

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

BID LIVE OR ONLINE AT WWW.BIDMETZGER.COM

Auction Location - 10118 E. 450 S., LaOtto, IN 46763

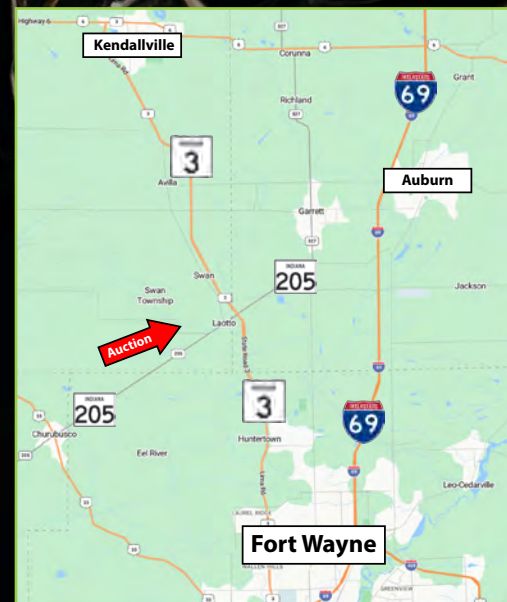
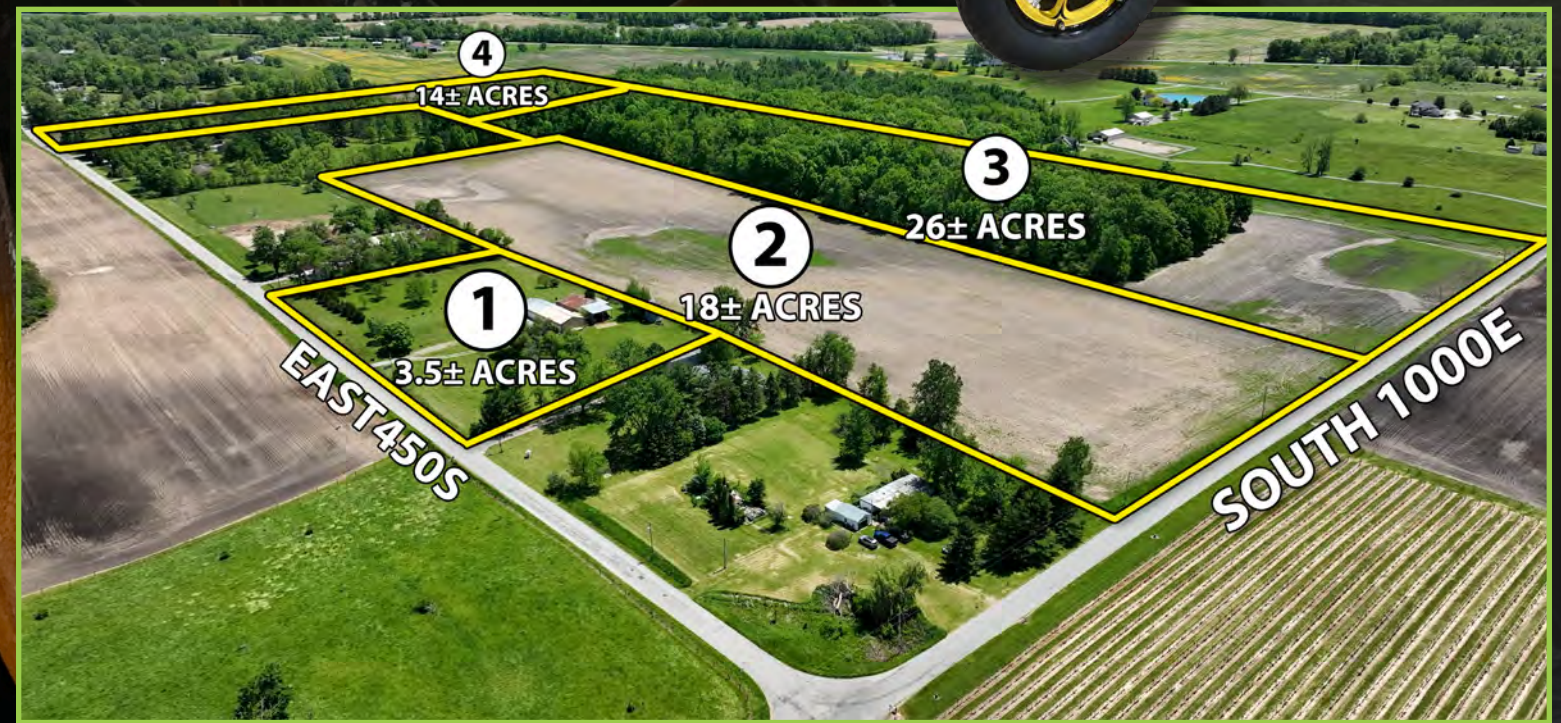


LIVE AUCTION, SATURDAY, JULY 25, 2026 • 10 AM

The Parker Estate AUCTION



**61.5± ACRES CROPLAND • WOODS
HOME & OUTBUILDINGS
OFFERED IN 4 TRACTS**



**SELLING BOTH PERSONAL PROPERTY & REAL ESTATE
61.5± ACRES CROPLAND • WOODS
HOME & OUTBUILDINGS
OFFERED IN 4 TRACTS**



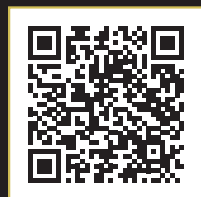
**SCAN
HERE**



AC31300015
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260-982-0238



Agents:
Tiffany Reimer 260.571.7910
Justin Nicodemus 260.246.3778
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BID LIVE OR ONLINE AT WWW.BIDMETZGER.COM
Auction Location - 10118 E. 450 S., LaOtto, IN 46763

Country Homestead on 3.57+/- Acres with Outbuildings

10118 East 450 South, LaOtto, IN 46763



Country Homestead:

This spacious country home offers 4 bedrooms, 3 full bathrooms, and a versatile layout. The main level features a large open-concept kitchen, dining, and living area, along with the primary suite complete with an ensuite bath and three closets. 2 additional bedrooms and a full bath complete the main floor. The finished lower level provides excellent flexibility with a second kitchen, a comfortable living area, an additional bedroom, an updated full bathroom, laundry area, and access to the attached 2-car garage.

