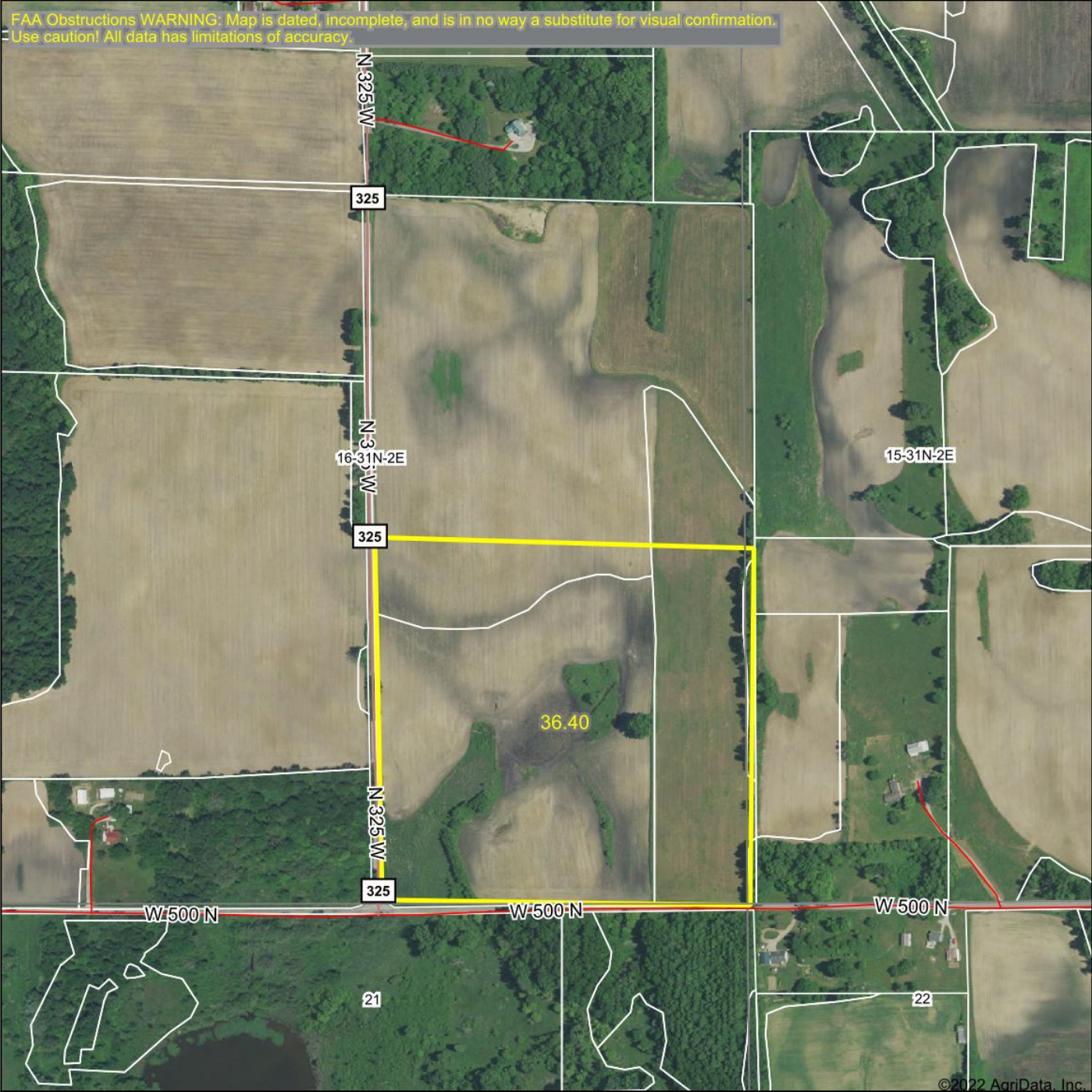
Area Symbol: IN049, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
KoC	Kosciusko-Ormas complex, 6 to 12 percent slopes	15.11	42.3%		IIIe	82	29	45
Ho	Houghton muck, disintegration moraine, 0 to 2 percent slopes	12.47	34.9%		Vw			49
Gf	Gilford fine sandy loam, 0 to 2 percent slopes, gravelly subsoil	8.11	22.7%		IIIw	150	42	54
Weighted Average					3.70	68.8	21.8	*n 48.4

*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.

