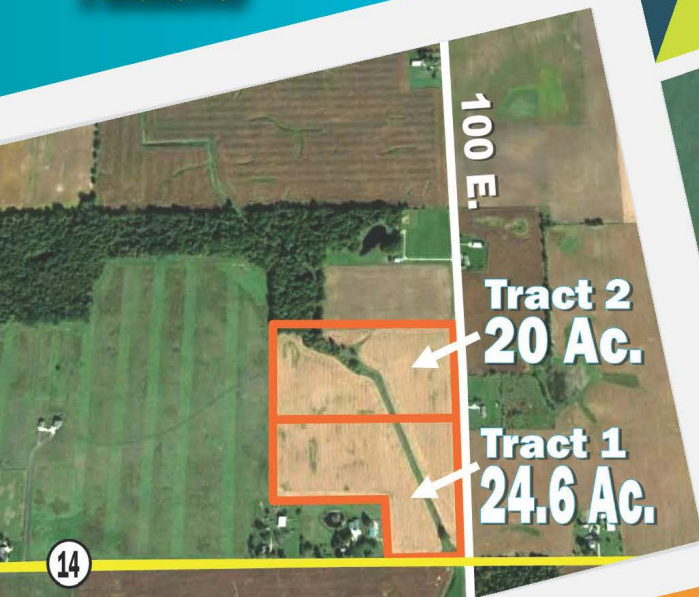


Quality Farmland
High Percentage
Tillable

**Lake Township,
Kosciusko
Co., IN**



AUCTION

**Thurs.,
March 8
6:30 pm**

**150^{+/-}
Acres**



Metzger

Property Services, LLC

•Farm Sales
•Auctions

•Real Estate
•Appraisals

Chad Metzger, CAI, CAGA

Larry Evans

Tim Holmes

Tim Pitts

Brenda Rose

Gary Spangle

Rod Metzger

Brent Ruckman

Jason Conley

Rainelle Shockome

Brian Evans

260-982-9050

AC31300015

**Tracts 1-3 are
located east of
Silver Lake on
SR 14.**

**Tracts 4 & 5 are
2 Mi. Southeast of
Silver Lake on 1200 S.**



**More info online at
www.MetzgerAuction.com**

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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before April 8, 2018.

Possession of the land will be immediate per execution of cash lease agreement. Buyer will receive 2018 farm income and will assume the 2018 due in 2019 taxes. Real estate taxes for 2016 due in 2017 were approximately: Tracts 1 & 2: \$851.06, Tract 3: \$725.33 and Tracts 4 & 5: \$3,389.06 for a total of \$4,965.45. The Seller will pay the 2017 taxes due and payable in 2018 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.



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238

EXPANDING YOUR HORIZON...
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★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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WWW.METZGERAUCTION.COM



109' x 412' Freestall Barn

Built new in 2014 this barn is being sold to be removed from the property.

This is a rare opportunity to purchase a newer well-maintained barn that could easily be repurposed to any number of uses!



Co. Farm Rd.


100 E.

**Tract 2
20 Ac.**

**Tract 1
24.6 Ac.**

14




Property Type	LOTS AND LAND	Status	Active	CDOM	1	DOM	1	Auction	No
MLS #	201803830	* E State Rd 14	Silver Lake	IN	46982	Status	Active	LP	\$175,000
	Area	Kosciusko County	Parcel ID	43-18-06-200-118.000-013	Type	Agricultural Land	Lot #		
	Sub	None	Cross Street						
	School District	WRS Elem	Claypool	JrH	Edgewood		SrH	Warsaw	
	REO	No	Short Sale	No					
	Legal Description	Approximately 24.6 acres part of 035-044-002.B TR E 1/2 SE 2-30-6 44.60A							
	Directions	Take State Road 14 to 100 E., farm is at intersection, look for signs!							

Remarks This property is going to auction on March 8, 6:30pm at the South Pleasant Church. Auction Estimate: \$147,000 - \$197,000.00. Tract 1 is a High Quality, Patterned-Tiled Farm with a Soils Average of: 131.4. Tile Map is in photos. Bid on this tract individually, in combination or bid on the whole farm.

Agent Remarks This property is going to auction on March 8, 6:30pm at the South Pleasant Church. Auction Estimate: \$147,000 - \$197,000.00. TERMS: 10% down with the balance due at closing. RE BROKERS: Must Register 24 hrs in advance of the auction and be present at the auction. Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	24.6000 / 1,071,576 / 1335 x 1048					
Parcel Desc	Level, Rolling, Tillable, 15+		Platted Development	No			Platted Y/N	Yes	
Township	Lake		Date Lots Available			Price per Acre	\$7,113.82		
Type Use	Agriculture		Road Access	County	Road Surface	Tar and Stone	Road Frontage	County	
Type Water	None				Easements	Yes			
Type Sewer	None				Water Frontage				
Type Fuel	None				Assn Dues	Not Applicable			
Electricity	None				Other Fees				
Features	DOCUMENTS AVAILABLE Aerial Photo, Soil Map								
Strctr/Bldg Imprv	No								
Can Property Be Divided?	Yes								
Water Access									
Water Name			Lake Type						
Water Features									
Water Frontage			Channel Frontage			Water Access			
Auction	No	Auctioneer Name	Chad Metzger			Auctioneer License #	AC 31300015		
Owner Name									
Financing:	Existing		Proposed			Excluded Party	None		
Annual Taxes	\$851.06	Exemption	No Exemptions		Year Taxes Payable	2017	Assessed Value		
Is Owner/Seller a Real Estate Licensee	No				Possession	immediate			
List Office	Metzger Property Services, LLC - office: 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									
List Date	2/1/2018	Exp Date	8/30/2018	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No
IDX Include	Y	Contract Type	Exclusive Right to Sell	BBC	0.5%	Variable Rate	No	Special Listing Cond.	None
Virtual Tours:								Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold		CDOM	1
Total Concessions Paid			Sold/Concession Remarks						
Sell Off		Sell Agent		Co-Sell Off				Co-Sell Agent	
		Presented by:	Tiffany Reimer / Metzger Property Services, LLC						
			Information is deemed reliable but not guaranteed.						
			MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC						
			Featured properties may not be listed by the office/agent presenting this brochure.						

Property Type	LOTS AND LAND	Status	Active	CDOM	1	DOM	1	Auction	No
MLS #	201803835	** E State Rd 14	Silver Lake	IN	46982	Status	Active	LP	\$140,000
	Area	Kosciusko County		Parcel ID	43-18-06-200-118.000-013				
	Type	Agricultural Land							
	Sub	None		Cross Street					Lot #
	School District	WRS	Elem	Claypool	JrH	Edgewood		SrH	Warsaw
	REO	No		Short Sale	No				
	Legal Description	Approximately 20 acres part of 035-044-002.B TR E 1/2 SE 2-30-6 44.60A							
Directions	Take State Road 14 to 100 E., farm is at intersection, look for signs!								

Remarks This property is going to auction on March 8, 6:30pm at the South Pleasant Church. Auction Estimate: \$120,000 - \$160,000 Tract 2 is a High Quality, Patterned-Tiled Farm with a Soils Average of: 131.4. Tile Map is in photos. Bid on this tract individually, in combination or bid on the whole farm.

Agent Remarks This property is going to auction on March 8, 6:30pm at the South Pleasant Church. Auction Estimate: \$120,000 - \$160,000 TERMS: 10% down with the balance due at closing. RE BROKERS: Must Register 24 hrs in advance of the auction and be present at the auction. Registration form in docs

Sec	Lot	Zoning	Lot Ac/SF/Dim		20.0000	/	871,200	/	1300 x 650			
Parcel Desc	Level, Rolling, Tillable, 15+		Platted Development		No		Platted Y/N					Yes
Township	Lake		Date Lots Available				Price per Acre		\$7,000.00			
Type Use	Agriculture		Road Access	County	Road Surface		Tar and Stone		Road Frontage	County		
Type Water	None				Easements		Yes					
Type Sewer	None				Water Frontage							
Type Fuel	None				Assn Dues		Not Applicable					
Electricity	None				Other Fees							

