

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

TRACT MAP

E ADAMS RD

E ADAMS RD

E ADAMS RD

E ADAMS RD

EMS R3E.L

NORTH 900 E

TRACT #5
11.22 ACRES

TRACT #4
14.58 ACRES

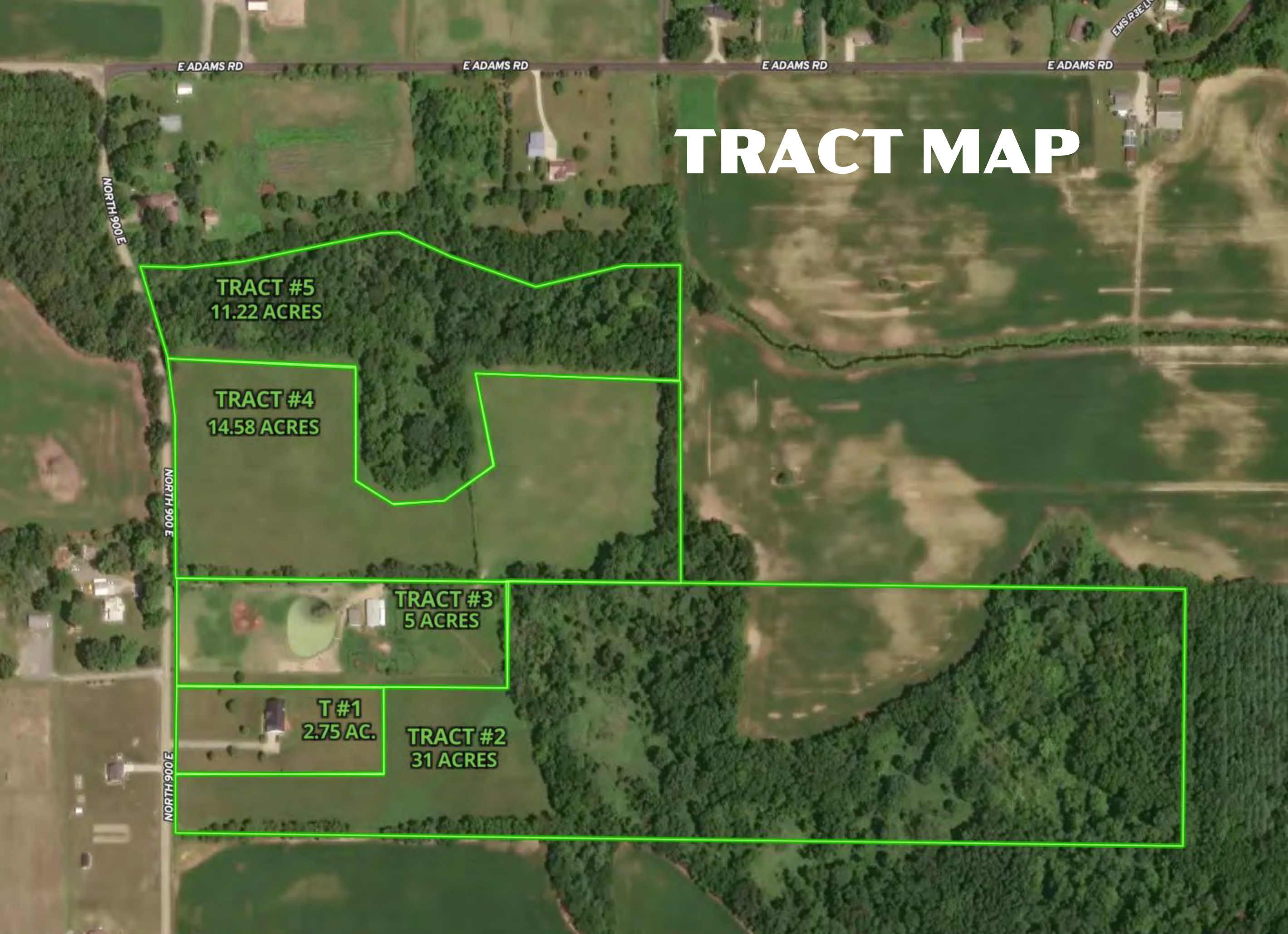
NORTH 900 E

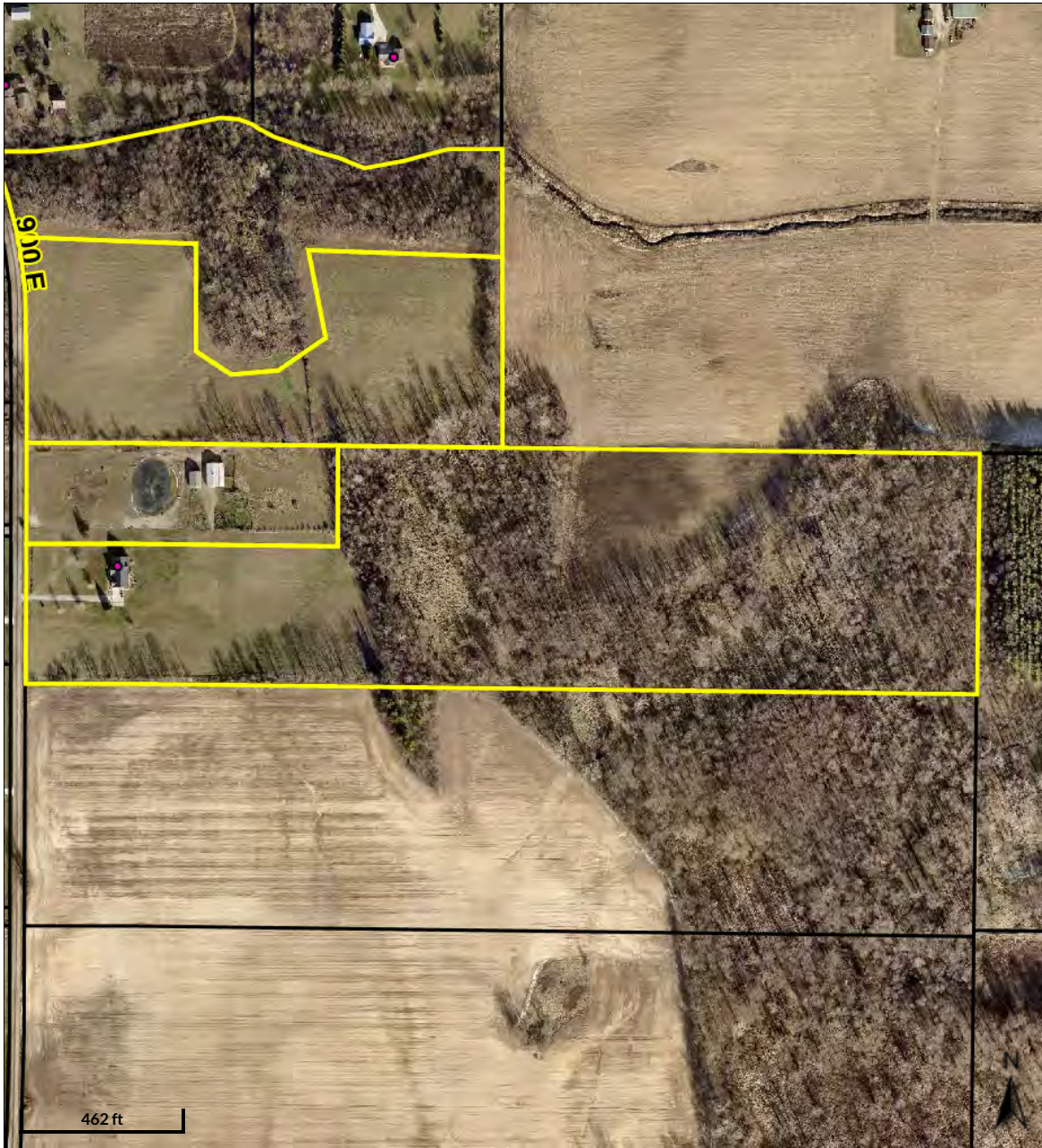
TRACT #3
5 ACRES

T #1
2.75 AC.

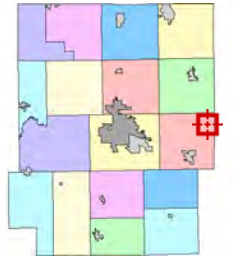
TRACT #2
31 ACRES

NORTH 900 E





Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

684 N. 900 E., Pierceton, IN 46562

Washington Twp. • Kosciusko County

65.45 Acres Offered in 5 Tracts!

Auction Details

Terms & Conditions



LAND AUCTION TERMS

65.45+/- Acres Offered in 5 Tracts!

This exciting property will be offered via a Live Simulcast Auction on Tuesday, August 4th at 6:30 pm. 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.

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 Seller & the Buyer. A 3% Buyer's Premium fee will be added on top of the winning bid. An earnest money deposit will be due on the day of the auction with the balance due at closing. Tract 1: the Home will be \$25,000.00 down & Tracts 2-5: 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. 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 along with an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 11, 2026. Possession will be at closing, and taxes will be prorated to the day of closing with the buyer(s) to assume all taxes thereafter. Real estate taxes for the entirety in '25 due in '26 were approximately \$3,376.18.

Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. 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 the auction &/or any showing your client attends. The Client Registration form is available on the bidding website.

Live Simulcast Auction at the Property: Tuesday, August 4th • 6:30 pm

Open House: Monday, July 27th from 5:30 – 6 pm

Washington Township – Kosciusko County

www.BidMetzger.com

TRACT 1

2.75+/- Acres

Beautiful, Spacious
Country Homestead
with Full Basement!