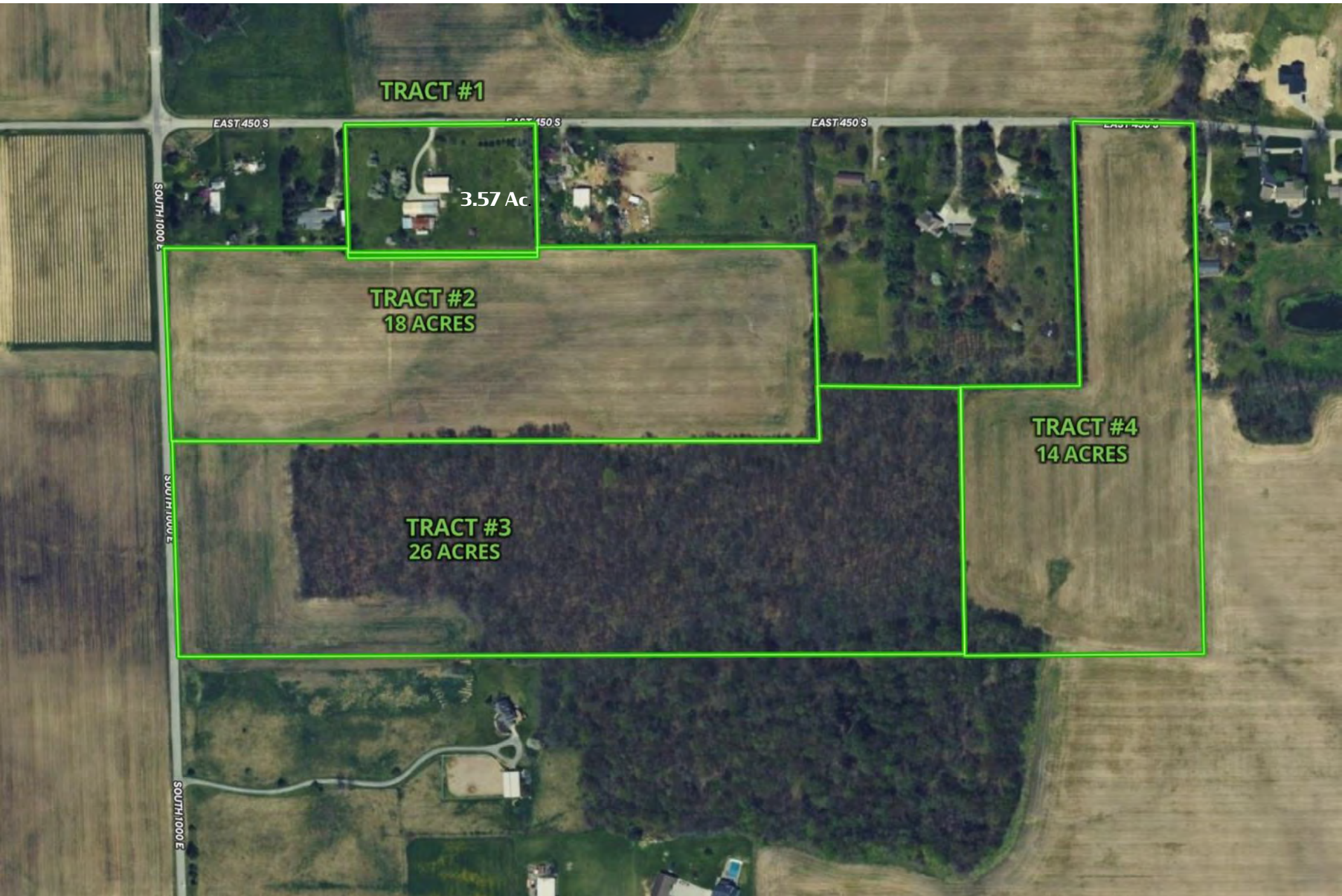
Outside, you'll find a generous yard lined with mature apple trees, creating the perfect setting for potential gardening, hobby farming, or a small homestead. The property is highlighted by an impressive 60' x 87' x 10' pole barn featuring 4 overhead doors and 2 sliding doors, offering exceptional space for equipment, vehicles, livestock, storage, or workshop needs. An additional oversized lean-to provides even more storage capacity or livestock pen opportunities.

Enjoy the peace and privacy of country living while taking advantage of the property's outstanding improvements and endless potential. Bid on this tract individually, any combination or the entirety!

Bid For Your Own Piece of the Country!



TRACT MAP



TRACT #1

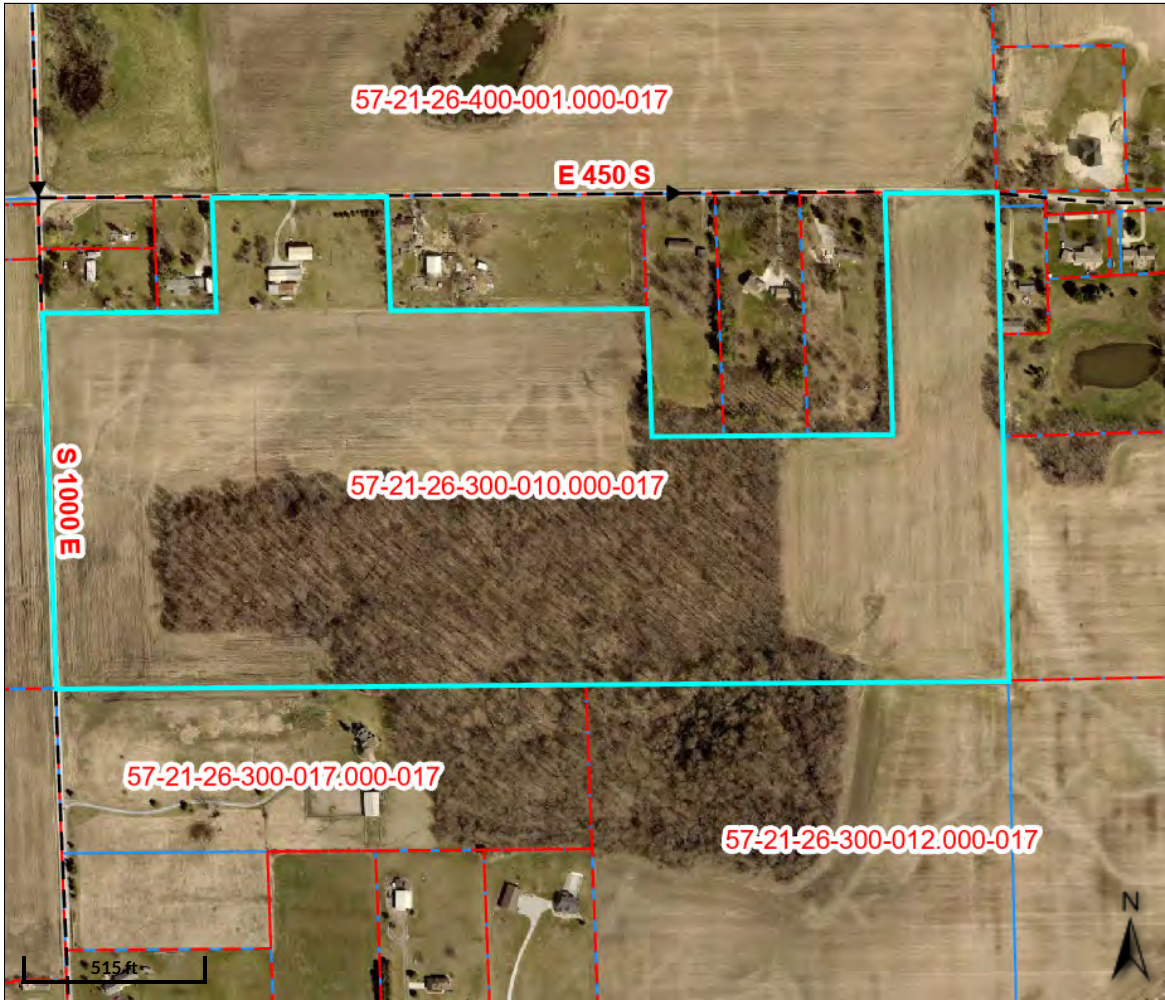
3.57 Ac

TRACT #2
18 ACRES

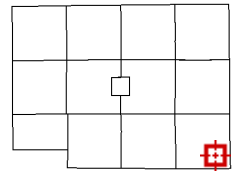
TRACT #3
26 ACRES

TRACT #4
14 ACRES






10118 E. 450 S. LaOtto, IN 46763



Overview



Legend

- Street Centerlines**
 - - - US STATE
 - - - STATE
 - > COUNTY
 - - - COUNTY NONMAINTAINED
 - > MUNICIPAL
 - - - ADJACENT COUNTY ROADS
- Hwy Shields**
- Land Hooks**
- Parcel Numbers (Assessor)**
-  Parcels (Assessor)
-  Parcels (Surveyor)
-  Railroads
-  Corporate Limits
-  Township Boundaries