Features

DOCUMENTS AVAILABLE Aerial Photo, Soil Map

Strctr/Bldg Imprv		No											
Can Property Be Divided?		Yes											
Water Access													
Water Name				Lake Type									
Water Features													
Water Frontage				Channel Frontage				Water Access					
Auction	No	Auctioneer Name		Chad Metzger				Auctioneer License #		AC31300015			
Owner Name													
Financing:		Existing		Proposed				Excluded Party		None			
Annual Taxes	\$851.06	Exemption						Year Taxes Payable	207	Assessed Value			
Is Owner/Seller a Real Estate Licensee				No				Possession	immediate				
List Office	Metzger Property Services, LLC - office: 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													
List Date	2/1/2018	Exp Date	8/30/2018	Publish to Internet		Yes	Show Addr to Public		Yes	Allow AVM	No	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell			BBC	0.5%	Variable Rate	No	Special Listing Cond.		None	
Virtual Tours:												Type of Sale	
Pending Date		Closing Date			Selling Price			How Sold			CDOM 1		
Total Concessions Paid			Sold/Concession Remarks										
Sell Off		Sell Agent			Co-Sell Off			Co-Sell Agent					

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

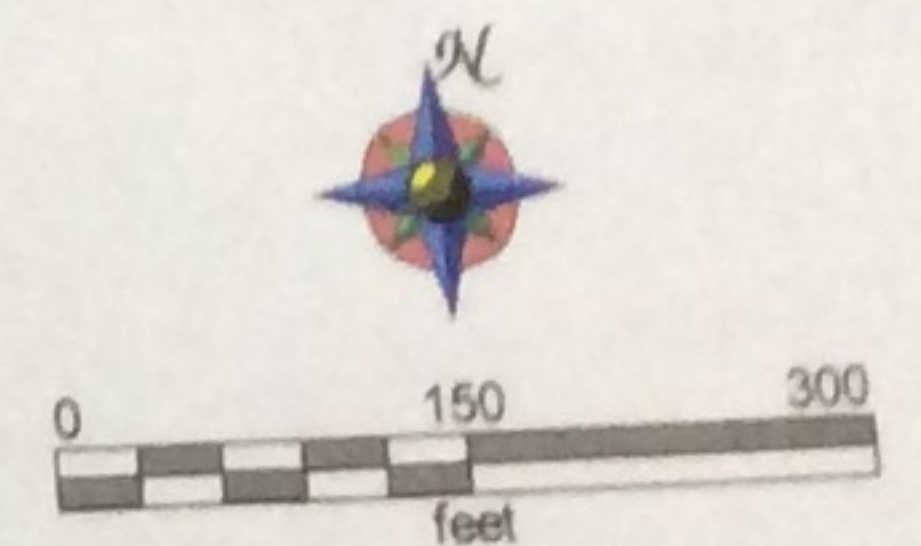
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Featured properties may not be listed by the office/agent presenting this brochure.

East
Pipe

3" Plastic	13271.33 ft
4" Plastic	1182.63 ft
5" Plastic	656.34 ft
6" Plastic	191.98 ft

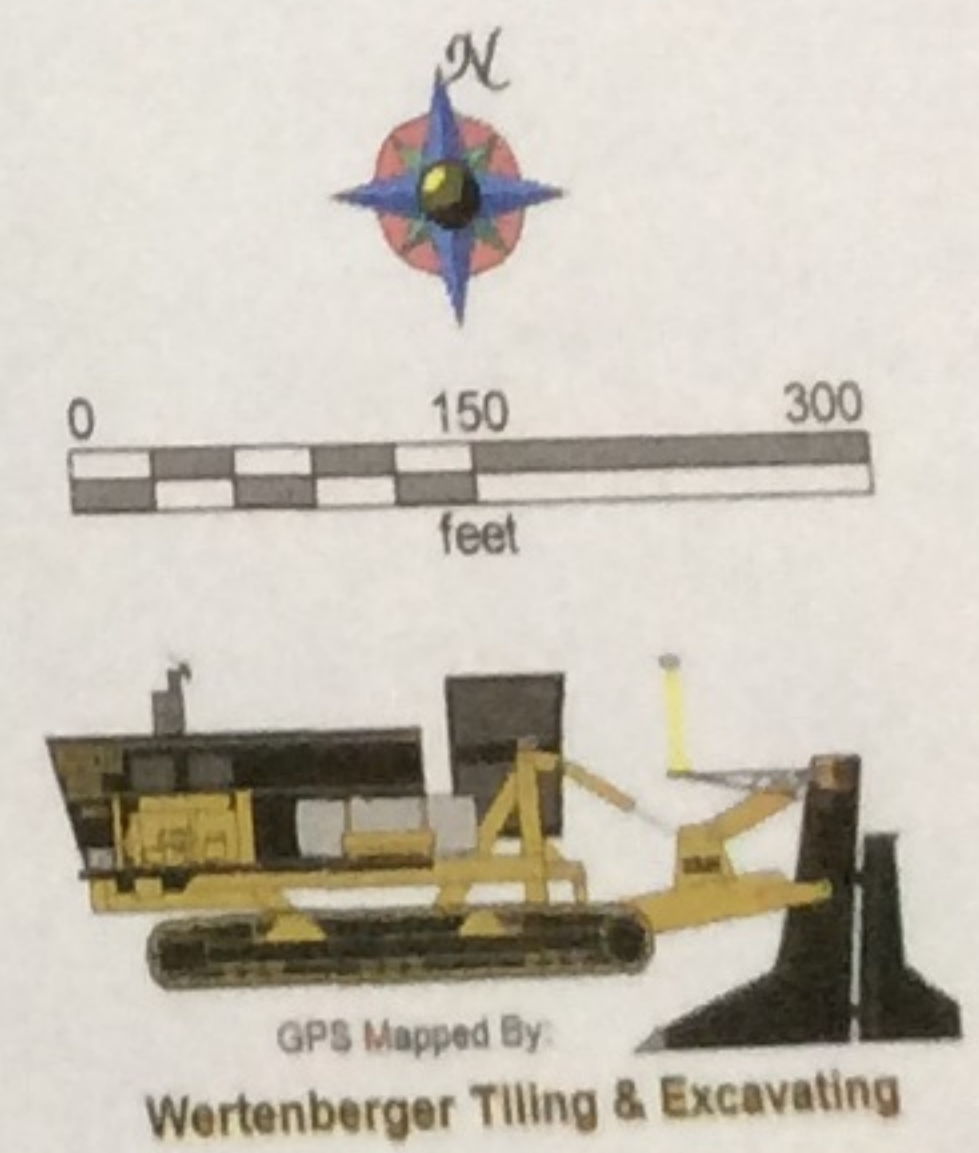
Client: Landon Martin
Farm: Yoder
Field: East
Name: Drainage - Completed



West
Pipe

3" Plastic	17042.22 ft
4" Plastic	2372.03 ft
5" Plastic	1948.82 ft
6" Plastic	376.85 ft
8" Clay	543.58 ft
Abandoned	210.32 ft

Client: Rollin' Acres
Farm: Yoder
Field: West
Name: Drainage - Completed

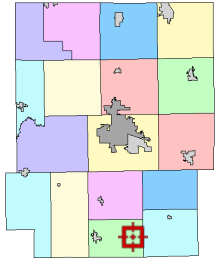


GPS Mapped By:
Wertenberger Tiling & Excavating





Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Cities and Towns (Local)
- ▭ Lakes
- House Numbers
- Road Centerlines
- Railroads

Parcel ID	035-044-002.B	Alternate ID	3572600117
Sec/Twp/Rng	0002-0030-6	Class	AGRICULTURAL - VACANT LAND
Property Address		Acreage	n/a
District	Lake		
Brief Tax Description	035-044-002.B		
	TR E 1/2 SE 2-30-6 44.60A		

(Note: Not to be used on legal documents)