684 N. 900 E., Pierceton, IN 46562

Washington Township • Kosciusko County



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202627168	684 N 900 E Road	Pierceton	IN	46562	LP	\$0
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Area	Kosciusko County	Parcel ID	43-12-12-400-146.000-029	Type	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrms	3	F Baths	2
Township	Washington	Style	One Story	REO	No	Short Sale	No
School District	Whitko			Elem	Pierceton		
Intermediate		JrH	Whitko Jr/Sr	SrH	Whitko Jr/Sr		
Legal Description	Approximately 2.75+/- Acres part of: 009-046-002 N 1/2 S 1/2 Nw 12-32-7 34.15A Per Survey						
Directions to Property	State Road 13 S to Adams Road, head East, turn Right on 900 E, property is second residence on East side of the road						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Beautiful Country Homestead with 3 bedrooms, 2.5 baths & a full basement is going to Auction: Tues. Aug. 4th at 6:30 pm. Built in 1999, this Spacious, move-in ready home is Tract 1 & is sitting on 2.75+/- acres. Warm & Inviting, the open kitchen, living & dining room area makes for easy entertaining. Cozy Fireplace in the corner & Tall ceilings add to the ambiance while ample windows take in the peaceful country views. A 3-seasonroom & Deck directly off the dining room, makes for easy entertaining & a great place to start or end the day! The Master Suite with tray ceilings, has a large walk-in closet, ensuite bathroom with double vanities & a garden tub. Two other bedrooms & main floor laundry round out the main level. The walk-out basement has a large family room area, 2 additional rooms along with all of the mechanicals. 2-Car Attached Garage, Concrete Approach with Basketball Goal & Large yard adds the opportunity for possible expansion. A perfect blend for comfortable living! Bid on this Tract individually or in combination with the others.

Agent Remarks Auction: Tuesday, August 4th at 6:30 pm Open House: Monday, July 27th from 5:30 – 6 pm A 3% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: must register clients in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec	Lot	Lot Ac/SF/Dim	2.7500 / 119,790 / 415x210	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	2,438	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	806
Age	27	New Const	No	Date Complete	
Ext		Vinyl		Ttl Below Gd SqFt	2,438
		Ttl Fin SqFt	3,244	Year Built	1999
		BSmt	Full Basement, Partially Finished	# Rooms	9
Basement Material	Poured Concrete				
Dryer Hookup Gas	No	Fireplace	Yes		
Dryer Hookup Elec	Yes	Guest Qtrs	No		
Dryer Hookup G/E	No	Split Firpln	No		
Disposal	Yes	Ceiling Fan	No		
Water Soft-Owned	Yes	Skylight	No		
Water Soft-Rented	No	ADA Features	No		
Alarm Sys-Sec	No	Fence	None		
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	Dishwasher, Microwave, Refrigerator, Oven-Gas, Range-Gas, Water Heater Gas, Water Softener-Owned, Basketball Goal				
FIREPLACE	Living/Great Rm, Gas Log				

Water	Wtr Name	Water Frontage	Channel Frontage
Water		Water Type	Lake Type
Auctioneer Name	Chad Metzger	Lic	AC31300015
Financing: Existing		Auction Date	7/8/2026
Annual	\$3,376.18	Time	6:30
Possession	At closing	Location	Live at the property or Online:
List Office	Metzger Property Services, LLC - Off: 260-982-0238	Excluded Party	None
Agent E-mail	chad@metzgerauction.com	Assessed Value	
Co-List Office		List Agent	Chad Metzger - Cell: 260-982-9050
Showing	Showingtime or Open House	List Agent - User Code	UP388053395
List Date	7/8/2026	Co-List Agent	
Start Showing Date		Exp Date	12/31/2026
Seller Concessions Offer Y/N	No	Owner/Seller a Real Estate	No
Contract Type	Exclusive Right to Sell	Seller Concession Amount \$	
Virtual		Lockbox	Mechanical/Combo
Pending Date		Lockbox Location	front door
Ttl Concessions Paid		Selling Price	
Sell Office		How Sold	
Co-Sell Office		Conc Paid By	
Presented by:	Tiffany Reimer - Cell: 260-571-7910	Special List Cond.	None
		Type of Sale	
		Sell Team	

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.

