



# HIGH QUALITY LAND AUCTION

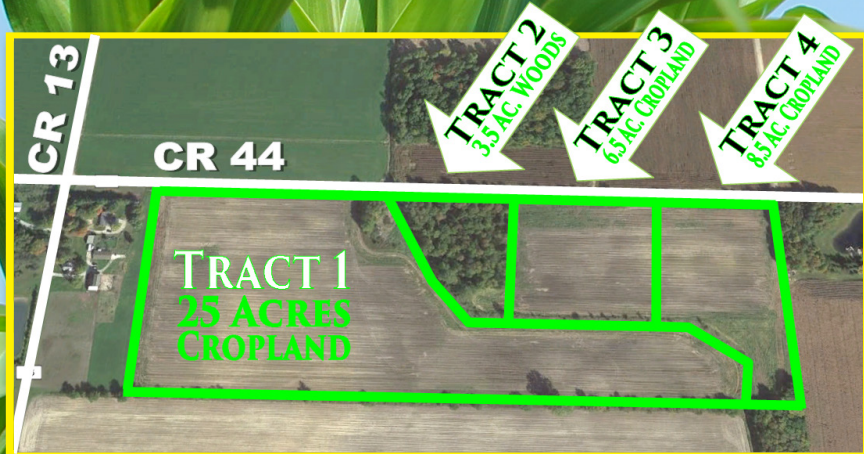
UNION TOWNSHIP  
ELKHART COUNTY, IN

5 MI. NE OF NAPPANEE  
5 MI. W OF NEW PARIS

2.5 MI. SOUTH OF  
SR 119 ON CR 13 TO  
CR 44 THEN EAST

## 43.5+/- Acres

OFFERED IN 4 TRACTS



## AUGUST 11<sup>TH</sup> 6:30 PM

LOCATED AT THE RMYC BUILDING  
24647 C.R. 44, NAPPANEE, IN 46550

### HIGHLY PRODUCTIVE SOILS CROPLAND & WOODS

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



 **Metzger** Property Services, LLC

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**260-982-9050**  
AC31300015

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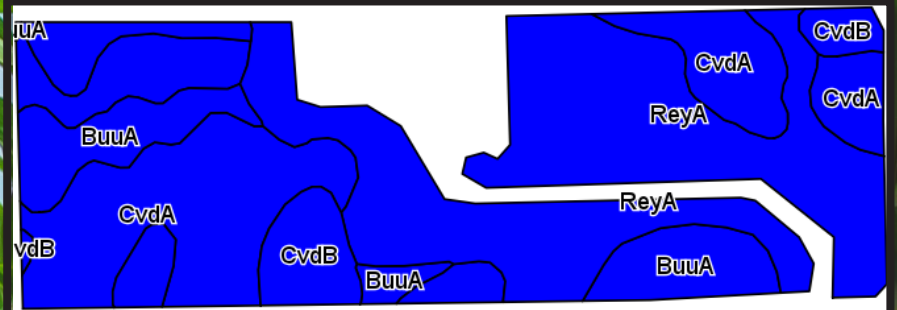
AREA MAP



TRACTS 1, 3 & 4 SOILS

UNION TOWNSHIP,  
ELKHART CO., IN

ELSIE FLORA  
FAMILY TRUST, OWNER



Code	Soil Description	Acres	Corn
ReyA	Rensselaer loam, 0 to 1 percent slopes	15.09	172
CvDA	Crosier loam, 0 to 1 percent slopes	11.66	154
BuuA	Brookston loam, 0 to 1 percent slopes	4.34	172
CvDB	Crosier loam, 1 to 4 percent slopes	3.84	155
Weighted Average			164.1



**REAL ESTATE TERMS:** This property will be offered as one single unit, in tracts or in combination. Each 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 listed in this brochure 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). If a survey is completed, the purchase price will be adjusted to the exact surveyed acres. An earnest money deposit of 10% of the accepted bid is due on the day of the auction with the balance due at closing. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING.** 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 September 22, 2015. Possession of the land will be at closing subject to the current tenant's rights to the 2015 crop harvest. Real estate taxes for 2014 were \$1,660.40. The Seller will pay the 2015 taxes due and payable in 2016 with the buyer to pay all taxes thereafter. Metzger Property Services LLC, Chad Metzger, Auctioneer, 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.