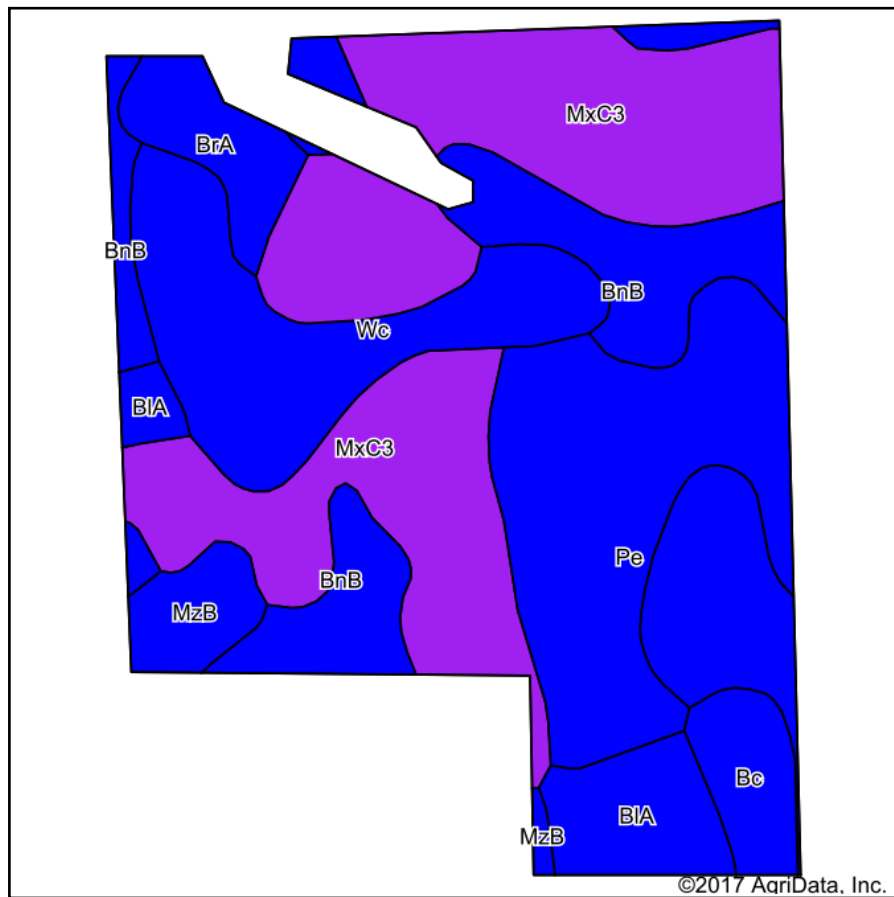
Owner Address Rollin Acres Holsteins LLC
11152 S 100 W
Silver Lake, IN 46982

Date created: 1/11/2018
Last Data Uploaded: 5/18/2016 5:08:10 PM

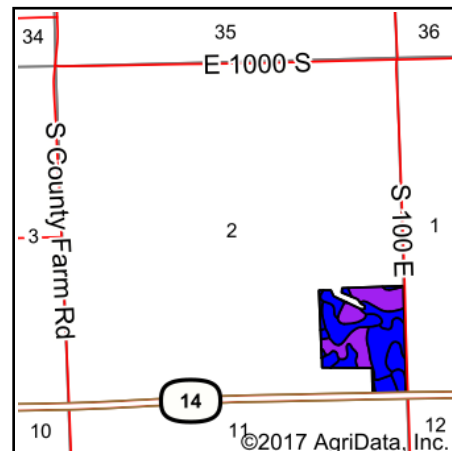


Developed by
The Schneider Corporation

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **2-30N-6E**
 Township: **Lake**
 Acres: **40.7**
 Date: **1/11/2018**



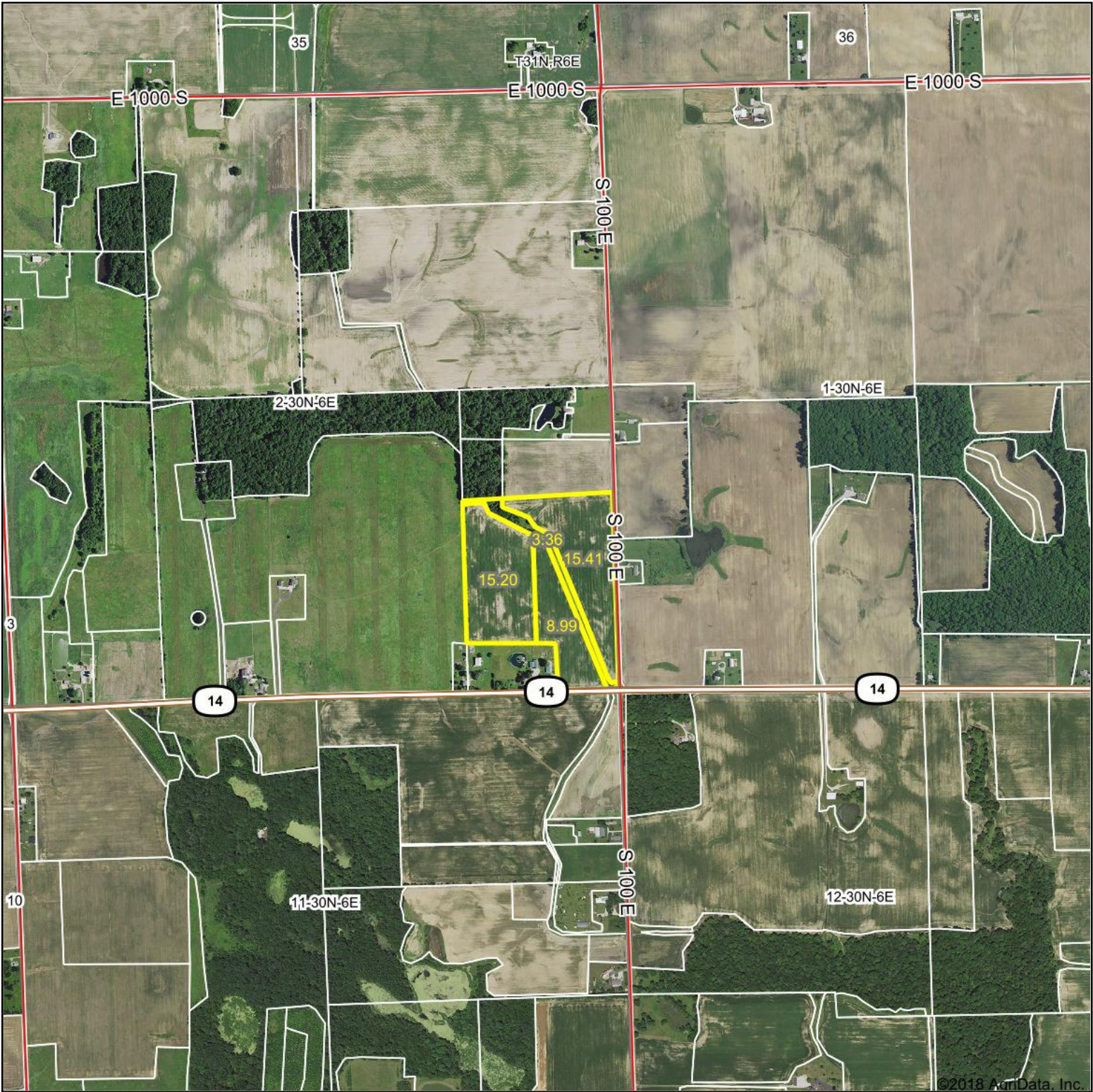
Area Symbol: IN085, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans	Corn
MxC3	Morley silty clay loam, 5 to 15 percent slopes, severely eroded	13.56	33.3%		Vle	37	105
BnB	Blount-Glynwood complex, 1 to 3 percent slopes	7.93	19.5%		Ile	41	123
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	7.37	18.1%		Ilw	47	157
Wc	Washtenaw silt loam	5.38	13.2%		Ilw	49	165
BIA	Blount silt loam, 0 to 2 percent slopes	2.32	5.7%		Ilw	46	141
BrA	Bronson sandy loam, 0 to 2 percent slopes	1.56	3.8%		Ils	38	108
Bc	Barry loam	1.34	3.3%		Ilw	49	175
MzB	Morley-Glynwood complex, 1 to 4 percent slopes	1.24	3.0%		Ile	46	130
Weighted Average						42.4	131.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

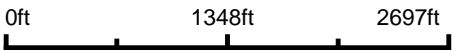
Aerial Map



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

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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map center: 41° 4' 34.16, -85° 49' 4.37