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

684 N 900 E, Pierceton, IN 46562

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:	X			
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					
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 <i>Mella J Sawyer</i>	Date (mm / dd / yyyy) 6/4/26	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)
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Property address (number and street, city, state, and ZIP code)

684 N 900 E, Provo, UT 84602

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 <u>gas</u>			X	
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank			X	
Other Heating Source	X			

2. ROOF	Yes	No	Unknown
Age, if known: <u>15ish</u> Years. <u>Metal Roof</u>			
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>2</u>			
3. WATER HEATER	X		
Age, if known: <u>26</u> Years.	X		
4. FURNACE	X		
Age, if known: <u>26</u> Years. <u>original</u>			
5. CENTRAL AIR CONDITIONING	X		
Age, if known: <u>6ish</u> 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:			

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Signature of Seller <u>Melba J. Sawyer</u>	Date (mm / dd / yyyy) <u>6/4/26</u>	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)

684 N 900 E, Picceton, IN 46562

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? Damp by water heater	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)? LP tank	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)

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Signature of Seller Melba J Sawyer	Date (mm / dd / yyyy) 6/4/26	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)

43-12-12-400-146.000-029

SAWYER BERNARD & MELBA

684 N 900 E

101, Cash Grain/General Farm

WASHINGTON TWP ACRE 1/4

General Information

Parcel Number 43-12-12-400-146.000-029

Local Parcel Number 0970400030

Tax ID:

Routing Number 009-046-002

Property Class 101 Cash Grain/General Farm

Year: 2026

Location Information

County Kosciusko

Township WASHINGTON

District 029 (Local 029) WASHINGTON TOWNSHIP

School Corp 4455 WHITKO COMMUNITY

Neighborhood 9906010-029 WASHINGTON TWP ACREAGE -

Section/Plat 12-32-7

Location Address (1) 684 N 900 E PIERCETON, IN 46562

Ownership

SAWYER BERNARD & MELBA 684 N 900 E PIERCETON, IN 46562

Legal

9-46-2 N 1/2 S 1/2 NW 12-32-7 34.15A PER SURVEY



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 07/27/1998 to 12/05/1980.

Notes

5/14/2025 2025: UPDATED AG LAND BASE RATE PER LEGISLATIVE CHANGE. FOR 1/1/25 DLGF SET THE BASE RATE AT 2390/ACRE. LEGISLATIVE UPDATE CHANGES THE RATE TO 2120/ACRE
9/22/2020 REA: 2021 REDREW WDDK TO INCLUDE ANGLED AREAS PER PICTOMETRY

Agricultural

Valuation Records

Table with columns: Assessment Year (2024-2026), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1-3) and Imp Res (1-3).

Land Data (Standard Depth: Res 120', CI 120' 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 1-16.

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, March 21, 2026

Review Group 2025

Data Source N/A Collector Appraiser

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (34.15), Actual Frontage (0), Developer Discount, Parcel Acreage (34.15), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.18), 83 UT Towers NV (0.00), 84 Solar Energy Land (0.00), 9 Homesite (1.00), 91/92 Acres (3.83), Total Acres Farmland (29.14), Farmland Value (\$22,800), Measured Acreage (29.14), Avg Farmland Value/Acre (782), Value of Farmland (\$22,790), Classified Total (\$0), Farm / Classified Value (\$22,800), Homesite(s) Value (\$26,000), 91/92 Value (\$30,600), Supp. Page Land Value, CAP 1 Value (\$26,000), CAP 2 Value (\$53,400), CAP 3 Value (\$0), Total Value (\$79,400).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 3244 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Open Frame	240	\$11,100
Wood Deck	486	\$9,200
Patio, Concrete	300	\$2,500

Plumbing

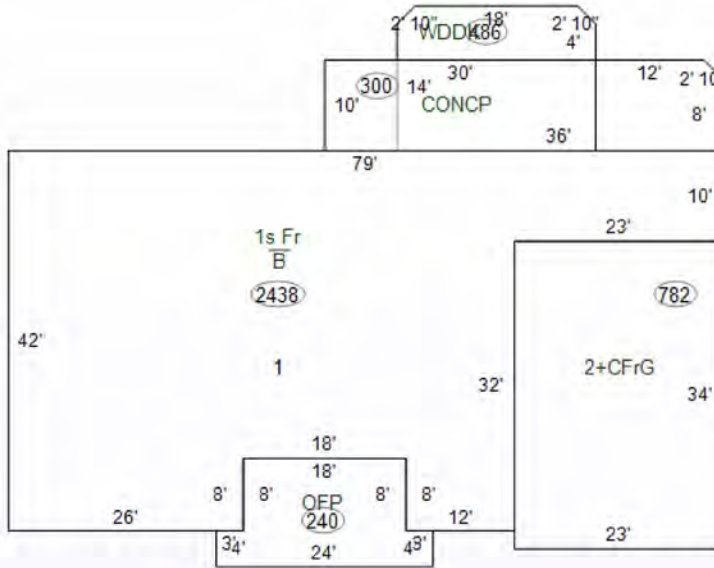
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2438	2438	\$245,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	2438	806	\$141,500	
Crawl				
Slab				

Total Base \$387,300
Adjustments 1 Row Type Adj. x 1.00 \$387,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$6,400
No Heating (-)		\$0
A/C (+)	1:2438	\$5,300
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$1,400	\$7,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$406,000
Sub-Total, 1 Units		
Exterior Features (+)	\$22,800	\$428,800
Garages (+) 782 sqft	\$34,100	\$462,900
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92
Replacement Cost		\$468,455

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 R 01	1	Wood Fr	C+2	1999	1999	27	A		0.92		4,876 sqft	\$468,455	24%	\$356,030	0%	100%	1.120	1.000	100.00	0.00	0.00	\$398,800

TRACT 2

31 +/- Acres

Great Mixed Use Property!

Pasture Ground & Woods!

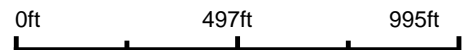
Washington Township • Kosciusko County

Aerial Map



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

Boundary Center: 41° 14' 46.95, -85° 39' 56.28



12-32N-7E
Kosciusko County
Indiana



Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

7/8/2026

TRACT 3

5 +/- Acres


2 Newer Pole Barns,
Fenced Pastures & Pond!

Washington Township • Kosciusko County



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Property	LOTS AND LAND	Statu	Active	CDO	0	DOM	0	Auctio	Yes
MLS	202627166	*** N 900 E Road	Pierceton	I 46562	Status	Active	L	\$0	
	Are	Kosciusko	Parcel ID	43-12-12-400-148.000	Typ	Residential Land	Lot #		
	Sub	None	Cross Street						
	School	WT Elem	Pierceton	JrH	Whitko Jr/Sr	SrH	Whitko Jr/Sr		
	REO	No	Short	No	Waterfront	Y			
	Legal	009-046-002.A Pt Of N 1/2 S 1/2 Nw 12-32-7 5.50A Per Survey							
	Direction	State Road 13 S to Adams Road, head East, turn South on 900 E, property is on East side of road							
	Inside City	City	County	Zoning					

Remarks 5.5+/- Acres Piece with 2 pole barns, lean-to & a pond is going to auction on Thurs. August 4th at 6:30 pm. This is Tract 3 and was utilized as a horse farm. 2 pole barns in total, one built in 2000 measures out at 64'x32'x12' and the second pole barn was built in 2008 and comes in at 40x30'x10. With fenced pastures in place, this tract creates a move-in ready property for livestock. Pond out front adds to the charm – could be a great potential building site! Bid on this tract individually, in combination with another Tract or own the entirety!

Agent Remarks Auction: Tuesday, August 4th at 6:30 pm Open House: Monday, July 27th from 5:30 – 6 pm A 3% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: must register clients in advance of the auction & be

Sec	Lo	Lot Ac/SF/Dim	5.5000 / 239,580 / 275 x 845	Platted	No	Platted	Yes
Parcel	Irregular, Level, 3-5.9999, Water						
Townshi	Washingt	Date Lots		Price per Acre	\$0.00		
Type	Agriculture, Other	Road	County	Road	Tar and	Road	County
Water Type	None	Well Type		Easements	Yes		
SEWER TYPE	None			Water			
Type Fuel	None			Assn Dues		Not Applicable	
Electricity	Available			Other Fees			

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency **LAND FEATURES** Barn, Pole Barn, Other Buildings

Strctr/Bldg Imprv	Yes	Can Property Be	No				
Water Access	Pond			Lake Type			
Water Name							
Water	None						
Water		Channel Frontage		Water			
Auctio	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015		
Auction Location	Live or Online:	Auction Start Date	7/9/2026				
Financin	Existing	Propos		Excluded	None		
Annual	\$514.32	Exemption	Homestead, Supplemental	Year Taxes Payable	2026	Assessed	
Is Owner/Seller a Real Estate Licensee	No	Possessio	At closing				
List	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050				
Agent ID	RB14045939	Agent	chad@metzgerauction.com				
Co-List		Co-List Agent					
Showing Instr	Showingtime or Open House						
List Date	7/8/2026	Exp Date	12/31/20				
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		Sell			
Co-Sell		Co-Sell					
Presented	Tiffany Reimer - Cell: 260-571-7910	/	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. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

Aerial Map



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Maps Provided By:



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Boundary Center: 41° 14' 48.89, -85° 40' 7.95



12-32N-7E
Kosciusko County
Indiana



7/6/2026

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

43-12-12-400-148.000-029

SAWYER BERNARD & MELBA J

N 900 E

199, Other Agricultural Use

WASHINGTON TWP ACRE 1/2

General Information

Parcel Number 43-12-12-400-148.000-029

Local Parcel Number 0972600642

Tax ID:

Routing Number 009-046-002.A

Property Class 199 Other Agricultural Use

Year: 2026

Location Information

County Kosciusko

Township WASHINGTON

District 029 (Local 029) WASHINGTON TOWNSHIP

School Corp 4455 WHITKO COMMUNITY

Neighborhood 9906010-029 WASHINGTON TWP ACREAGE -

Section/Plat 12-32-7

Location Address (1) N 900 E PIERCETON, IN 46562

Ownership

SAWYER BERNARD & MELBA JEAN 684 N 900 E PIERCETON, IN 46562

Legal

9-46-2.A PT OF N 1/2 S 1/2 NW 12-32-7 5.50A PER SURVEY



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 07/27/1998 to 01/01/1900.