Parcel ID	57-21-26-300-010.000-017	Alternate ID	021-100663-00	Owner Address	Parker
Sec/Twp/Rng	0026-0033-11	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		
Property Address	10118 E 450 S LAOTTO	Acreage	61.529		
District	57017 Swan Twp				
Brief Tax Description	Pt N1/2 Sw1/4 (13.30ac in Forest Reserves) Sec 26 61.529ac <i>(Note: Not to be used on legal documents)</i>				

Date created: 3/2/2026
Last Data Uploaded: 3/2/2026 3:28:25 AM

Auction Details

Terms & Conditions



PARKER LAND AUCTION TERMS

61.53+/- Acres Offered in 4 Tracts!

This exciting property will be offered via a Live Auction with an Online Simulcast on Saturday, July 25th at 10 am. Terms & Conditions of this sale are as follows: your bid constitutes a legal offer to purchase & the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages listed in this brochure & all marketing material are estimates taken from county records, FSA records and/or aerial photos.

Survey work is in progress, and the cost of the survey will be shared 50/50 between the Seller & Buyer. A Buyer's Premium will be collected on top of the winning bid as follows: Tract 1, the home: a 4% Buyer's Premium will be added and Tracts 2-4, the land, a 2% Buyer's Premium will be added. An earnest money deposit will be due on the day of the auction with the balance due at closing. Earnest Money for the Home Only is: \$5,000.00 with Tracts 2-4 to be 10% down. 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 who utilize financing will be responsible for all costs associated with that process. Buyers 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) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed at closing along with an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 18, 2026. Possession for Tract 1 will be at closing. Possession of Tracts 2-4 will be subject to current tenants' rights to 2026 Fall harvest. The seller will retain the 2026 farm income with the buyer(s) to receive all income thereafter. Taxes will be prorated to the day of closing with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in '24 due in '25 were approximately \$2,732.12.

Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Seller. All statements made on 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 representing clients must register clients 24 hours in advance of the auction & be present at any showings, and/or the auction your client attends. The Client Registration form is on the bidding website.

Live Simulcast Auction: Saturday, July 25, 2026 • 10 am

Auction Location: 10118 E. 450 S., LaOtto, IN 46763

Country Homestead, Farmland & Woods in Swan Township – Noble County

www.BidMetzger.com

TRACT 1:
Country
Homestead on
3.57 +/- Acres
with Outbuildings



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202626408	10118 E 450 S. Road	Laotto	IN	46763	LP	\$0
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Area	Noble County	Parcel ID	57-21-26-300-010.000-017	Type	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrms	4	F Baths	3
Township	Swan	Style	Two Story	REO	No	Short Sale	No
School District	Smith-Green Community	Elem	Churubusco	SrH	Churubusco Jr/Sr		
Intermediate		JrH	Churubusco Jr/Sr				
Legal Description	Approximately 3.57+/- Acres part of: PT N1/2 SW1/4 SEC 26 61.529 A/S (13.30 FOR RES)						
Directions to Property	From 205, go North onto S 1000 E., then east on E 450 S. Property will be on the south side of the road.						

Inside City Limits No

City Zoning

County Zoning A1

Zoning Description Ag

Remarks Country Homestead on 3.57+/- Acres with Outbuildings is going to Auction, Saturday July 25th at 10 am. This home features 4 Bedrooms, 3 Full Baths, Open Living & Dining Room area along with 2 Kitchens and a basement garage! The main level hosts the master, complete with 3 closets & an ensuite bath. It also has 2 other bedrooms, the kitchen & open kitchen/living area. The lower level has a living room area, another bedroom, an updated full bathroom, the laundry along with a 2-car attached garage. Extra large pole barn, 60x87x10 boasts 4 overhead doors for optimal storage & work areas! Second extra large lean-to provides additional storage or pen opportunities. Large yard complete with apple trees rounds out this property. Great location & Opportunity for a piece of the peaceful countryside! Bid on this tract individually, any combination or the entirety! Open House: Saturday, July 11th from 1-2 pm

Agent Remarks Live/Online Auction: Sat. July 25, 10 am Open House: Saturday, July 11th from 1-2 pm There is a buyer's premium on this auction, See the Full Terms in Docs. RE BROKERS Must preregister your client 24 hrs in advance of the auction & be present with them at any showings &/or the auction they attend.

Sec	Lot	Lot Ac/SF/Dim	3.5700 / 155,509 / 475x315	Lot Desc	Rolling, 0-2.9999
Above Gd Fin SqFt	1,920	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	1,080
Age	55	New Const	No	Date Complete	
		Ext	Aluminum, Brick,	Bsmt	Full Basement, Walk-Out Basement, Partially
		# Rooms	8	Basement Material	Block
		Dryer Hookup Gas	No	Fireplace	No
		Dryer Hookup Elec	Yes	Guest Qtrs	No
		Dryer Hookup G/E	No	Split FlrPln	Yes
		Disposal	No	Ceiling Fan	Yes
		Water Soft-Owned	No	Skylight	No
		Water Soft-Rented	No	ADA Features	No
		Alarm Sys-Sec	No	Fence	No
		Alarm Sys-Rent	No	Golf Course	No
		Garden Tub	No	Nr Wlkg Trails	No
		Jet Tub	No	Garage Y/N	Yes
		Pool	No	Off Street Pk	Yes
		Pool Type		SALE INCLUDES	No Appliances Included

Room Dimensions	Baths	Full	Half	Water	Well	Dryer Hookup Gas	Fireplace
RM DIM	LVL	B-Main	2	0	Well	Private	Guest Qtrs
LR	20 x 15	M	B-Upper	0	0	Sewer	Septic
DR	12 x 15	M	B-Blw G	1	0	Fuel /	Geothermal
FR	16 x 20	L	Laundry Rm	Lower	Heating		
KT	18 x 15	M	Laundry L/W	8 x 8	Cooling	Geothermal	
BK	x		AMENITIES	1st Bdrm En Suite, Ceiling Fan(s), Dryer Hook Up			Alarm Sys-Sec
DN	x			Electric, Eat-In Kitchen, Garage Door Opener, Range/Oven Hook Up			Alarm Sys-Rent
1B	20 x 15	M		Elec, Split Br Floor Plan, Stand Up Shower, Tub/Shower			Garden Tub
2B	12 x 15	M					Jet Tub
3B	12 x 15	M	Garage	2.0	/ Baseme	/ 24 x 30	/ 720.00
4B	12 x 12	L	Outbuilding 1	Pole/Post Building	87 x 60	4800	Pool Type
5B	x		Outbuilding 2	Outbuilding	93 x 64	5952	SALE INCLUDES
RR	x		Assn Dues		Frequency	Not Applicable	No Appliances Included
LF	x		Other Fees				
EX	12 x 10	L	Restrictions				