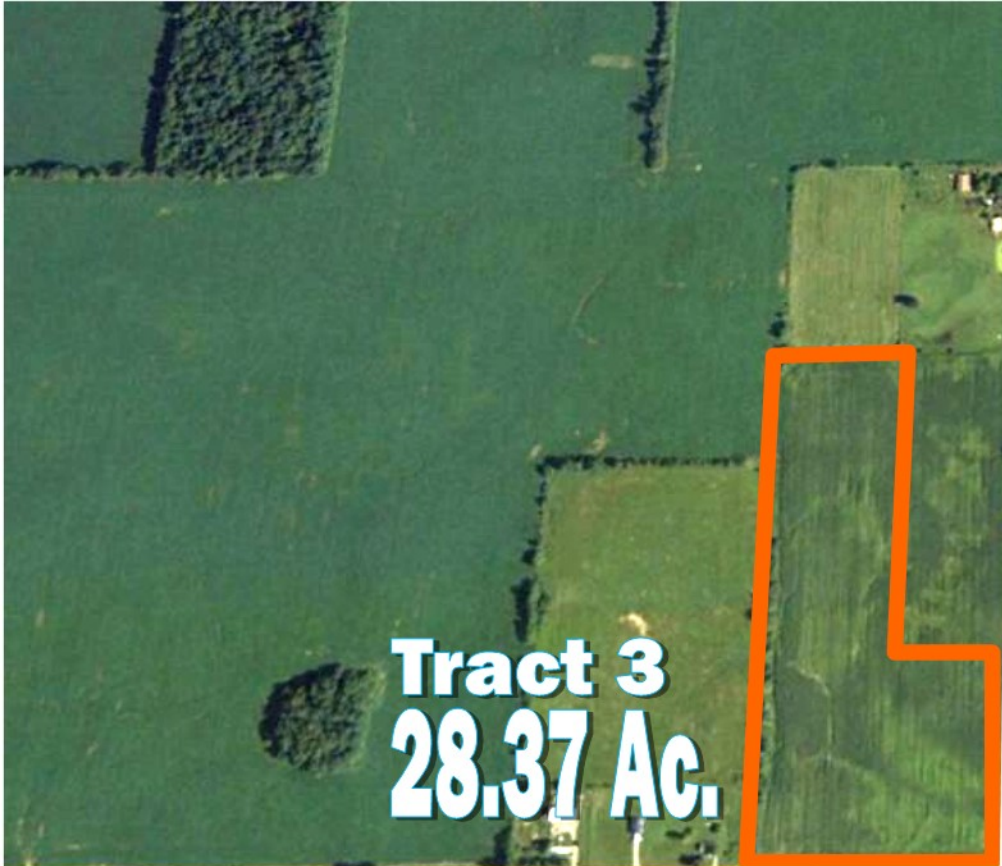


2-30N-6E
Kosciusko County
Indiana



2/2/2018

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



**Tract 3
28.37 Ac.**

This is an aerial photograph of a rural landscape. A specific area of land is outlined with a thick orange border. The area is mostly green, suggesting fields or pastures, with some darker patches of trees. The text 'Tract 3' and '28.37 Ac.' is overlaid in white with a black outline.




100 W.

This is an aerial photograph showing a road running vertically. The road is labeled '100 W.' in white text with a black outline. The surrounding area is a mix of green fields and some buildings or structures. A yellow horizontal line runs across the bottom of the image.



14

This is an aerial photograph showing a road running horizontally. The road is labeled '14' in white text with a black outline. The surrounding area is a mix of green fields and some buildings or structures. A yellow horizontal line runs across the top of the image.

Property Type	LOTS AND LAND	Status	Back on Market	CDOM	2	DOM	2	Auction	No
MLS #	201801763	*** S 100	Silver Lake	IN	46982	Status	Back on Market	LP	\$170,220
	Area	Kosciusko County	Parcel ID	43-18-04-200-047.000-013	Type	Agricultural Land	Lot #		
	Sub	None	Cross Street						
	School District	WRS Elem	Claypool	JrH	Edgewood		SrH	Warsaw	
	REO	No	Short Sale	No					
	Legal Description	035-036-001.A Pt E 1/2 Se 4-30-6 28.37A							
	Directions	Go west from Silver Lake on St. Rd. 14, farm is at the intersection of 100 W. and 14. Look for signs!							

Remarks This property is going for Auction on March 8, 6:30pm at South Pleasant UMC Fellowship Hall. Auction estimate: \$141,850. - \$226,960.00. This is Tract 3 of the auction featuring 28.37 acres of quality tillable cropland with a soils average of: 144.2. Great location, productive soils, irrigation potential! Bid on this tract individually or combine with any of the other 4 tracts for 150+/- acres!

Agent Remarks This property is going for Auction on March 8, 6:30pm at South Pleasant UMC Fellowship Hall. Auction estimate: \$141,850. - \$226,960. TERMS: 10% down with the balance due at closing. RE BROKERS: Must be present at the auction and register 24 hours in advance. Registration form in docs.

Sec	Lot	Zoning	AG General Agriculture District	Lot Ac/SF/Dim	28.3700 / 1,235,797 / 1867 x 834				
Parcel Desc	Level, Rolling, Tillable, 15+	Platted Development	No			Platted Y/N	Yes		
Township	Lake	Date Lots Available				Price per Acre	\$6,000.00		
Type Use	Agriculture	Road Access	State	Road Surface	Tar and Stone	Road Frontage	State		
Type Water	None	Easements	Yes						
Type Sewer	None	Water Frontage							
Type Fuel	None	Assn Dues	Not Applicable						
Electricity	None	Other Fees							

Features

DOCUMENTS AVAILABLE Aerial Photo, Soil Map

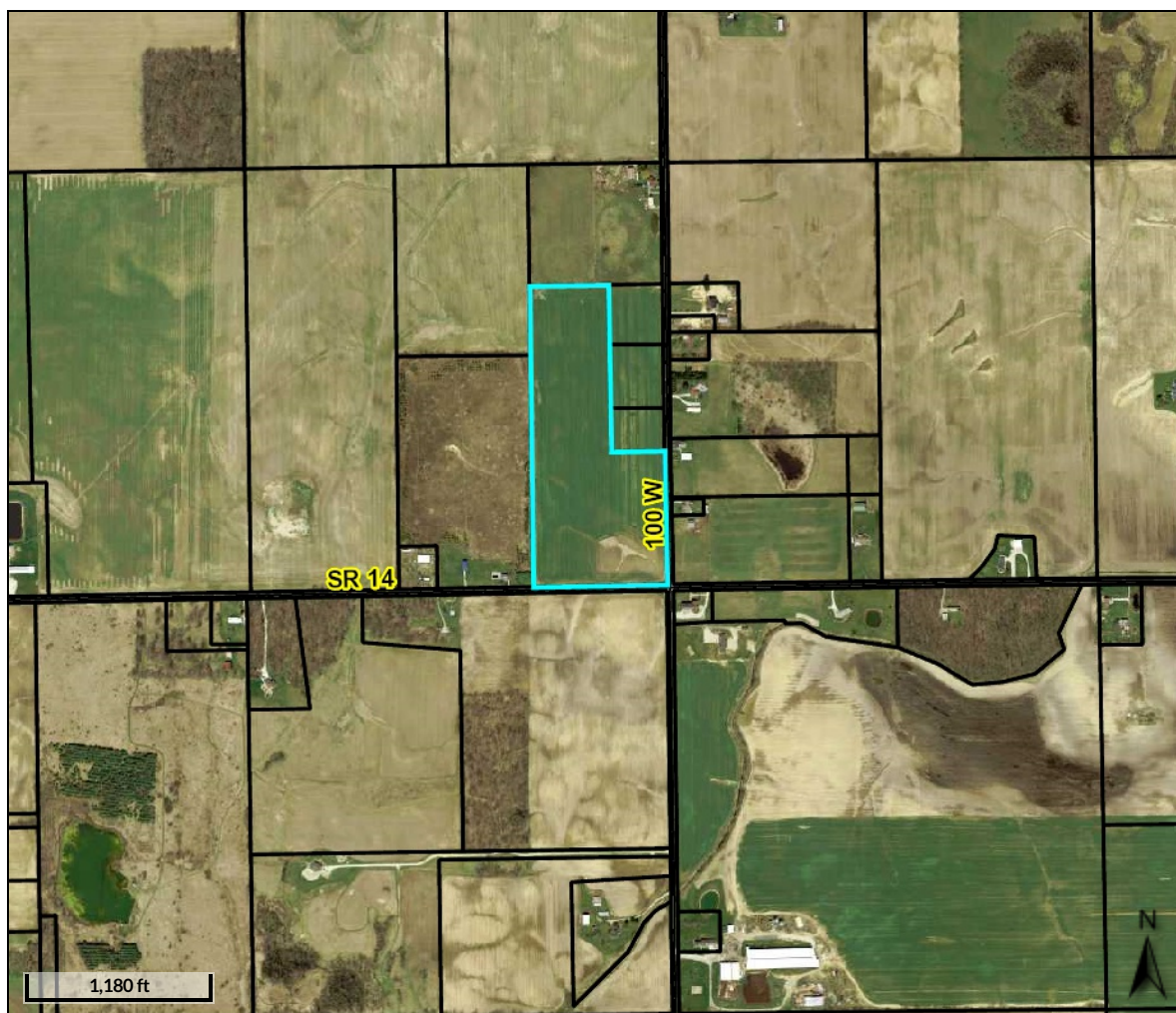
Strctr/Bldg Imprv	No	Can Property Be Divided?	No						
Water Access									
Water Name		Lake Type							
Water Features									
Water Frontage		Channel Frontage	0.00	Water Access					
Auction	No	Auctioneer Name	Chad Metzger	Auctioneer License #	AC 31300015				
Owner Name									
Financing:	Existing	Proposed		Excluded Party	None				
Annual Taxes	\$725.33	Exemption	No Exemptions	Year Taxes Payable	2017	Assessed Value			
Is Owner/Seller a Real Estate Licensee	No	Possession	immediate						
List Office	Metzger Property Services, LLC - office: 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									
List Date	1/15/2018	Exp Date	5/30/2018	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No
IDX Include	Y	Contract Type	Exclusive Right to Sell	BBC	0.5%	Variable Rate	No	Special Listing Cond.	None
Virtual Tours:			Unbranded Virtual Tour					Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold		CDOM	2
Total Concessions Paid		Sold/Concession Remarks							
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent			

Presented by: Tiffany Reimer / Metzger Property Services, LLC

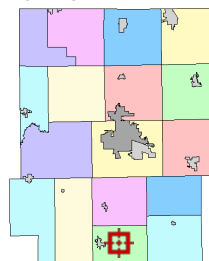
Information is deemed reliable but not guaranteed.

