

*Expanding your Horizon...*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**

**PROVIDING PROFESSIONAL AUCTION,  
APPRAISAL AND REAL ESTATE SOLUTIONS FOR  
BUYERS AND SELLERS THROUGHOUT INDIANA,  
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,  
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND  
BUSINESS VALUATIONS AND LIQUIDATIONS, WE  
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-  
ALS EVERY YEAR... MAKING US BIG ENOUGH TO  
GUARANTEE PROFESSIONAL SERVICE AND  
SMALL ENOUGH TO VALUE  
YOUR BUSINESS!**



**Metzger**  
*Property Services, LLC*

**Farm Sales • Real Estate • Auctions • Appraisals**

**260-982-0238**

101 S. RIVER RD.  
N. MANCHESTER, IN 46962

**WWW.METZGERAUCTION.COM**



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

260-982-0238

EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

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

[WWW.METZGERAUCTION.COM](http://WWW.METZGERAUCTION.COM)

May 16, 2023

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 120<sup>+/-</sup> Acres being offered in 8 Tracts on Thursday, June 15, 2023. 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.

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 Thursday, June 15, 2023 at 6 pm at the Mt. Tabor Hall - 8424 N 800 W, Etna Green, IN. The Auction will Begin at 6 pm!

Thanks,



Chad Metzger, CAI, CAGA  
Metzger Property Services, LLC

**120<sup>+/-</sup> Acres Being Offered in 8 Tracts!**  
*High Quality Productive Cropland  
Potential Building Sites*

# 120 ACRES

# High Quality Cropland AUCTION

Offered in  
8 Tracts from  
1.5-20 Acres

*High Quality  
Productive Cropland  
& Potential Building Sites*

**Thurs., June 15 6 PM**

Auction Location: Mt. Tabor Hall, 8424 N 800 W, Etna Green, IN  
Farm Location: 7165 W 1050 N, Nappanee, IN

Jefferson  
Township,  
Kosciusko  
County,  
IN



**Metzger**  
Property Services, LLC  
Real Estate • Auctions • Appraisals  
More info Online @  
[MetzgerAuction.com](http://MetzgerAuction.com)



# REAL ESTATE AUCTION TERMS

***120+/- Acres of Cropland & Building Sites offered in 8 Tracts!***

This property will be offered at Auction on Thursday, June 15, 2023 at 6 pm. Bid Live In-Person or Online! 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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before August 4, 2023. Possession will be subject to the current tenant's rights to the 2023 harvest. Taxes will be split 50/50 between the buyer and seller. Buyer to receive \$15,000.00 of farm income. Real estate taxes for the entirety in 22' due in 23' were approximately \$3,478.14. 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, June 15, 2023 at 6 pm**  
***Bid Live In-Person or Online!***

**Auction Location: Mt. Tabor Hall - 8424 N 800 W, Etna Green, IN**  
**Property Location: 7165 W 1050 N, Nappanee, IN**  
**Jefferson Township • Kosciusko County**

***<https://bidmetzger.com/auctions/>***



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL. C.A.G.A.  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

260-982-0238

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

[WWW.METZGERAUCTION.COM](http://WWW.METZGERAUCTION.COM)

# Hagenmeyer Tract Map

Indiana, 120 AC +/-



mapbox

Boundary

Chad Metzger

**id.** The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

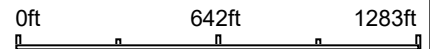
# Aerial Map



©2023 AgriData, Inc.