Water	Wtr Name	Water Frontage	Channel Frontage
Water		Water Type	Lake Type
Auctioneer Name	Tiffany Reimer, Chad	Lic	AC31300015
Financing:	Existing	Auction Date	7/2/2026
Annual	\$4,212.14	Time	10:0
Possession	at closing	Location	Live at property & Online:
List Office	Metzger Property Services, LLC - Off: 260-982-0238	Excluded Party	None
Agent E-mail	tiff@metzgerauction.com	Assessed Value	
Co-List Office	Metzger Property Services, LLC	List Agent	Tiffany Reimer - Cell: 260-571-7910
Showing	Open House or Showing Time	List Agent - User Code	UP388053396
List Date	7/2/2026	Co-List Agent	Justin Nicodemus - Cell: 260-246-3778
Start Showing Date		Owner/Seller a Real Estate	No
Exp Date	9/30/2026	Agent/Owner Related	No
Seller Concessions Offer Y/N	No	Seller Concession Amount \$	
Contract Type	Exclusive Right to Sell	Special List Cond.	None
Virtual		Type of Sale	
Pending Date		How Sold	
Ttl Concessions Paid		Conc Paid By	
Sell Office		Sell Agent	
Co-Sell Office		Co-Sell Agent	
Sell Team			

Presented by: Chad Metzger - Cell: 260-982-9050

/ Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

Date (month, day, year)

03/02/2026

Property address (number and street, city, state, and ZIP code)

10118 E. 450. S., Jolito, IN 46763

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.

* Never lived in home.
* Estate that transferred to daughter.

2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 3/2/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

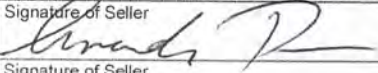
Property address (number and street, city, state, and ZIP code) **10118 E. 450 S. Palto, IN 46763**

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher				X
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven	X			
Range	X			
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)				X
Garage Door Opener / Controls				X
Inside Telephone Wiring and Blocks / Jacks				X
Light Fixtures				X
Sauna				X
Smoke / Fire Alarms				X
Carbon Monoxide Detectors				X
Switches and Outlets				X
Vent Fan(s)				X
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service				X
Generator				X

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern				X	
Septic Field / Bed			X		
Septic & Holding Tank / Septic Mound			X		
Hot Tub				X	
Plumbing			X		
Aerator System				X	
Sump Pump				X	
Irrigation Systems				X	
Water Heater / Electric			X		
Water Heater / Gas	X				
Water Heater / Solar	X				
Water Purifier				X	
Water Softener	X				
Well			X		
Geothermal and Heat Pump			X		
Other Sewer System (Explain)				X	
Swimming Pool & Pool Equipment				X	
			Yes	No	Unknown
Are the structures connected to a public water system?				X	
Are the structures connected to a public sewer system?			X		
Are there any additions that may require improvements to the sewage disposal system?					X
If yes, have the improvements been completed on the sewage disposal system?					X
Are the structure(s) connected to a private / community water system?					X
Are the structure(s) connected to a private / community sewer system?					X

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 3/2/2024	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.


Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

Property address (number and street, city, state, and ZIP code)

10118 E. 450S, RndHo, IN 46763

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Attic Fan				X	
Boiler / Radiator				X	
Central Air Conditioning				X	
Electric Heat Pump				X	
Furnace Heat / Gas				X	
Furnace Heat / Electric				X	
Geothermal			X		
Solar House-Heating	X				
Woodburning Stove	X				
Fireplace	X				
Fireplace Insert	X				
Air Cleaner				X	
Humidifier				X	
Propane Tank - Owned, Not included	X				
Other Heating Source				X	
2. ROOF			Yes	No	Unknown
Age, if known: <u>< 19</u> Years. Put on in 2007: Metal					
Does the roof leak?				X	
Is there present damage to the roof?				X	
Is there more than one layer of shingles on the house?				X	
If yes, how many layers? <u>just metal</u>					
3. WATER HEATER					
Age, if known: _____ Years.					
4. FURNACE - GEOTHERMAL					
Age, if known: <u>= 4</u> Years. 2022					
5. CENTRAL AIR CONDITIONING					
Age, if known: _____ Years. ↑					
6. HAZARDOUS CONDITIONS			Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?					X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?					X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?					X
Explain:					

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 3/21/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.


Property address (number and street, city, state, and ZIP code)

10118 E. 450S., Salt Lake, UT 84143

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?			X
Are there any encroachments?			X
Are there any violations of zoning, building codes, or restrictive covenants?			X
Does the property have a shared driveway with another property?			X
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?			X
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____			X
Is this property located within a locally designated historic district under IC 36-7-11?			X
Is the present use a non-conforming use? Explain:			X
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?			X
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?			X
Have any substantial additions or alterations been made without a required building permit?			X
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			X
Is there any damage due to wind, flood, termites or rodents?			X
Have any structures been treated for wood destroying insects?			X
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .			X
Do you currently pay flood insurance?			X
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.			X
Does the property contain underground storage tank(s)?			X
Is the homeowner a licensed real estate broker?			X
Is there any threatened or existing litigation regarding the property?			X
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .			X
Is the property located within one (1) mile of an airport?			X
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			X

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
 (Use additional pages and attach, if necessary)

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 3/2/2024	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

260-982-0238

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

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

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Average Utilities

Utility	Company	Average Amount
Gas	LP tank was owned, but NOT included	\$ would fill once per year
Electric	REMC	\$ ≈ 175/Mo
Water	Well, in back, Newer early 2000's; ≈ 2006	\$
Septic/Sewer	out in front of house	\$
HOA	N/A-	\$
Other		\$
Additional Notes	Roof, metal, put on in approx. 2007 Geothermal ≈ 2022-	

57-21-26-300-010.000-017

PARKER RAYMOND O & KAREN

10118 E 450 S

101, Cash Grain/General Farm

Swan Twp Base Area/1750

1/4

General Information

Parcel Number 57-21-26-300-010.000-017

Local Parcel Number 21-100663-00

Tax ID: 21-100663-00

Routing Number - - - - -

Property Class 101 Cash Grain/General Farm

Year: 2024

Location Information

County Noble

Township SWAN TOWNSHIP

District 017 (Local 021) SWAN TOWNSHIP

School Corp 6060 EAST NOBLE

Neighborhood 1750100 Swan Twp Base Area

Section/Plat 026

Location Address (1) 10118 E 450 S LAOTTO, IN 46763

Ownership

PARKER RAYMOND O & KAREN KAE 10118E 450 S LAOTTO, IN 46763

Legal

PT N1/2 SW1/4 SEC 26 61.529 A/S (13.30 FOR RES)



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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for 2024, 2023, and 2022.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows list various land parcels with their characteristics.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard []

Public Utilities Electricity ERA []

Streets or Roads Paved TIF []

Neighborhood Life Cycle Stage Static

Printed Saturday, April 27, 2024

Review Group 2024

Data Source N/A

Collector

Appraiser 06/01/2023 JB

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates and details for Parker Raymond and Parker Karen K R.