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Featured properties may not be listed by the office/agent presenting this brochure.



Overview



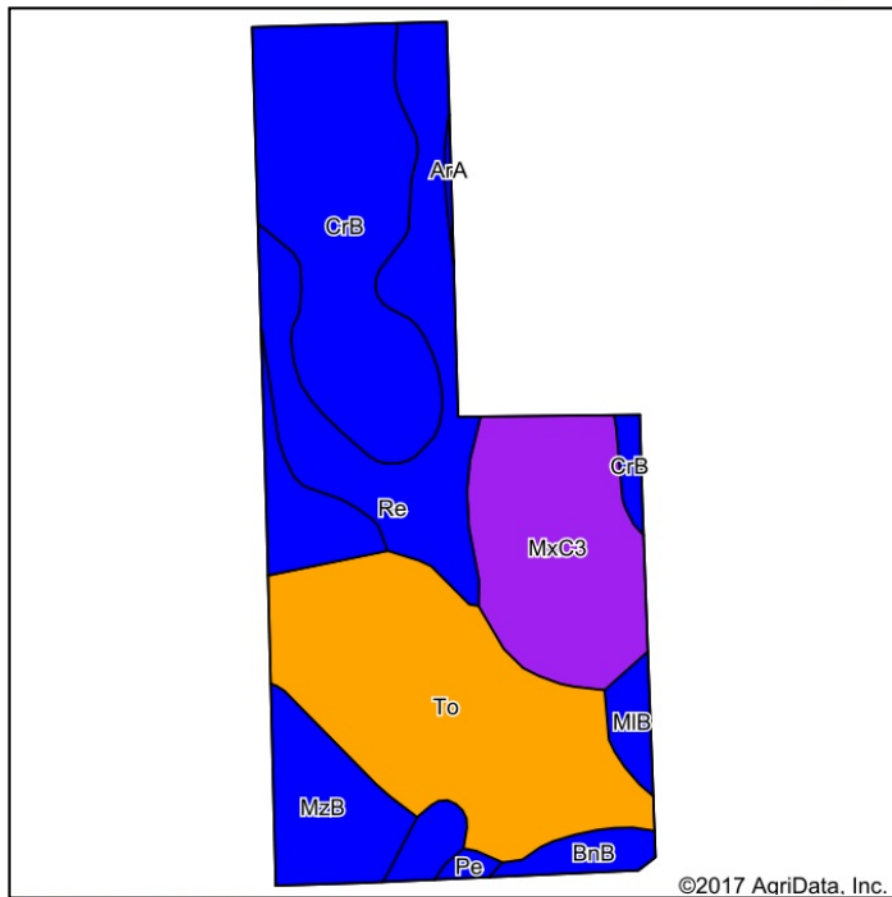
Legend

- Lot Lines
- ▭ Parcels
- ▭ Cities and Towns (Local)
- Lakes
- House Numbers
- Road Centerlines
- Railroads

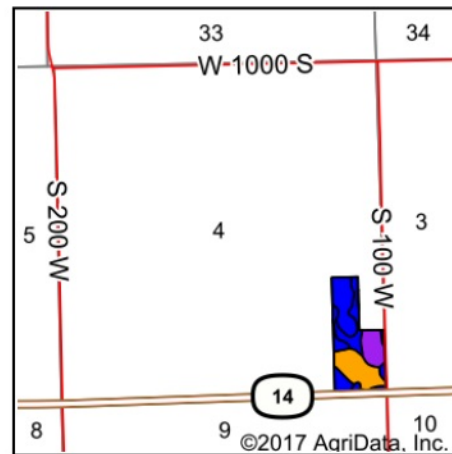
Parcel ID	035-036-001.A	Alternate ID	3572600205	Owner Address	Martin Randal E & Teresa K
Sec/Twp/Rng	0004-0030-6	Class	AGRICULTURAL - VACANT LAND		11152 S 100 W
Property Address		Acreage	n/a		Silver Lake, IN 46982
District	Lake				
Brief Tax Description	035-036-001.A				
	Pt E 1/2 Se 4-30-6 28.37A				
	(Note: Not to be used on legal documents)				

Date created: 1/11/2018
Last Data Uploaded: 5/18/2016 5:08:10 PM

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **4-30N-6E**
 Township: **Lake**
 Acres: **27.26**
 Date: **1/16/2018**



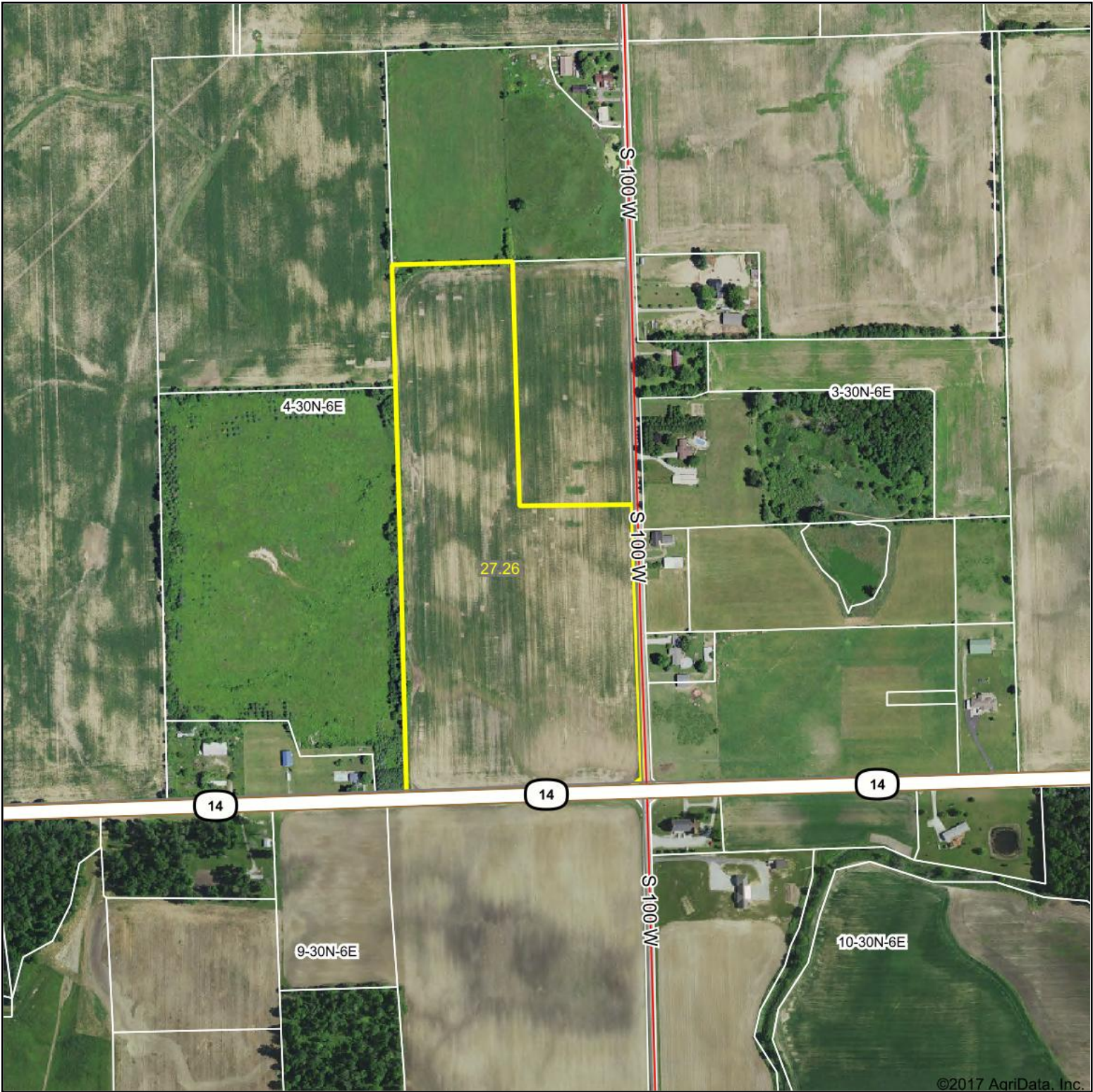
Area Symbol: IN085, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans
To	Toledo silty clay	7.36	27.0%		IIIw	150	42
CrB	Crosier loam, 1 to 4 percent slopes	6.31	23.1%		IIe	155	50
Re	Rensselaer loam	4.52	16.6%		IIw	172	48
MxC3	Morley silty clay loam, 5 to 15 percent slopes, severely eroded	4.41	16.2%		Vle	105	37
MzB	Morley-Glynwood complex, 1 to 4 percent slopes	2.97	10.9%		IIe	130	46
BnB	Blount-Glynwood complex, 1 to 3 percent slopes	1.01	3.7%		IIe	123	41
MIB	Miami loam, 2 to 6 percent slopes	0.48	1.8%		IIe	144	48
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	0.14	0.5%		IIw	157	47
ArA	Aubbeenaubee sandy loam, 0 to 2 percent slopes	0.06	0.2%		IIw	135	44
Weighted Average						144.2	44.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