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

Map Center: 41° 22' 43.25, -85° 58' 57.23



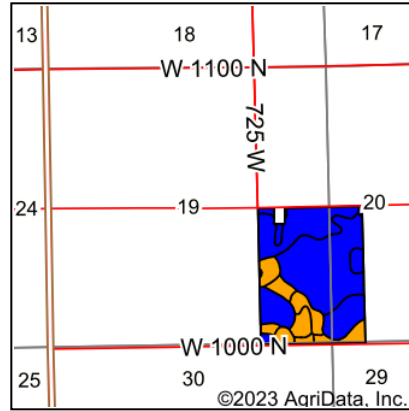
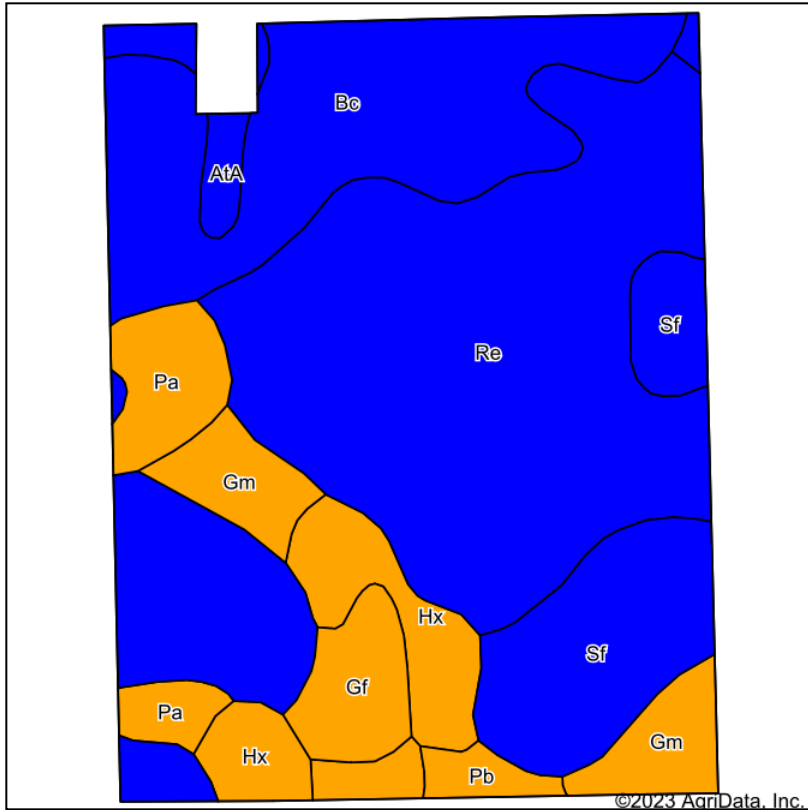
**19-34N-5E**  
Kosciusko County  
Indiana



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

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

# Soils Map



State: **Indiana**  
 County: **Kosciusko**  
 Location: **19-34N-5E**  
 Township: **Jefferson**  
 Acres: **115.68**  
 Date: **5/16/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Re	Rensselaer loam, 0 to 1 percent slopes	43.26	37.4%		IIw	167	49	81
Bc	Barry loam	32.06	27.7%		IIw	175	49	71
Sf	Sebewa mucky loam	12.97	11.2%		IIw	131	33	71
Gm	Gilford mucky sandy loam, gravelly substratum, 0 to 2 percent slopes	7.38	6.4%		IIIw	148	51	53
Hx	Houghton muck, drained	7.29	6.3%		IIIw	159	42	91
Pa	Palms muck, drained	5.37	4.6%		IIIw	158	43	91
Gf	Gilford sandy loam, gravelly substratum, 0 to 2 percent slopes	3.86	3.3%		IIIw	148	51	54
AtA	Aubbeenaubbee fine sandy loam, moderately permeable substratum, 0 to 2 percent slopes	2.12	1.8%		IIw	135	44	66
Pb	Palms muck, gravelly substratum, drained	1.37	1.2%		IIIw	160	42	91
<b>Weighted Average</b>					<b>2.22</b>	<b>161.7</b>	<b>46.5</b>	<b>*n 75.4</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.



***This is a Live, In-Person Auction!***  
***However, if you prefer, you are welcome to bid online.***  
***Below are the instructions for online bidding***

## **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)**

*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**