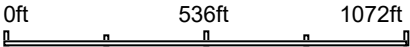
Aerial Map



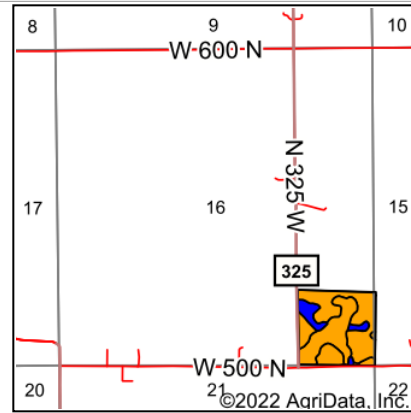
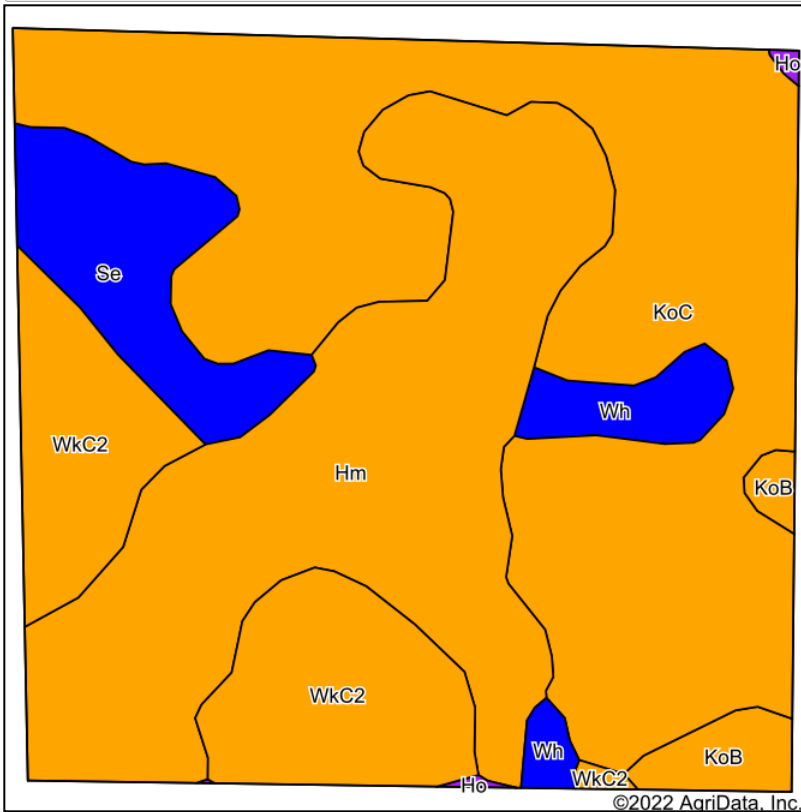
Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 41° 7' 52.63, -86° 18' 6.42

16-31N-2E
Fulton County
Indiana



Soils Map



State: **Indiana**
 County: **Fulton**
 Location: **16-31N-2E**
 Township: **Richland**
 Acres: **36.4**
 Date: **1/10/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IN049, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
KoC	Kosciusko-Ormas complex, 6 to 12 percent slopes	15.54	42.7%		IIIe	82	29	45
Hm	Houghton muck, drained	10.96	30.1%		IIIw	159	42	91
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	5.22	14.3%		IIIe	130	46	56
Se	Sebewa sandy clay loam	2.68	7.4%		IIw	160	44	57
Wh	Washtenaw silt loam	1.10	3.0%		IIw	145	35	73
KoB	Kosciusko-Ormas complex, 2 to 6 percent slopes	0.83	2.3%		IIIe	91	32	47
Ho	Houghton muck, disintegration moraine, 0 to 2 percent slopes	0.07	0.2%		Vw			49
Weighted Average					2.90	119.8	36.7	*n 62.2

*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**

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