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Metzger Auctioneers
& Appraisers
Property Services, LLC

map center: 41° 4' 28.74, -85° 51' 18.66



4-30N-6E
Kosciusko County
Indiana



Maps Provided By:

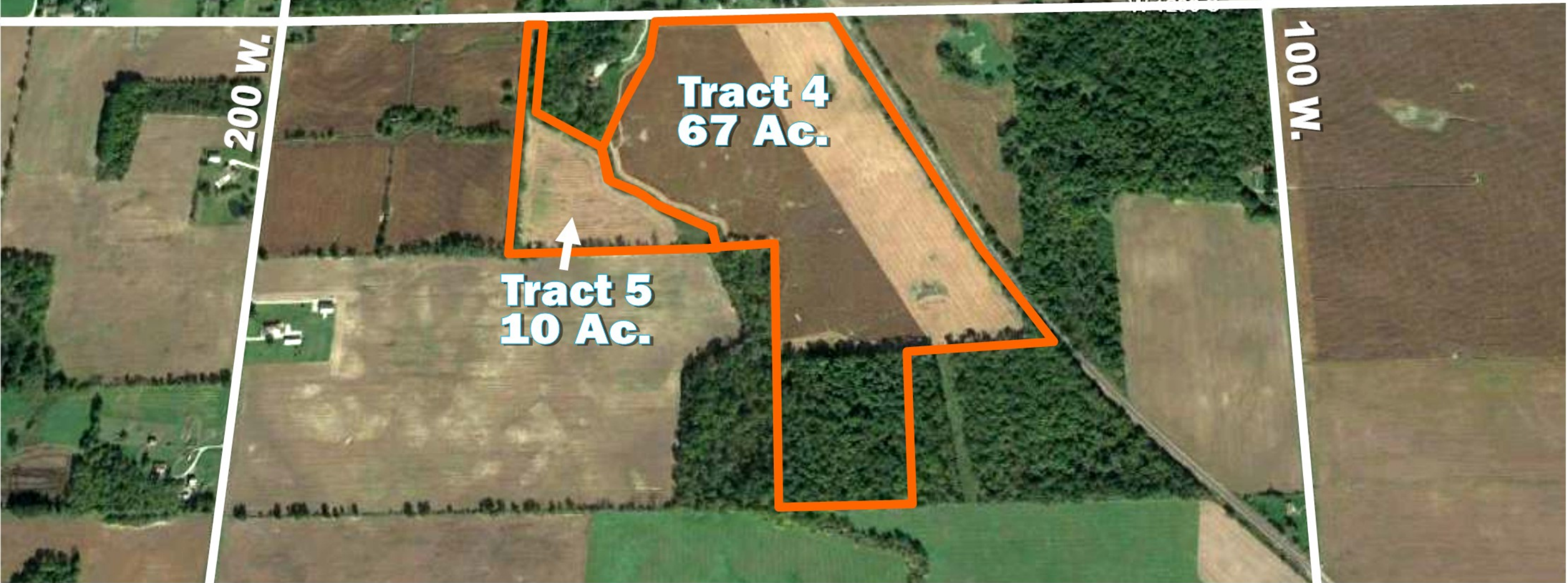


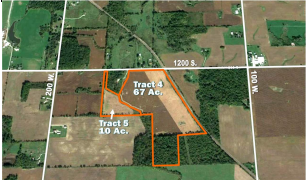
surety
CUSTOMIZED ONLINE MAPPING

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1/16/2018

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



Property Type	LOTS AND LAND	Status	Active	CDOM	1	DOM	1	Auction	No
MLS #	201803844	**** W 1200	Silver Lake	IN	46982	Status	Active	LP	\$400,000
	Area	Kosciusko County	Parcel ID	43-18-16-400-004.000-013	Type	Agricultural Land	Lot #		
	Sub	None	Cross Street						
	School District	WRS Elem	Claypool	JrH	Edgewood		SrH	Warsaw	
	REO	No	Short Sale	No					
	Legal Description	Approximately 67 acres part of: 035-082-004 PT MDL PT N 1/2 16-30-6 84.85A PER CALC							
	Directions	From State Road 15, turn east onto 1200 S., go 2 mi., property will be on the south side, look for signs!							

Remarks This property is going to auction on March 8, 6:30pm at the South Pleasant Church. Auction Estimate: \$335,000 - \$470,000. Tract 4 is a Quality Farm with a Soils Average of: 130.7 Could be mixed used as a building site with Great recreational potential, back of the farm has 13+/- acres of woods! Bid on this tract individually, in combination or bid on the whole farm.

Agent Remarks This property is going to auction on March 8, 6:30pm at the South Pleasant Church. Auction Estimate: \$335,000 - \$470,000. TERMS: 10% down with the balance due at closing. RE BROKERS: Must Register 24 hrs in advance of the auction and be present at the auction. Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	67.0000 / 2,918,520 / 2824 x 935					
Parcel Desc	Level, Partially Wooded, Rolling, Tillable,		Platted Development	No			Platted Y/N	Yes	
Township	Lake	Date Lots Available				Price per Acre	\$5,970.15		
Type Use	Agriculture, Residential,	Road Access	County	Road Surface	Tar and Stone	Road Frontage	County		
Type Water	None			Easements	Yes				
Type Sewer	None			Water Frontage					
Type Fuel	None			Assn Dues		Not Applicable			
Electricity	None			Other Fees					

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


Strctr/Bldg Imprv	No								
Can Property Be Divided?	Yes								
Water Access									
Water Name			Lake Type						
Water Features									
Water Frontage		Channel Frontage		Water Access					
Auction	No	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015				
Owner Name									
Financing:	Existing	Proposed		Excluded Party	None				
Annual Taxes	\$3,389.06	Exemption		Year Taxes Payable	2017	Assessed Value			
Is Owner/Seller a Real Estate Licensee	No	Possession	immediate	List Agent	Chad Metzger - Cell: 260-982-9050				
List Office	Metzger Property Services, LLC - office: 260-982-0238	Agent ID	RB14045939	Agent E-mail	chad@metzgerauction.com	Co-List Agent			
Co-List Office									
Showing Instr									
List Date	2/1/2018	Exp Date	8/30/2018	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No
IDX Include	Y	Contract Type	Exclusive Right to Sell	BBC	0.5%	Variable Rate	No	Special Listing Cond.	None
Virtual Tours:								Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold		CDOM	1
Total Concessions Paid		Sold/Concession Remarks							
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent			

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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Property Type	LOTS AND LAND		Status	Active	CDOM	1	DOM	1	Auction	No
MLS #	201803847	***** W 1200 S.	Silver Lake	IN	46982	Status	Active	LP	\$60,000	
	Area	Kosciusko County		Parcel ID	43-18-16-400-004.000-013		Type	Agricultural Land		
	Sub	None		Cross Street						Lot #
	School District	WRS	Elem	Claypool	JrH	Edgewood	SrH	Warsaw		
	REO	No		Short Sale	No					
	Legal Description	Approximately 10 acres part of: 035-082-004 PT MDL PT N 1/2 16-30-6 84.85A PER CALC								
	Directions	From State Road 15, turn east onto 1200 S., go 2 mi., property will be on the south side, look for signs!								