Notes

2/17/2026 2026: 2026 ADJUSTED AG BUILDING PRICING DUE TO COST TABLE CHANGES
5/14/2025 2025: UPDATED AG LAND BASE RATE PER LEGISLATIVE CHANGE. FOR 1/1/25 DLGF SET THE BASE RATE AT 2390/ACRE. LEGISLATIVE UPDATE CHANGES THE RATE TO 2120/ACRE
10/23/2009 BP: #000400 SAWYER BERNARD AG BARN COMPLETE 2000 #080204 SAWYER BARN \$11000 04/22/2008

Valuation Records

Table with columns: Assessment Year (2024-2026), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res, Land Non Res, and Imp.

Land Data (Standard Depth: Res 120', CI 120' 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 4-82.

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage

Other

Printed Saturday, March 21, 2026

Review Group 2025

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (5.50), Actual Frontage (0), Developer Discount, Parcel Acreage (5.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.13), 83 UT Towers NV (0.00), 84 Solar Energy Land (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (5.37), Farmland Value (\$10,210), Measured Acreage (5.37), Avg Farmland Value/Acre (1901), Value of Farmland (\$10,210), Classified Total (\$0), Farm / Classified Value (\$10,200), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$10,200), CAP 3 Value (\$0), Total Value (\$10,200).

General Information

Occupancy Barn, Pole (T3)
 Description Barn, Pole (T3) R 03
 Story Height 0
 Style N/A
 Finished Area
 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

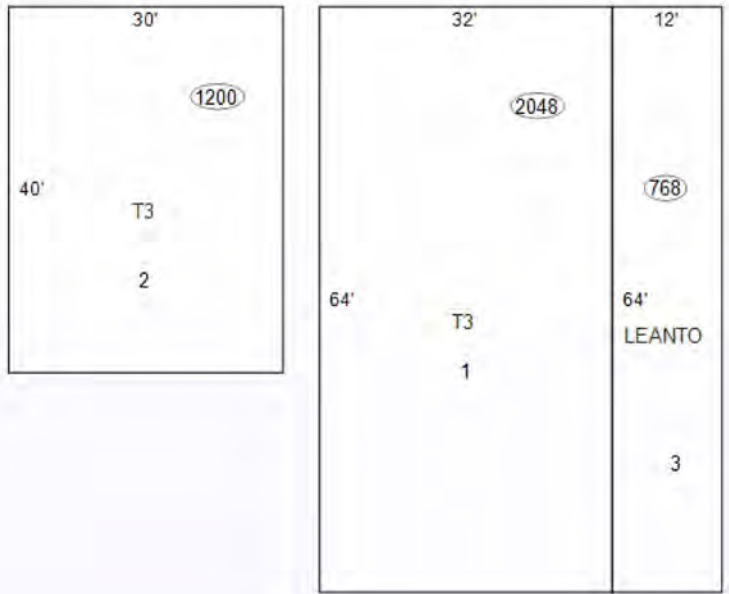
Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr Base Finish Value Totals
 1
 2
 3
 4
 1/4
 1/2
 3/4
 Attic
 Bsmt
 Crawl
 Slab

Total Base
Row Type Adj.

Adjustments
 Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0
Sub-Total, 1 Units
 Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade)
 Location Multiplier 0.92
Replacement Cost \$54,190

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: Barn, Pole (T3) R 03	1	T3AW	C	2000	2000	26 A	\$31.96	0.92		64' x 32' x 12'	\$54,190	45%	\$29,800	33%	100%	1.000	1.000	0.00	0.00	100.00	\$20,000
2: Barn, Pole (T3) R 03	1	T3AW	C	2008	2008	18 A	\$34.15	0.92		40' x 30' x 10'	\$29,563	35%	\$19,220	0%	100%	1.000	1.000	0.00	0.00	100.00	\$19,200
3: Lean-To	1	Earth Flo	C	2006	2006	20 A	\$12.93	0.92		64'x12' x 10'	\$9,136	40%	\$5,480	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,500

TRACT 4

14.58+/- Acres

Beautiful Rolling Pasture
Ground with Great
Potential Building Sites!

Washington Township • Kosciusko County



Aerial Map



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Maps Provided By:



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Boundary Center: 41° 14' 52.94, -85° 40' 4.97



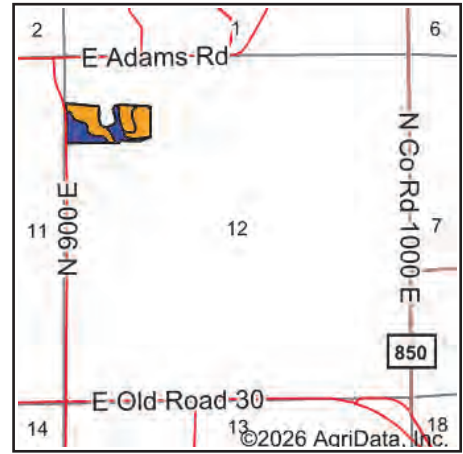
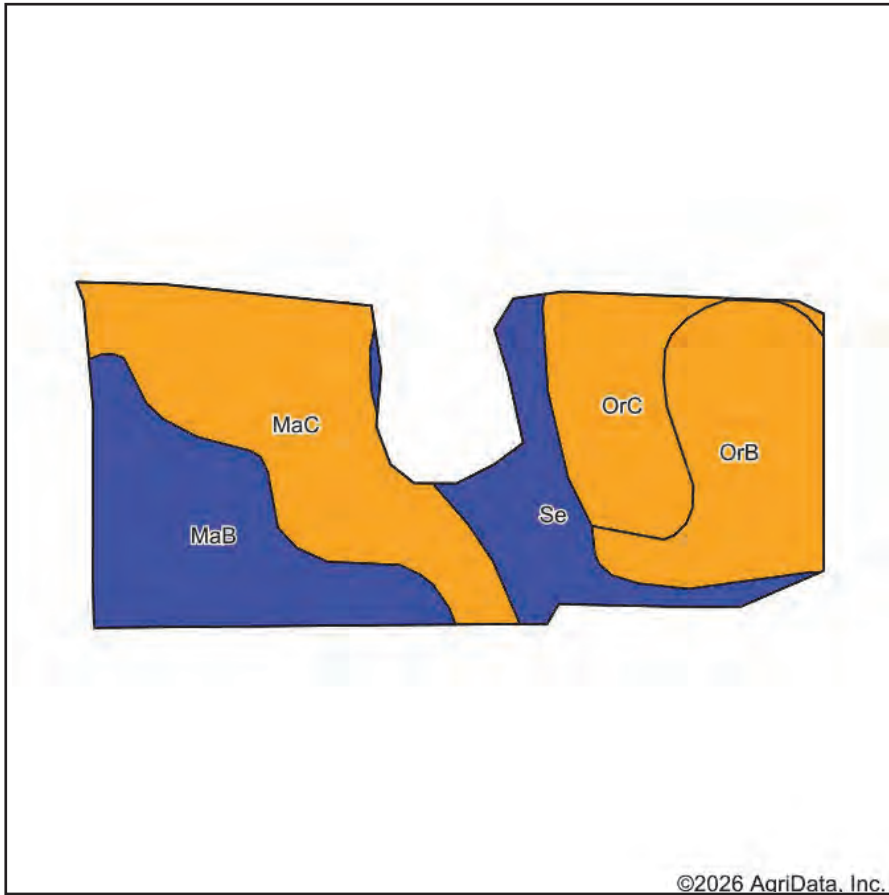
12-32N-7E
Kosciusko County
Indiana



7/6/2026

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

Soils Map



State: **Indiana**
 County: **Kosciusko**
 Location: **12-32N-7E**
 Township: **Washington**
 Acres: **15.09**
 Date: **6/11/2026**



Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
MaC	Martinsville sandy loam, 6 to 12 percent slopes	4.41	29.3%		IIIe	125	19	4	8	44	63	65
MaB	Martinsville sandy loam, 2 to 6 percent slopes	3.47	23.0%		Ile	135	21	5	9	47	68	67
OrB	Ormas loamy sand, 2 to 6 percent slopes	3.11	20.6%		IIIe	100	16	3	7	35	50	38
OrC	Ormas loamy sand, 6 to 12 percent slopes	2.12	14.0%		IIIe	90	15	3	6	32	45	37
Se	Sebewa loam, drained, 0 to 1 percent slopes	1.98	13.1%		IIlw	133		4	9	37	65	71
Weighted Average					2.64	118.3	15.8	3.9	7.9	40.2	59.2	*n 56.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 5

11.22+/- Acres

Recreational Woods

Great Hunting Piece!

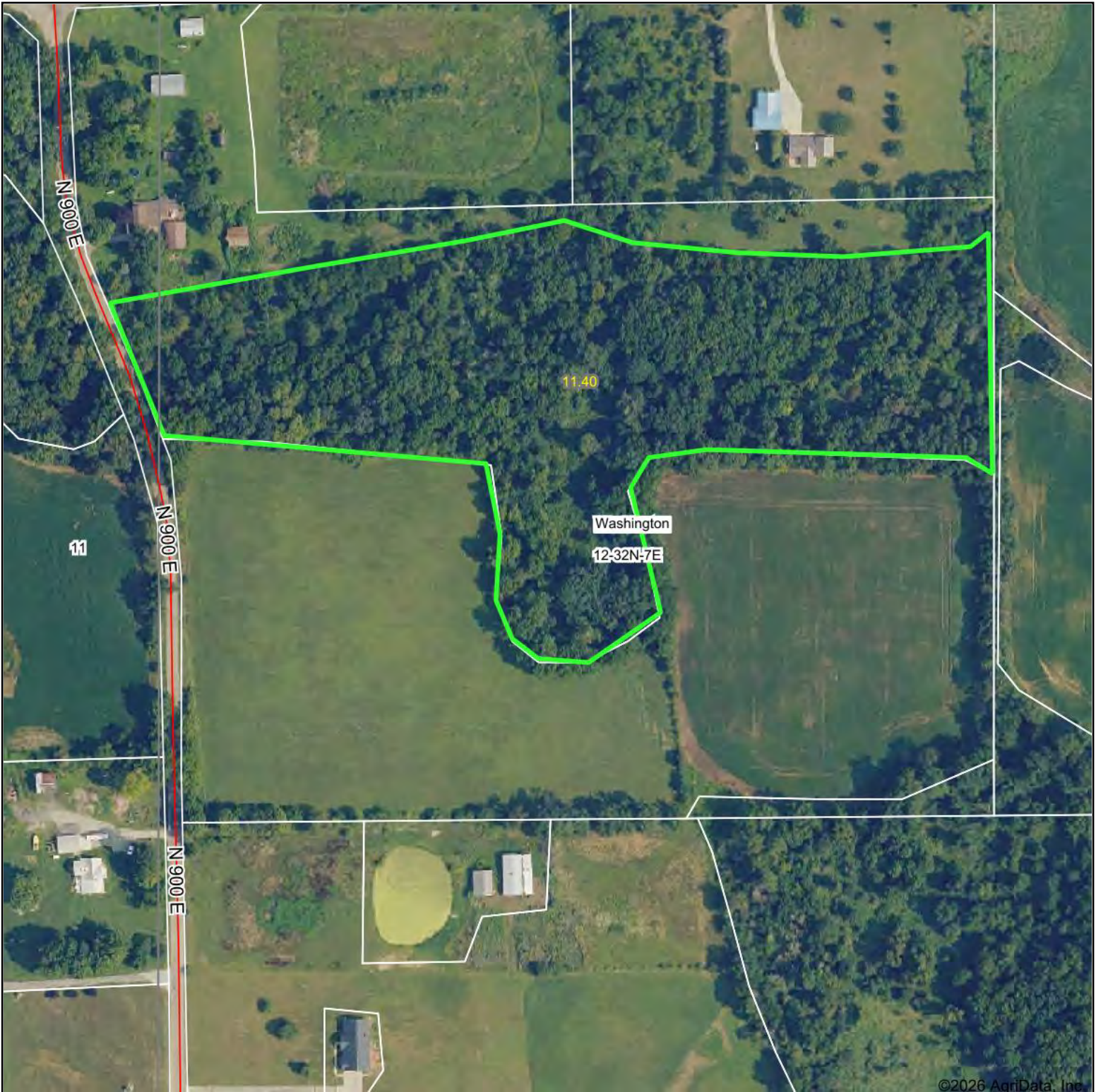
Washington Township • Kosciusko County



Metzger
Property Services, LLC AC31300015

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Aerial Map

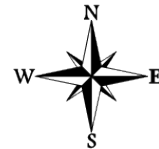


 **Metzger**
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Boundary Center: 41° 14' 56, -85° 40' 5.61



12-32N-7E
Kosciusko County
Indiana



Maps Provided By:
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7/6/2026

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

This agreement is entered into and shall initiate on **August 4, 2026** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, [REDACTED] for property in **Washington Township, Kosciusko County, Indiana, Approximately 65.45[±] acres in 4 Tracts: 684 N. 900 E., Pierceton, IN 46562.**

Client/Buyer's Name(s): [REDACTED]

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

Buyer Representative shall or shall not be compensated for the above property as follows: (check one)

Selling Brokers will be compensated **1.5%**.

LISTING BROKER:

Metzger Property Services, LLC
BROKER COMPANY NAME

Chad Metzger or MPS Agent
LISTING BROKER

1582 W. State Road 114
ADDRESS
260-982-0238
PHONE

Chad Metzger
ACCEPTED BY: MANAGING BROKER

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

SELLING BROKER:

BROKER COMPANY NAME

SELLING BROKER

ADDRESS

PHONE

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

CITY, STATE, ZIP

EMAIL ADDRESS

CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:

CLIENT SIGNATURE

CLIENT SIGNATURE (if more than one)

This is a legally binding contract, if not understood seek legal advice.

...Generation after Generation



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Property Services, LLC

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