Agricultural

Notes

6/30/2023 : 24-25 REASS CHNG COND TO AVERAGE & ROOF TO METAL JB
7/30/2018 : 19-20 REASS CORR G-BIN TO SV AND CONC

10/23/2017 : 18-19 PER POLE BARN LETTER CORR FRONT BARN TO INSULATED AND CORR BACK BARN NO ELECTRIC AND SEC DIRT FLOOR

3/30/2017 : MAILED BARN LETTER

4/23/2015 : 14-15 PTABOA CHANGED SIZE OF DWELLING AND CHANGED BSMT TO REC ROOM

1/7/2015 : 15-16--- COMBINED W/26-300-004 & 26-300-007 PER SURVEY

9/24/2014 : 15-16 PER REASS REMOVED PART OF GARAGE APPROACH & CHANGED MEAUREMENTS ON HOUSE

8/5/2014 : 14-15--- DID 122 FOR ADDING POLE ADDITION ON AS A SEPERATE ICON --- REMOVED A PORTION OF CONC PAT FOR GAR APPROACH

3/5/2014 : 14-15 NC 2-20-14 ADDED ADDITION TO BARN

9/6/2012 : 12-13--- CORR BSMT GAR --- MADE HSE C-1, FAIR--- ADDED A/C PER REASS 2ND REV

4/26/2012 : 12-13 REASS ADDED BSMT GARAGE, FINISH IN BSMT, A/C, HEAT, 2-LEANTO'S, CHANGED SIZE OF LARGER BARN THAT WAS

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (61.53), Actual Frontage (0), Developer Discount, Parcel Acreage (61.53), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.84), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.11), Total Acres Farmland (57.58), Farmland Value (\$77,720), Measured Acreage (57.58), Avg Farmland Value/Acre (1350), Value of Farmland (\$77,730), Classified Total (\$219), Farm / Classified Value (\$77,900), Homesite(s) Value (\$30,600), 91/92 Value (\$20,900), Supp. Page Land Value, CAP 1 Value (\$30,600), CAP 2 Value (\$98,800), CAP 3 Value (\$0), Total Value (\$129,400).

General Information

Occupancy Single-Family
Description SINGLE-FAMILY RES
Story Height 1
Style N/A
Finished Area 1920 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Patio, Concrete	198	\$1,200

Plumbing

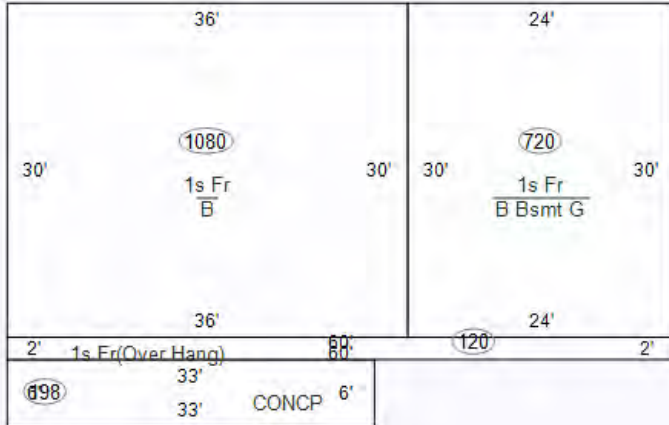
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	
Dining Rooms	
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1920	1920	\$122,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1800	0	\$38,900	
Crawl				
Slab				

Total Base \$161,100

Adjustments 1 Row Type Adj. x 1.00 \$161,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:1080	\$17,500
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1920	\$4,300
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$185,300

Sub-Total, 1 Units

Exterior Features (+) \$1,200 \$186,500

Garages (+) 384 sqft \$3,600 \$190,100

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.92

Replacement Cost \$166,147

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: SINGLE-FAMILY RESIDE	1	Wood Fr	C-1	1971	1971	53 A		0.92		3,720 sqft	\$166,147	40%	\$99,690	0%	100%	1.800	1.000	100.00	0.00	0.00	\$179,400
2: BARN, POLE	1	T31SO	C	1975	1975	49 F	\$16.77	0.92		27' x 41' x 8'	\$15,664	70%	\$4,700	30%	100%	1.000	1.000	0.00	0.00	100.00	\$3,300
3: Barn, Pole (T3)	1	T31SO	D	2000	2000	24 F	\$16.84	0.92		26' x 26' x 10'	\$6,127	50%	\$3,060	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,100
4: Barn, Pole (T3) 2	1	T3AWI	C	2013	2013	11 A	\$25.98	0.92		30' x 24' x 10'	\$15,475	25%	\$11,610	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,600
5: BARN, POLE2	1	T3AWI	C	1991	1997	27 G	\$20.04	0.92		30' x 63' x 10'	\$31,893	45%	\$17,540	0%	100%	1.000	1.000	100.00	0.00	0.00	\$17,500
6: Lean-To	1	Concrete	E	2000	2000	24 F	\$8.36	0.92		11'x26' x 7'	\$879	50%	\$440	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
7: Patio (free standing)	1		D	2000	2000	24 F		0.92		16'x17'	\$1,104	30%	\$770	0%	100%	1.000	1.000	100.00	0.00	0.00	\$800
8: STEEL GRAIN BIN (254s	1	SV	D	1985	1985	39 F		0.92		18' x 16'		70%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$600

TRACT 2:
18+/- Acres of
Tillable Farm
Land



Metzger
Property Services, LLC AC31300015

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Property LOTS AND LAND **Statu** Active **CDO** 0 **DOM** 0 **Auctio** Yes
MLS 202626411 **** E 450 S Road** **Laotto** **I** 46763 **Status**Active **L** \$0



Are Noble County **Parcel ID**57-21-26-300-010.000 **Typ** Agricultural Land
Sub None **Cross Street**
School SG **Elem** Churubusco **JrH** Churubusco Jr/Sr **SrH** Churubusco Jr/Sr
REO No **Short** No **Waterfront** N
Legal Approximately 18+/-acres, part of Pt N1/2 Sw1/4 (13.30ac in Forest Reserves) Sec 26
Direction From 205, go North onto S 1000 E, cross E 450 S, land will be on East side of the road
Inside City **City** **County** **Zoning**

Remarks Approximately 18 +/- acres of tillable farmland is up for auction July 25th, 2026 in LaOtto, Indiana. The land has a soil index of 135.2

Agent Remarks Auction: Saturday, July 25 at 10 am est Open House: Saturday, July 11th from 1-2 pm There is a buyer's premium on this auction, See the Full Terms in Docs. RE BROKERS: Must register clients in advance of the auction & be present with them at any & all