Remarks This property is going to auction on March 8, 6:30pm at the South Pleasant Church. Auction Estimate: \$50,000 - \$70,000. Tract 5 is a Quality Farm with a Soils Average of: 130.7 Could be used as a great, private building site. Bid on this tract individually, in combination or bid on the whole farm.

Agent Remarks This property is going to auction on March 8, 6:30pm at the South Pleasant Church. Auction Estimate: \$50,000 - \$70,000. TERMS: 10% down with the balance due at closing. RE BROKERS: Must Register 24 hrs in advance of the auction and be present at the auction. Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	10.0000	/	435,600	/	1307 x 1018																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										</
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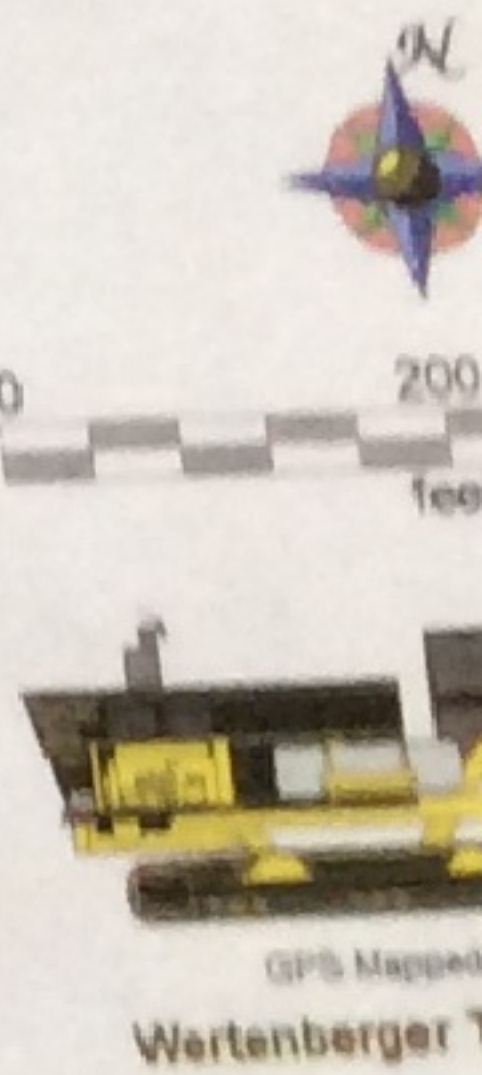
Nipsco
Pipe

5" Plastic	888.83 ft
6" Plastic	1291.39 ft
< Unassigned >	1575.35 ft

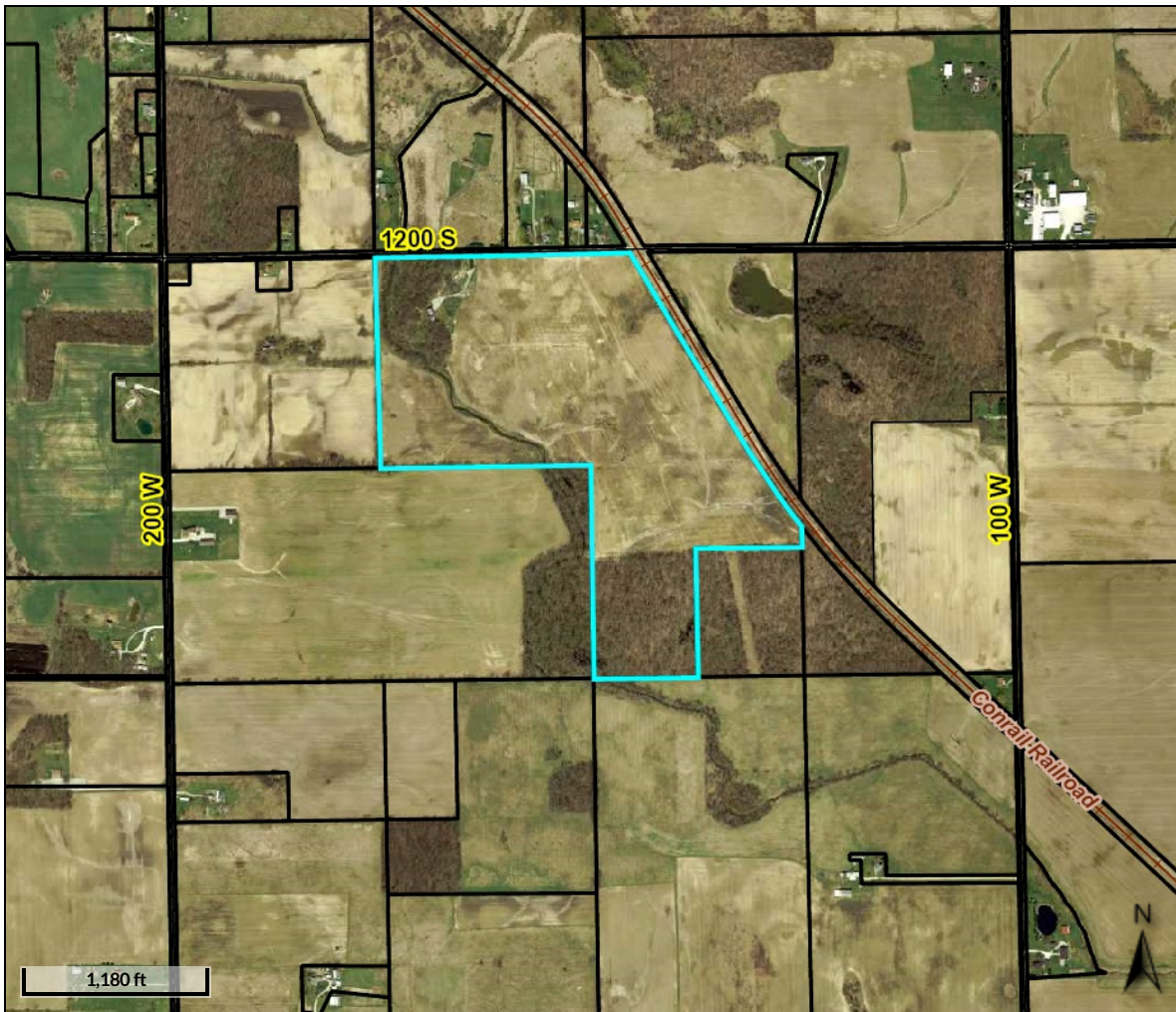
County Road 1200 S

W County

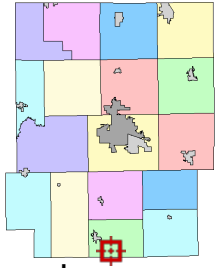
Client: Landon Martin
Farm: Kyle
Field: Nipsco
Name: Drainage - Con



GPS Mapped
Werthenberger T



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Cities and Towns (Local)
- ▭ Lakes
- House Numbers
- Road Centerlines
- Railroads

Parcel ID 035-082-004 Alternate ID 3571400076
Sec/Twp/Rng 0016-0030-6 Class AGRICULTURAL - CASH GRAIN/GENERAL FARM
Property Address 1647 W 1200 S Acreage n/a
SILVER LAKE

Owner Address Rollin Acres Holsteins LLC
11152 S 100 W
Silver Lake, IN 46982

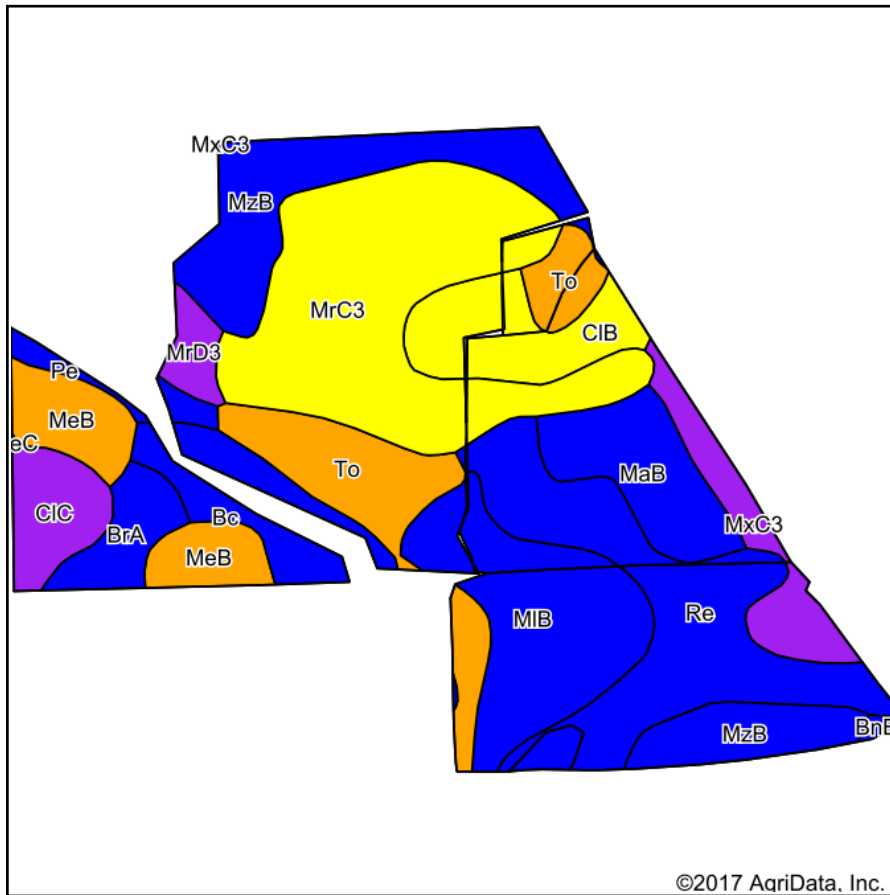
District Lake
Brief Tax Description 035-082-004
PT MDL PT N 1/2 16-30-6 84.85A PER CALC
(Note: Not to be used on legal documents)

Date created: 1/11/2018
Last Data Uploaded: 5/18/2016 5:08:10 PM

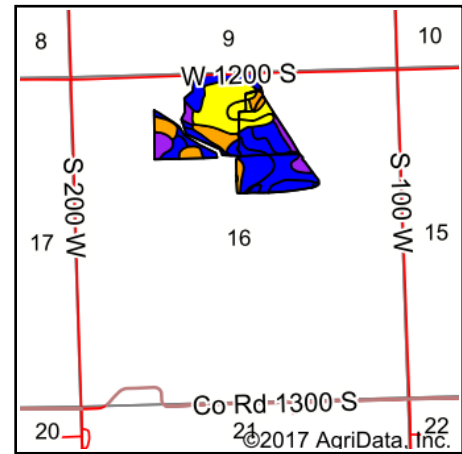


Developed by
The Schneider Corporation

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **16-30N-6E**
 Township: **Lake**
 Acres: **65.11**
 Date: **1/11/2018**



Maps Provided By:



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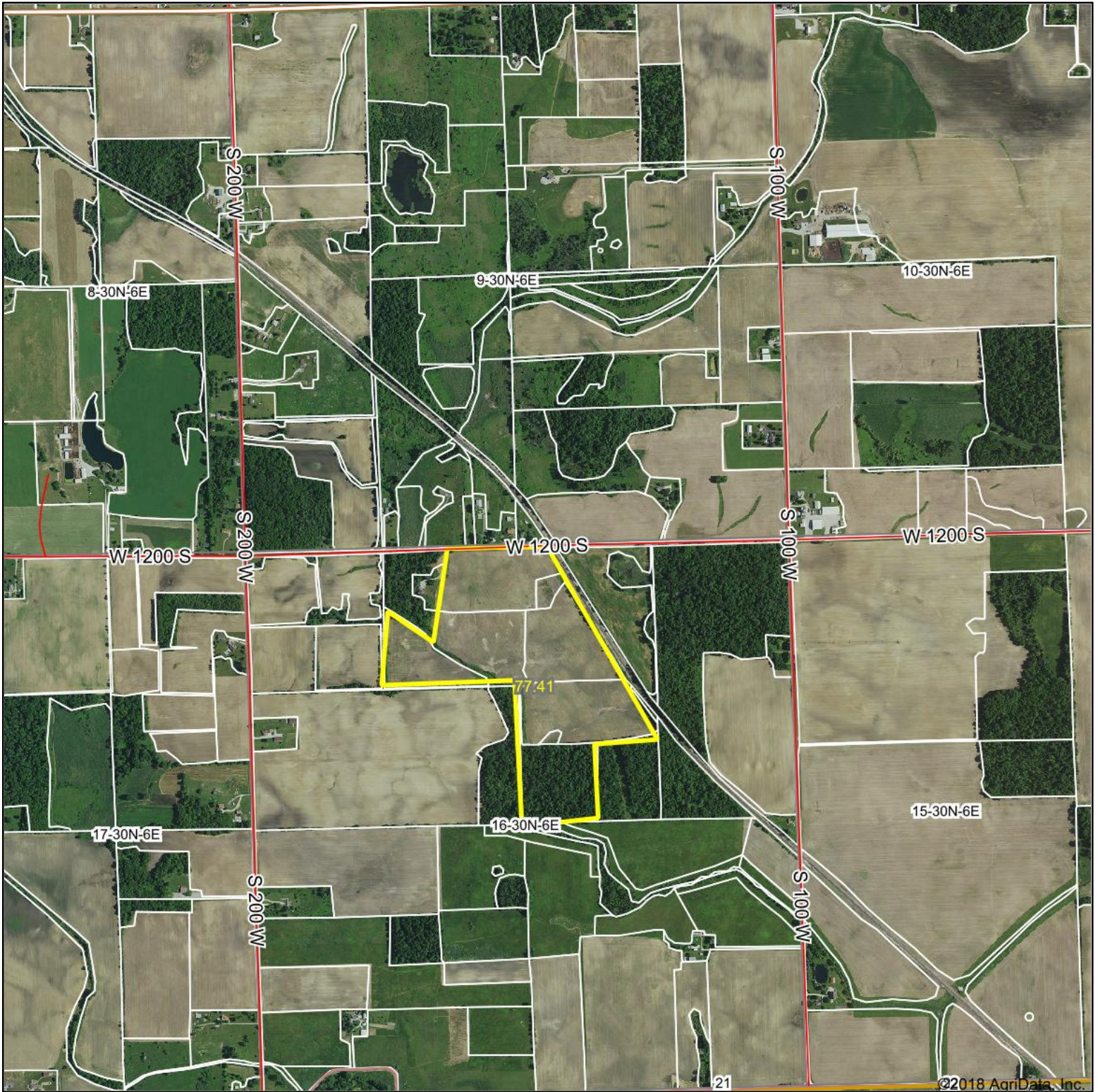
Area Symbol: IN085, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Soybeans	Corn
MrC3	Miami clay loam, Saginaw lobe, 6 to 12 percent slopes, severely eroded	13.24	20.3%		IVe	39	110
Re	Rensselaer loam	9.48	14.6%		IIW	48	172
MzB	Morley-Glynwood complex, 1 to 4 percent slopes	7.84	12.0%		IIe	46	130
MIB	Miami loam, 2 to 6 percent slopes	7.04	10.8%		IIe	48	144
To	Toledo silty clay	5.66	8.7%		IIIW	42	150
MaB	Martinsville sandy loam, 2 to 6 percent slopes	3.69	5.7%		IIe	47	135
CIB	Coloma loamy sand, 0 to 6 percent slopes, fine-loamy minor components	3.66	5.6%		IVs	31	88
MeB	Metea loamy fine sand, moderately slowly permeable, 2 to 6 percent slopes	3.45	5.3%		IIIe	39	110
Bc	Barry loam	2.75	4.2%		IIW	49	175
MxC3	Morley silty clay loam, 5 to 15 percent slopes, severely eroded	2.58	4.0%		VIe	37	105
CIC	Coloma loamy sand, 6 to 12 percent slopes, fine-loamy minor components	2.18	3.3%		VIIs	27	78
BrA	Bronson sandy loam, 0 to 2 percent slopes	1.78	2.7%		IIIs	38	108
MrD3	Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded	0.93	1.4%		VIe	39	110
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	0.72	1.1%		IIW	47	157
BnB	Blount-Glynwood complex, 1 to 3 percent slopes	0.11	0.2%		IIe	41	123
Weighted Average						42.4	130.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

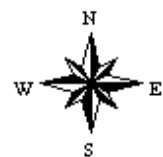
Aerial Map



map center: 41° 3' 27.65, -85° 51' 43.45

0ft 1499ft 2999ft

16-30N-6E
Kosciusko County
Indiana



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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2/2/2018