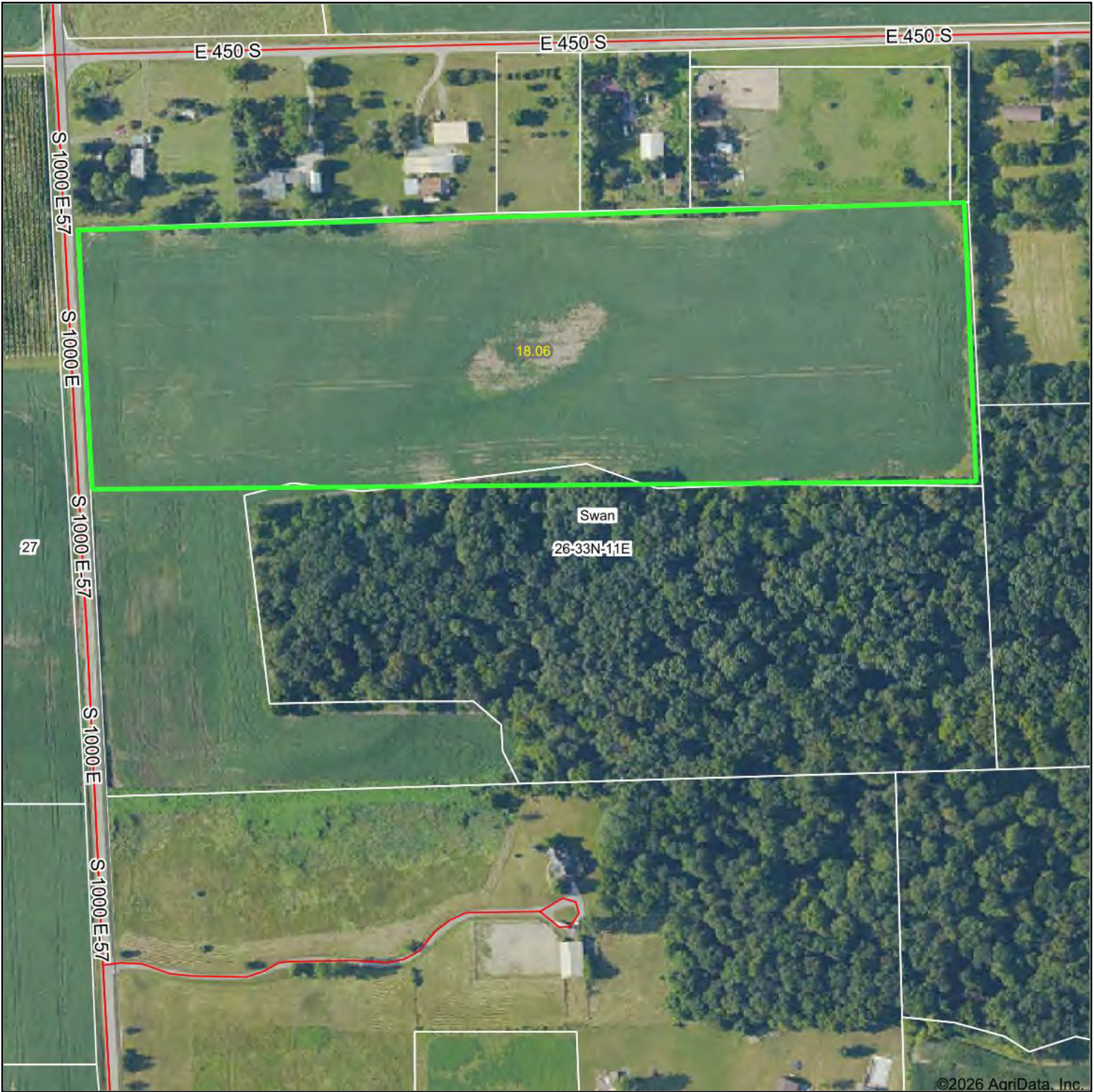
Sec Lo **Lot Ac/SF/Dim** 18.0000/ 784,080 / 465x1645
Parcel Level, Undeveloped, Tillable, 15+ **Platted** No **Platted** Yes
Townshi Swan **Date Lots**
Type Agriculture **Road** County **Road** Asphalt **Road** County
Water Type None **Well Type**
SEWER TYPE None **Easements** No
Type Fuel None **Water**
Electricity None **Assn Dues** Not Applicable
Other Fees

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

Strctr/Bldg Imprv No
Can Property Be No
Water Access
Water Name **Lake Type**
Water None
Water **Channel Frontage** **Water**
Auctio Yes **Auctioneer Name** Tiffany Reimer, Chad Metzger, and **Auctioneer License #** AC31300015
Auction Location Live & Online: **Auction Start Date** 7/2/2026
Financin Existing **Propos** **Excluded** None
Annual \$2,732. **Exemption** Homestead, Supplemental **Year Taxes Payable** 2025 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** Subject to current tenant's rights
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Tiffany Reimer - Cell: 260-571-7910
Agent ID RB15000018 **Agent** tiff@metzgerauction.com
Co-List Metzger Property Services, LLC **Co-List Agent** Justin Nicodemus - Cell: 260-246-3778
Showing Instr Showing Time or Open House
List Date 7/2/2026 **Exp Date** 9/30/202
Contract Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual **Type of Sale**
Pending **Closing** **Selling** **How** **CDO** 0
Total Concessions **Sold/Concession**
Sell **Sell**
Co-Sell **Co-Sell**
Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Aerial Map



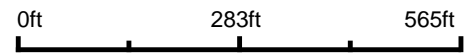
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Boundary Center: 41° 17' 2.64, -85° 13' 41.37

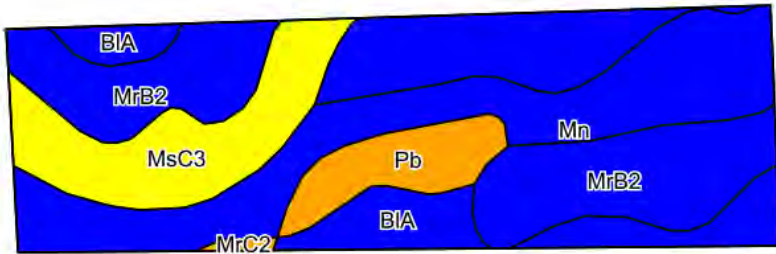


26-33N-11E
Noble County
Indiana



6/9/2026

Soils Map



State: **Indiana**
 County: **Noble**
 Location: **26-33N-11E**
 Township: **Swan**
 Acres: **18.06**
 Date: **6/9/2026**

 **Metzger**
 Property Services, LLC AC31300015
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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IN113, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
MrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	6.93	38.5%		lle	128	1	4	8	5		44	57	38
Mn	Milford silty clay loam, 0 to 2 percent slopes	4.80	26.6%		llw	154		5			11	43	62	68
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	2.77	15.3%		Ive	105	15	4	7			37	47	34
BIA	Blount loam, interlobate moraines, 0 to 2 percent slopes	2.19	12.1%		llw	142	17	5			9	52	56	58
Pb	Palms muck, drained	1.29	7.1%		lllw	158		5			11	43	63	91
MrC2	Morley silt loam, 6 to 12 percent slopes, eroded	0.08	0.4%		llle	118	16	4	8			41	53	44
Weighted Average					2.38	135.2	4.8	4.5	4.2	1.9	4.8	43.5	57.1	*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.

TRACT 3:
21 +/- Acres of
Wooded &
5 +/- Acres of
Tillable Land



Metzger
Property Services, LLC AC31300015

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Property LOTS AND LAND **Statu** Active **CDO** 0 **DOM** 0 **Auctio** Yes
MLS 202626412 ***** E 450 S Road** **Laotto** **I** 46763 **Status**Active **L** \$0



Are Noble County **Parcel ID**57-21-26-300-010.000 **Typ** Agricultural Land
Sub None **Cross Street**
School SG **Elem** Churubusco **JrH** Churubusco Jr/Sr **SrH** Churubusco Jr/Sr **Lot #**
REO No **Short** No **Waterfront** N
Legal Approximately 26+/-acres, part of Pt N 1/2 Sw 1/4 (13.30ac in Forest Reserves) Sec 26
Direction From 205, go North onto S 1000 E., cross over E 450 S, land will be on East side of the road.
Inside City N **City** **County** A **Zoning**

Remarks Features approximately 26+/- Acres: 21+/- Acres of wooded land with 5+/- acres of tillable land selling via online auction Saturday, July 25th, 2026 at 10am. The tillable land has a soil index of 157.2.

Agent Remarks Auction: Saturday, July 25 at 10 am est Open House: Saturday, July 11th from 1-2 pm There is a buyer's premium on this auction, See the Full Terms in Docs. RE BROKERS: Must register clients in advance of the auction & be present with them at any &

Sec Lo **Lot Ac/SF/Dim** 26.0000/ 1,132,560/ 2050x508x1650x158x391x68
Parcel Heavily Wooded, Undeveloped, **Platted** No **Platted** Yes
Townshi Swan **Date Lots**
Type Agriculture, Recreational **Road** County **Road** Tar and **Road** County **Price per Acre** \$0.00

Water Type None **Well Type**
SEWER TYPE None **Easements** No
Type Fuel None **Water**
Electricity None **Assn Dues** Not Applicable
Other Fees

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

Strctr/Bldg Imprv No
Can Property Be No
Water Access
Water Name **Lake Type**
Water None

Water **Channel Frontage** **Water**
Auctio Yes **Auctioneer Name** Tiffany Reimer, Chad Metzger, and **Auctioneer License #** AC31300015
Auction Location Live and Online: **Auction Start Date** 7/2/2026

Financin Existing **Propos** **Excluded** None
Annual \$2,732. **Exemption** Homestead, Supplemental **Year Taxes Payable** 2025 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** Subject to current tenant's rights
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Tiffany Reimer - Cell: 260-571-7910
Agent ID RB15000018 **Agent** tiff@metzgerauction.com

Co-List Metzger Property Services, LLC **Co-List Agent** Justin Nicodemus - Cell: 260-246-3778
Showing Instr Showing Time or Open House
List Date 7/2/2026 **Exp Date** 9/30/202
Contract Exclusive Right to Sell **Special Listing** None

Seller Concessions Offer No **Seller Concession**
Virtual **Type of Sale**
Pending **Closing** **Selling** **How** **CDO** 0
Total Concessions **Sold/Concession**
Sell **Sell**
Co-Sell **Co-Sell**

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Aerial Map



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Boundary Center: 41° 16' 58.18, -85° 13' 38.95



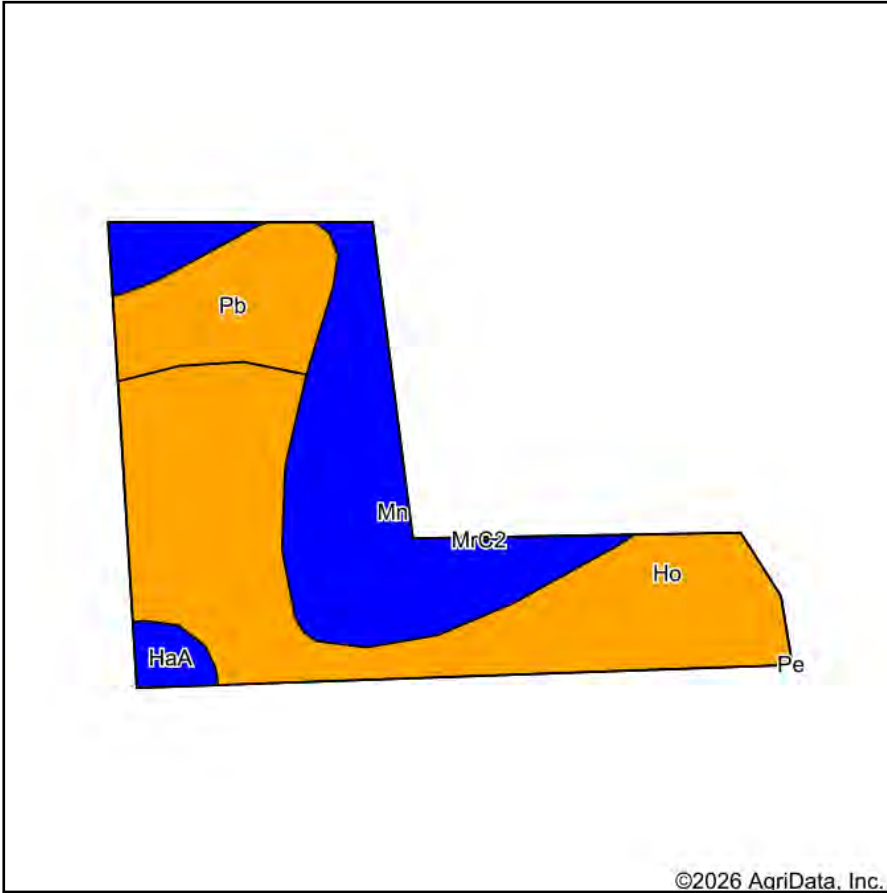
26-33N-11E
Noble County
Indiana



6/9/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Noble**
 Location: **26-33N-11E**
 Township: **Swan**
 Acres: **5.23**
 Date: **6/9/2026**

 **Metzger**
 Property Services, LLC AC31300015
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Maps Provided By:

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Area Symbol: IN113, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
Ho	Houghton muck, drained	2.62	50.1%		Illw	159		5		11	42	64	91
Mn	Milford silty clay loam, 0 to 2 percent slopes	1.74	33.3%		Ilw	154		5		11	43	62	68
Pb	Palms muck, drained	0.74	14.1%		Illw	158		5		11	43	63	91
HaA	Haskins loam, 0 to 3 percent slopes	0.13	2.5%		Ilw	158		5	11		59	62	62
Weighted Average					2.64	157.2	*.	5	0.3	10.7	42.9	63.1	*n 82.6

*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.

TRACT 4:
14 +/- Acres of
Partially
Wooded
Tillable Land



Metzger
Property Services, LLC AC31300015

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Property LOTS AND LAND **Statu** Active **CDO** 0 **DOM** 0 **Auctio** Yes
MLS 202626410 ****** E 450 S Road** **Laotto** **I** 46763 **Status**Active **L** \$0



Are Noble County **Parcel ID**57-21-26-300-010.000 **Typ** Agricultural Land
Sub None **Cross Street**
School SG **Elem** Churubusco **JrH** Churubusco Jr/Sr **SrH** Churubusco Jr/Sr
REO No **Short** No **Waterfront** N
Legal Approximately 14+/- acres part of Pt N 1/2 Sw 1/4 (13.30ac in Forest Reserves) Sec 26
Direction From 205, go North onto S 1000 E, then East on E 450 S. Land will be on south side of the road
Inside City N **City** **County** A **Zoning**

Remarks Features Approximately 14+/- Acres: 12+/- acres of tillable farmland and 2+/- acres of woods selling via online auction July 25th, 2026 in LaOtto, Indiana. The tillable land has a soil index of 127.3

Agent Remarks Auction Date: Saturday, July 25, 10 am est Open House: Saturday, July 11th from 1-2 pm There is a buyer's premium on this auction, See the Full Terms in Docs. RE BROKERS: Must register clients in advance of the auction & be present with

Sec Lo **Lot Ac/SF/Dim** 14.0000/ 609,840 / 675x580x1342x300x655x260
Parcel Level, Partially Wooded, Tillable, **Platted** No **Platted** Yes
Townshi Swan **Date Lots**
Type Agriculture, Recreational **Road** County **Road** Asphalt **Road** County
Price per Acre \$0.00

Water Type None **Well Type**
SEWER TYPE None **Easements** No
Type Fuel None **Water**
Electricity None **Assn Dues** Not Applicable
Other Fees

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

Strctr/Bldg Imprv No
Can Property Be No
Water Access
Water Name **Lake Type**
Water None
Water **Channel Frontage** **Water**
Auctio Yes **Auctioneer Name** Tiffany Reimer, Chad Metzger, and **Auctioneer License #** AC31300015
Auction Location Live and Online: **Auction Start Date** 7/2/2026
Financin Existing **Propos** **Excluded** None
Annual \$2,732. **Exemption** Homestead, Supplemental **Year Taxes Payable** 2025 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** Subject to current tenant's rights
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Tiffany Reimer - Cell: 260-571-7910
Agent ID RB15000018 **Agent** tiff@metzgerauction.com
Co-List Metzger Property Services, LLC **Co-List Agent** Justin Nicodemus - Cell: 260-246-3778
Showing Instr Showing Time or Open House
List Date 7/2/2026 **Exp Date** 9/30/202
Contract Exclusive Right to Sell **Special Listing** None

Seller Concessions Offer No **Seller Concession**
Virtual **Type of Sale**
Pending **Closing** **Selling** **How** **CDO** 0
Total Concessions **Sold/Concession**
Sell **Sell**
Co-Sell **Co-Sell**
Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Aerial Map



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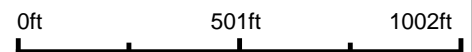


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Boundary Center: 41° 17' 1.53, -85° 13' 22.27



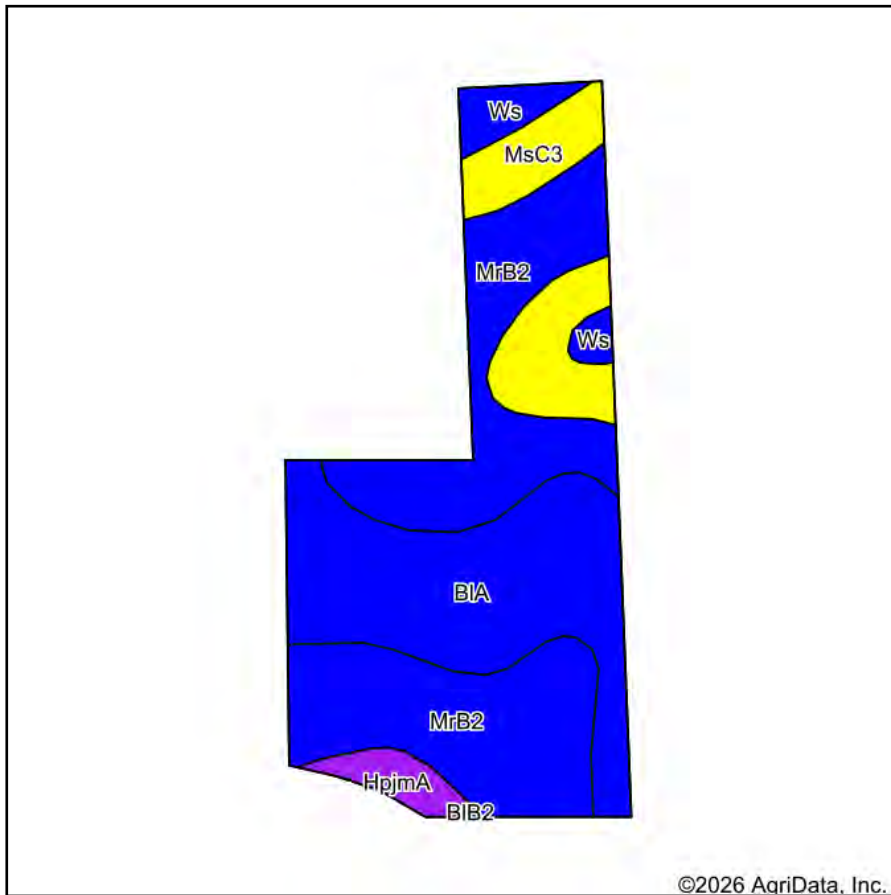
26-33N-11E
Noble County
Indiana



6/9/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Noble**
 Location: **26-33N-11E**
 Township: **Swan**
 Acres: **12.26**
 Date: **6/9/2026**

 **Metzger**
 Property Services, LLC AC31300015
 Real Estate • Auctions • Appraisals

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN113, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
MrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	5.60	45.6%		Ile	128	1	4	8	5		44	57	38
BIA	Blount loam, interlobate moraines, 0 to 2 percent slopes	4.07	33.2%		IIw	142	17	5		9		52	56	58
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	1.68	13.7%		IVe	105	15	4	7			37	47	34
Ws	Washtenaw silt loam	0.51	4.2%		IIw	170	22	6		11		51	68	78
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	0.40	3.3%		Vw	8			1			2	3	51
Weighted Average					2.37	127.3	9.1	4.3	4.6	2.3	3.4	44.6	54	*n 46.2

*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**



CLIENT REGISTRATION FORM

2

3 This agreement is entered into and shall initiate on **July 25th, 2026** by Listing Broker, **Metzger Property Services, LLC**, on behalf
4 of Listing Licensee, **Tiffany Reimer & Justin Nicodemus** and Selling Broker, _____
5 for property **in Swan Township, Noble County, State of Indiana, legally described as, 57-21-26-300-010.000-017 legal: PT N**
6 **½ SW ¼ SEC 26 61.529 A/S (13.30 FOR RES) commonly known as, 10118 E. 450 S., LaOtto, IN 46763**

7 **Client/Buyer's Name(s):** _____

8 To receive a commission, a buyer representative must be present at the open house, all showings prior to the auction,
9 and if the auction is conducted live, the buyer rep must be present the day of the auction. **Buyer representative must**
10 **turn in this form, 24 hours in advance of the auction to tiff@metzgerauction.com**

11 **Buyer Representative shall be compensated for the above property as follows:**

12 **2% on the house only purchase**

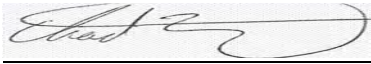
13 **1% on a land only purchase**

14 **1.5% on a combination of house & land or purchase of the entirety**

15 **LISTING BROKER:**

16 Metzger Property Services, LLC
17 **BROKER COMPANY NAME**

18 Chad Metzger, Tiff Reimer, Justin Nicodemus
19 **LISTING BROKER**
20 1582 W. State Road 114
21 **ADDRESS**
22 260-982-0238
23 **PHONE**

Chad Metzger
ACCEPTED BY: MANAGING BROKER

North Manchester, IN 46962
CITY, STATE, ZIP
tiff@metzgerauction.com
EMAIL ADDRESS

25 **SELLING BROKER:**

28 _____
BROKER COMPANY NAME

31 _____
SELLING BROKER

34 _____
ADDRESS

37 _____
PHONE

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

CITY, STATE, ZIP

EMAIL ADDRESS

39 **CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:**

42 _____
43 **CLIENT SIGNATURE**

43 **CLIENT SIGNATURE (if more than one)**

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM