

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

TRACT MAP

TRACT #2
28.5 ACRES

TRACT #1
55 ACRES

WEST 800

WEST 800 N

WEST 800 N

PLEASANT TOWNSHIP • WABASH COUNTY

13

13

13

TRACT 1

55+/- Acres

Pleasant Township • Wabash County





Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Class LOTS AND LAND

Property Type Agricultural Land

Status Active

CDOM 0

DOM 0

Auction Yes

MLS # 202632439	* W 800 N	North Manchester	IN 46962	LP \$0
------------------------	------------------	-------------------------	-----------------	---------------



Area Wabash County	Parcel ID 85-06-24-400-022.000-012	Waterfront No
Sub None	Cross Street	Lot #
Township PLST		REO No Short Sale No
School District Manchester Community		Elem Manchester
Intermediate	JrH Manchester Jr/Sr	SrH Manchester Jr/Sr
Legal Description Approximately 55+/- acres part of: S1/2 SE1/4 & SE PT SW1/4 24-29-6 82.542AC DITCH 641A		
Directions to Property State Road 13 N to W 800 N, land is the Northwest corner of St. Rd. 13 and W 800 N		

Inside City Limits

City Zoning

County Zoning

Zoning Description

Remarks This is Tract 1, Approximately 55 +/- acres of tillable farmland is selling via online auction Wednesday, September 9, 2026 at 6 pm in North Manchester, Indiana. The land has a soil index of 148.3

Agent Remarks Online Auction: Wednesday, September 9, 2026 at 6 pm A 2% 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 any & all showings they attend. Client Registration form available on bidding site.

Sec	Lot	Lot Ac/SF/Dim 55.0000 / 2,395,800 / 1330 x 1920	Platted Development No	Platted Yes
Lot Desc	Corner, Level, Undeveloped, Tillable, 15+		Price per Acre \$0.00	
Date Lots Available				
Type Agriculture	Road	County	Road Paved	Road State
Water Type None	Well Type	Easements Yes		
SEWER TYPE None		Water		
Type Fuel None		Assn Dues		Not Applicable
Electricity None		Other Fees		

Features

DOCUMENTS AVAILABLE Aerial Photo, Agency

Strctr/Bldg Imprv No

Can Property Be No

Water Access

Water Name

Water None

Water **Channel**

Auctio Yes **Auctioneer Name** Chad Metzger

Auction Location Online: BidMetzger.com

Financin Existing

Annual \$2,676. **Exemption**

Is Owner/Seller a Real Estate Licensee No

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

Agent ID RB14045939

Co-List

Showing Instr

List Date 8/10/202 **Exp Date** 10/30/20

Contract Exclusive Right to Sell

Seller Concessions Offer No

Virtual

Pending

Total Concessions

Sell

Co-Sell

Presented

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. Broker Commissions are not set by law and are fully negotiable. © 2026 IRLMS. All Rights Reserved.

Aerial Map



Metzger
Property Services, LLC
AC31300015

Real Estate • Auctions • Appraisals

Maps Provided By:



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Boundary Center: 40° 56' 37.35, -85° 47' 49.56

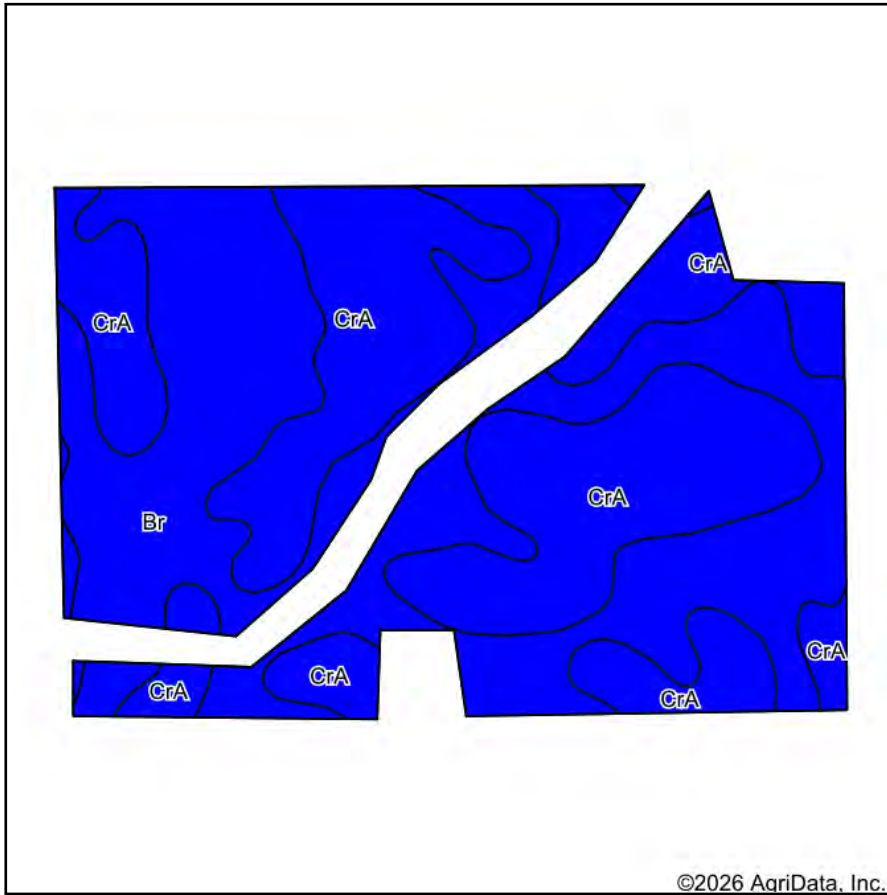
24-29N-6E
Wabash County
Indiana

0ft 588ft 1177ft

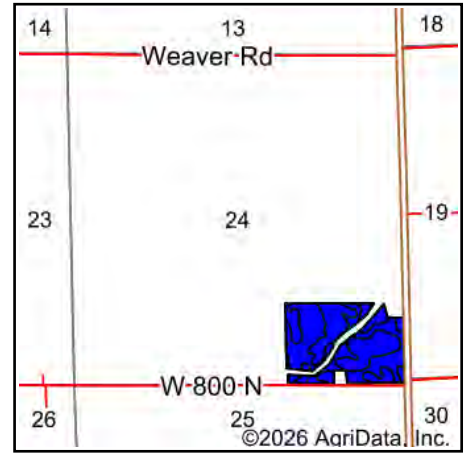


8/5/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wabash**
 Location: **24-29N-6E**
 Township: **Pleasant**
 Acres: **49.05**
 Date: **8/5/2026**

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

Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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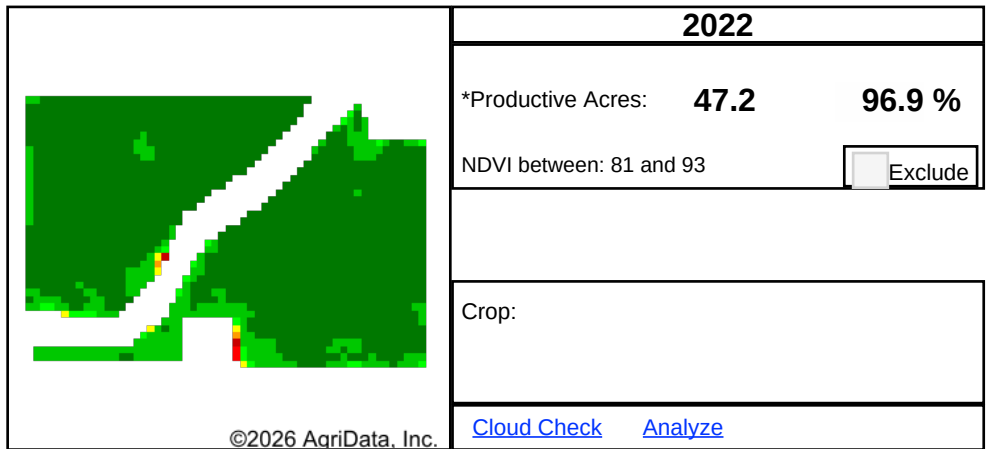
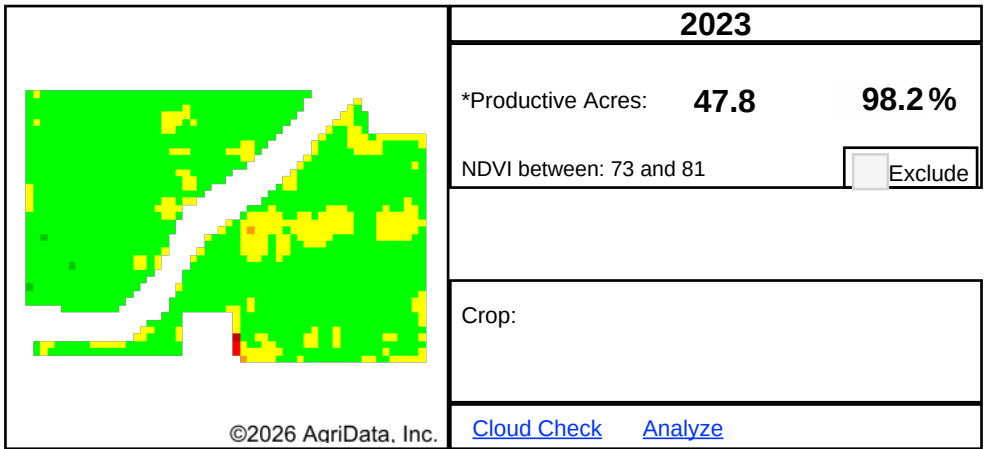
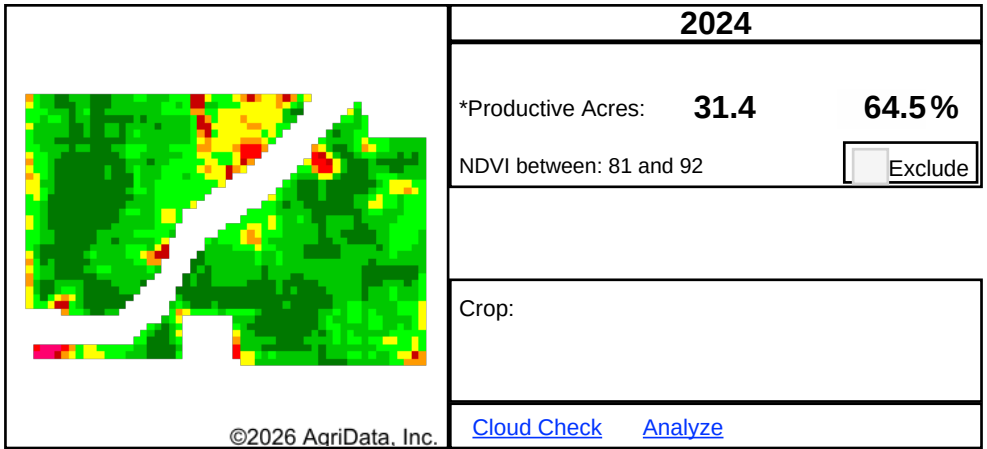
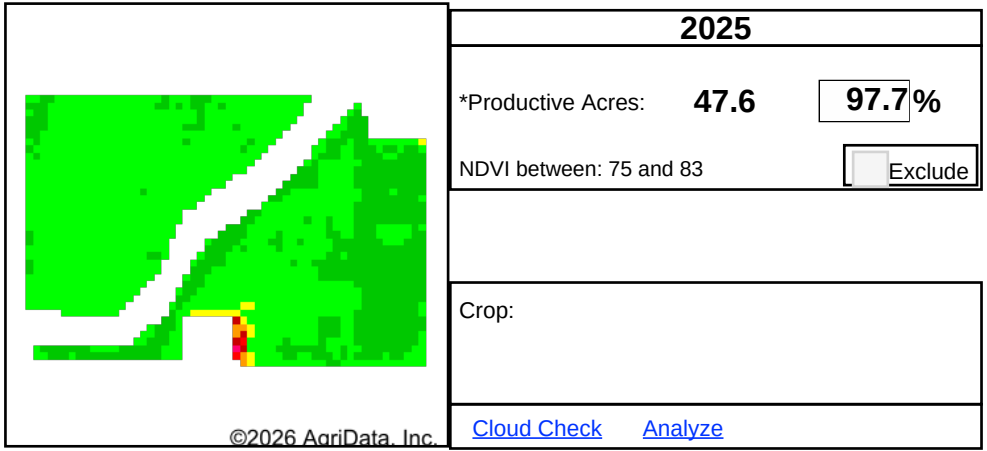


Area Symbol: IN169, Soil Area Version: 30

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
CrA	Crosby silt loam, 0 to 3 percent slopes	25.22	51.4%		Ilw	126	17	5	8	41	57	49
Br	Brookston loam	23.83	48.6%		Ilw	172		6	12	49	70	74
Weighted Average					2.00	148.3	8.7	5.5	9.9	44.9	63.3	*n 61.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Client:
Farm:
Field:

Acres: 48.7 Date: 8/5/2026

Average *Productive Acres		
	44.7	91.7%
Corn	5	93.6%
Soybeans	4	89.3%

Use with caution. May have

Low Relative Biomass High	Value
	86 - 120
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

Elevation Range: 10.1 ft.

State: IN

County: Wabash

Location: 24-29N-6E

Township: Pleasant

Boundary Center: 40° 56' 37.4, -85° 47' 49.59



Maps Provided By:



*Acres in the productive range calculated by taking the Maximum NDVI value(remove top 2%) minus 10 (minus 7 for corn).

** Reviewed for Clouds and/or Shadows

TRACT 2

28.5+/- Acres

Pleasant Township • Wabash County



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals



Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Class LOTS AND LAND

Property Type Agricultural Land

Status Active

CDOM 0

DOM 0

Auction Yes

MLS # 202632440	** W 800 N	North Manchester	IN 46962	LP \$0
------------------------	-------------------	-------------------------	-----------------	---------------



Area Wabash County	Parcel ID 85-06-24-400-022.000-012	Waterfront No
Sub None	Cross Street	Lot #
Township PLST		REO No Short Sale No
School District Manchester Community		Elem Manchester
Intermediate	JrH Manchester Jr/Sr	SrH Manchester Jr/Sr
Legal Description Approximately 28.5+/- acres part of: S1/2 SE1/4 & SE PT SW1/4 24-29-6 82.542AC DITCH 641A		
Directions to Property State Road 13 N to W 800 N, land is the Northwest corner of St. Rd. 13 and W 800 N		

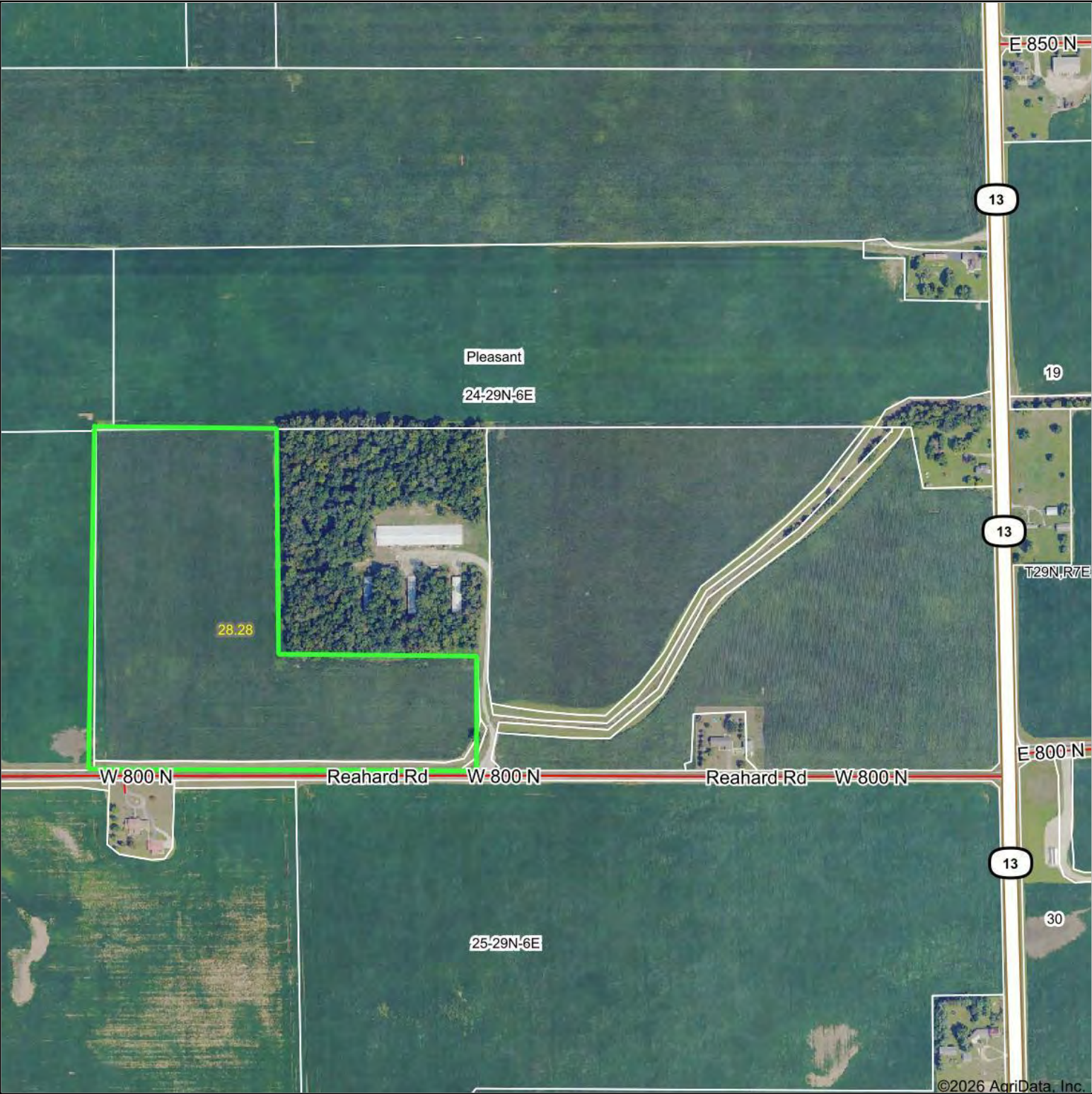
Inside City Limits	City Zoning	County Zoning	Zoning Description
Remarks This is Tract 2, Approximately 28.5+/- acres of tillable farmland is selling via Online Auction Wednesday, September 9, 2026 at 6 pm in North Manchester, Indiana. The land has a soil index of 148.4			

Agent Remarks Online Auction: Wednesday, September 9, 2026 at 6 pm A 2% 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 any & all showings they attend. Client Registration form available on bidding site.

Sec	Lot	Lot Ac/SF/Dim	28.5000 / 1,241,460 / 1330x1380x460x				
Lot Desc	Level, Undeveloped, Tillable, 15+			Platted Development	No	Platted	Yes
Date Lots Available				Price per Acre	\$0.00		
Type	Agriculture	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	None			Other Fees			
Features				DOCUMENTS AVAILABLE Aerial Photo, Agency			
Strctr/Bldg Imprv	No						
Can Property Be	No						
Water Access							
Water Name		Lake Type					
Water	None						
Water		Channel		Water			
Auctio Yes	Auctioneer Name Chad Metzger			Auctioneer License # AC31300015			
Auction Location	Online: BidMetzger.com	Auction Start Date	8/10/2026				
Financin Existing		Propos		Excluded	None		
Annual \$2,676.	Exemption	Year Taxes 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							
List Date 8/10/202	Exp Date 10/30/20						
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 Chad Metzger - Cell: 260-982-9050	/	Metzger Property Services, LLC - Off: 260-982-0238					

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Aerial Map



Metzger
Property Services, LLC
AC31300015

Real Estate • Auctions • Appraisals

Maps Provided By:



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Boundary Center: 40° 56' 37.54, -85° 48' 12.17

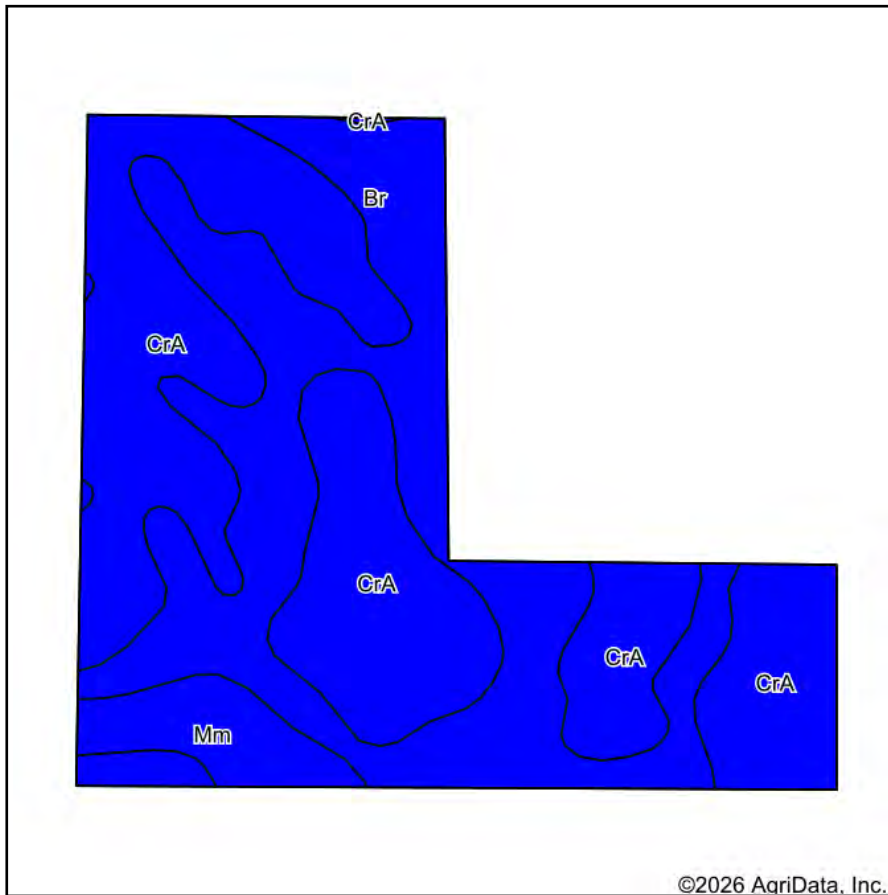
24-29N-6E
Wabash County
Indiana

0ft 588ft 1177ft

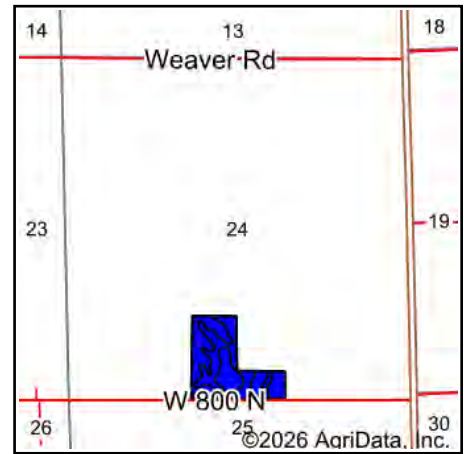


8/5/2026

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wabash**
 Location: **24-29N-6E**
 Township: **Pleasant**
 Acres: **28.28**
 Date: **8/5/2026**

 **Metzger**
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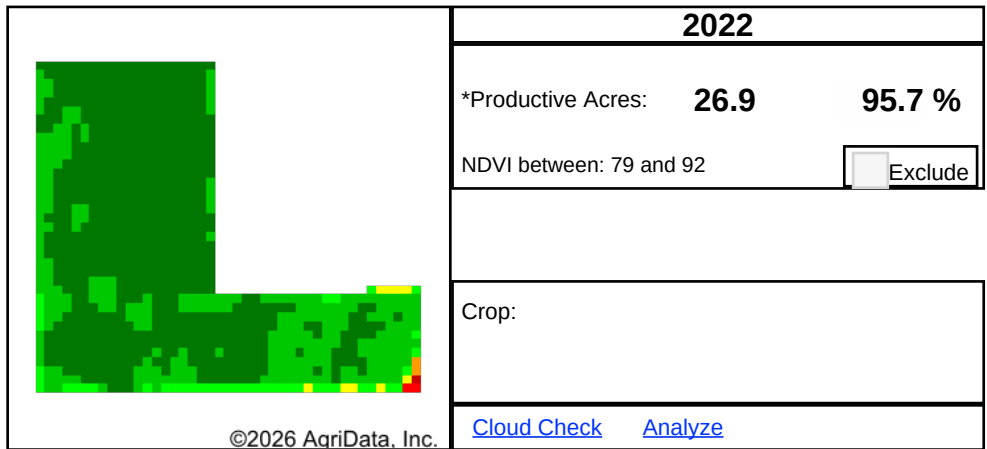
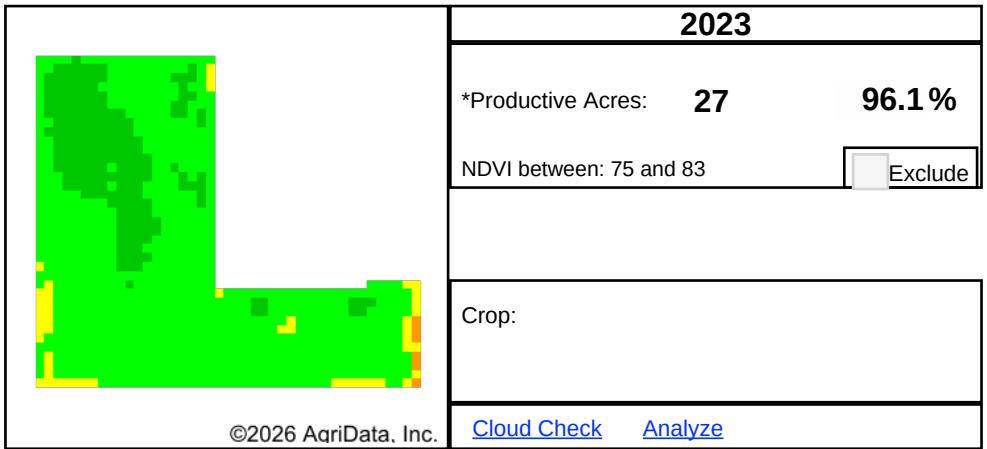
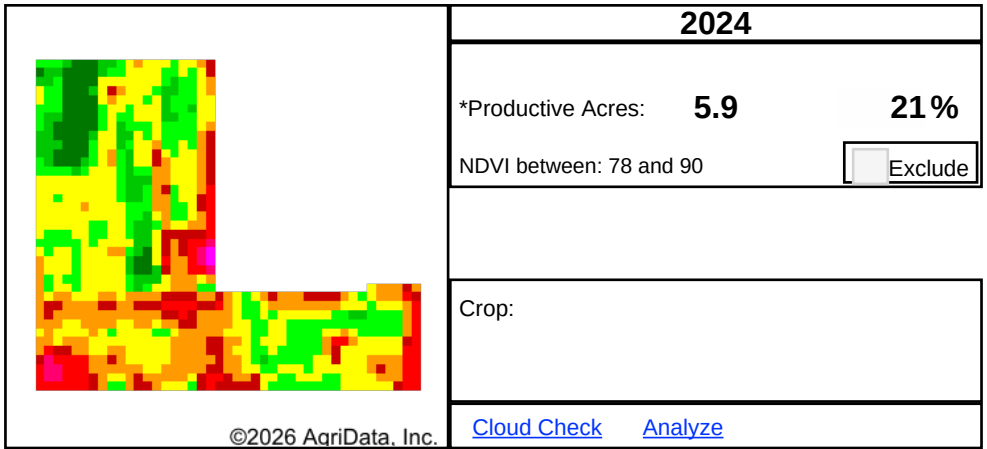
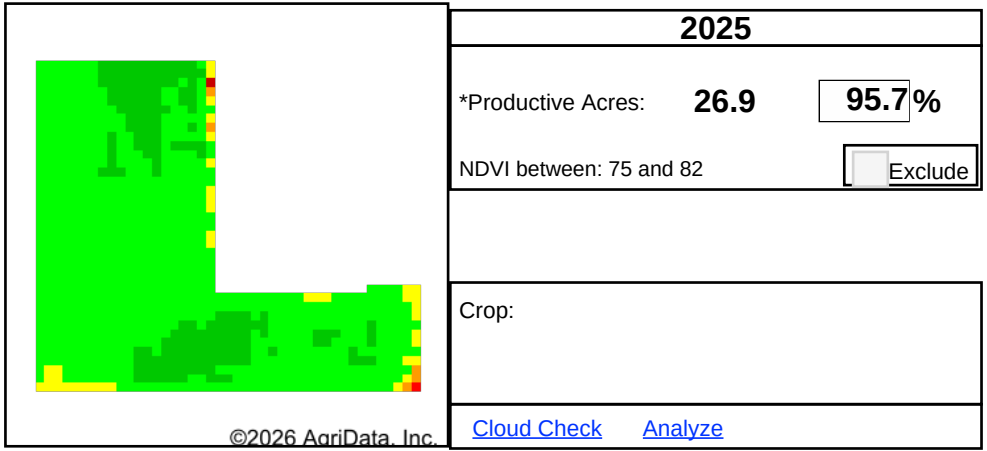
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Area Symbol: IN169, Soil Area Version: 30												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
CrA	Crosby silt loam, 0 to 3 percent slopes	15.13	53.5%		Ilw	126	17	5	8	41	57	49
Br	Brookston loam	11.54	40.8%		Ilw	172		6	12	49	70	74
Mm	Milford silty clay loam, 0 to 2 percent slopes	1.61	5.7%		Ilw	154		5	11	43	62	68
Weighted Average					2.00	146.4	9.1	5.4	9.8	44.4	62.6	*n 60.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Client:
Farm:
Field:

Acres: 28.1 Date: 8/5/2026

Average *Productive Acres		
24.3	86.6%	
Corn	5	93.3%
Soybeans	4	78.3%

Use with caution. May have

Low Relative Biomass High	Value
	86 - 120
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

Elevation Range: 15.8 ft.

State: IN

County: Wabash

Location: 24-29N-6E

Township: Pleasant

Boundary Center: 40° 56' 37.56, -85° 48' 11.85



Maps Provided By:



*Acres in the productive range calculated by taking the Maximum NDVI value(remove top 2%) minus 10 (minus 7 for corn).

** Reviewed for Clouds and/or Shadows

LAND AUCTION TERMS

83.5+/- Acres Offered in 2 Tracts!

This exciting property will be offered via Online Only Auction on Wednesday, September 9th at 6 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 2% Buyer's Premium will be added on top of the winning bid. An earnest money deposit of 10% will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. 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 Personal Representative's Deed along with an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 16, 2026. Possession will subject to the current tenant's rights to the 2026 fall harvest. Sellers will retain the 2026 farm income with the buyers to receive all income thereafter. Seller will pay the 2026 due in 2027 taxes based on the most current rate available at the time of closing with the buyer(s) to assume all taxes thereafter. Real estate taxes for the entirety in '25 due in '26 were approximately \$2,676.30.

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. Any other Real Estate Brokers representing clients must register clients 24 hours in advance of the auction. The Client Registration form is available on the bidding website.



Online Auction: Wed., September 9, 2026 • 6 pm

Pleasant Township • Wabash County

www.BidMetzger.com



Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana, Ohio, and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana, Ohio, and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,

(MPS, LLC Owner/Agent)

The Owner: X

The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Michael Hagan 7/24/26
Owner Date

Melissa Durk 7/24/26
Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date

85-06-24-400-022.000-012

General Information

Parcel Number
85-06-24-400-022.000-012

Local Parcel Number

Tax ID:

Routing Number

Property Class 100

Vacant Land

Year: 2026

Location Information

County
Wabash

Township
PLEASANT TOWNSHIP

District 012 (Local 012)
PLEASANT TOWNSHIP

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8512510-012
PLEASANT

Section/Plat
24

Location Address (1)
W 800 N
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage

Static

Printed Monday, April 13, 2026

Review Group 2024

SCHMALZRIED EUGENE E

Ownership

SCHMALZRIED EUGENE E
ATTN: MICHAEL HEAGY
1705 N HECKATHORN DR
NORTH MANCHESTER, IN 46962

Legal

S1/2 SE1/4 & SE PT SW1/4 24-29-6 82.542AC
DITCH 641A



Valuation Records

Assessment Year	2026	2025	2025	2025
Reason For Change	AA	AG Upd	AA	Split
As Of Date	01/01/2026	01/01/2025	01/01/2025	01/01/2025
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☒	☐	☒
Land	\$187,100	\$187,100	\$210,900	\$201,200
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$187,100	\$187,100	\$210,900	\$201,200
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$187,100	\$187,100	\$210,900	\$201,200
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$187,100	\$187,100	\$210,900	\$201,200
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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
4	A	BR	0	35.790000	1.28	\$2,120	\$2,714	\$97,134	0%	1.0000	0.00	100.00	0.00	\$97,130
4	A	CRA	0	39.912000	1.02	\$2,120	\$2,162	\$86,290	0%	1.0000	0.00	100.00	0.00	\$86,290
4	A	MM	0	1.230000	1.15	\$2,120	\$2,438	\$2,999	0%	1.0000	0.00	100.00	0.00	\$3,000
5	A	BR	0	0.220000	1.28	\$2,120	\$2,714	\$597	-60%	1.0000	0.00	100.00	0.00	\$240
5	A	CRA	0	0.500000	1.02	\$2,120	\$2,162	\$1,081	-60%	1.0000	0.00	100.00	0.00	\$430
81	A	BR	0	2.270000	1.28	\$2,120	\$2,714	\$6,161	-100%	1.0000	0.00	100.00	0.00	\$00
81	A	CRA	0	1.030000	1.02	\$2,120	\$2,162	\$2,227	-100%	1.0000	0.00	100.00	0.00	\$00
81	A	MM	0	0.200000	1.15	\$2,120	\$2,438	\$488	-100%	1.0000	0.00	100.00	0.00	\$00
82	A	BR	0	1.390000	1.28	\$2,120	\$2,714	\$3,772	-100%	1.0000	0.00	100.00	0.00	\$00

100, Vacant Land

W 800 N

Transfer of Ownership

Date
07/22/2024

Owner
SCHMALZRIED EUGE

Doc ID
PR

Code
/

Book/Page
I

Adj Sale Price
V/I

PLEASANT

/85

1/2

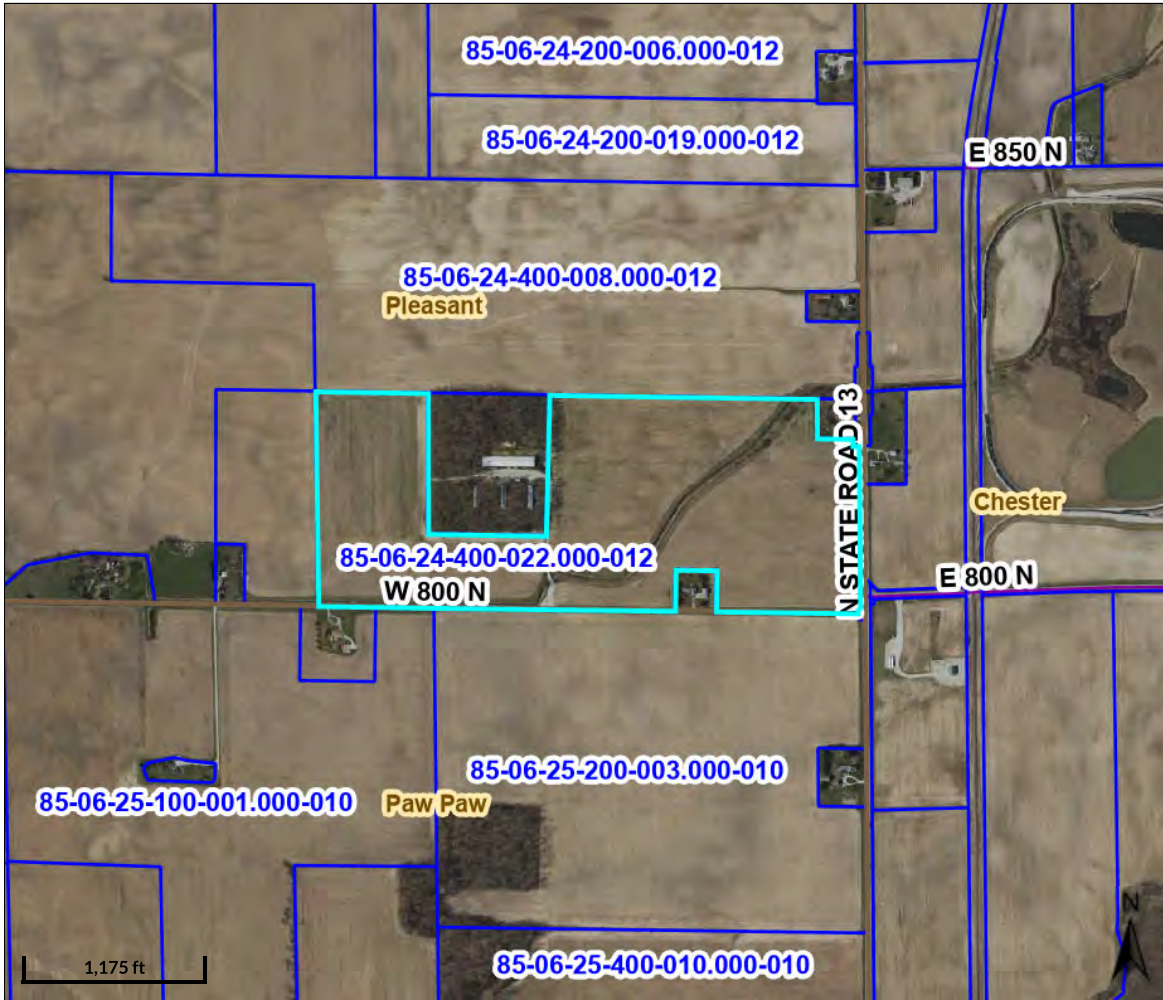
Notes

8/22/2024 SPL: 2025 PAY 2026 SPLIT 1.50AC
FROM SCHMALZRIED EUGENE E TO DALE
GREGORY & CARIEL 7/22/2024

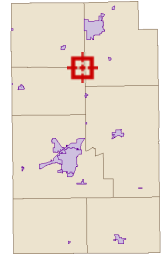
8/22/2024 RP: REASSESSMENT PACKET 2024

Land Computations

Calculated Acreage	82.54
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	82.54
81 Legal Drain NV	3.50
82 Public Roads NV	1.39
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	77.65
Farmland Value	\$187,090
Measured Acreage	77.65
Avg Farmland Value/Acre	2409
Value of Farmland	\$187,060
Classified Total	\$0
Farm / Classified Value	\$187,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$187,100
CAP 3 Value	\$0
Total Value	\$187,100



Overview



Legend

-  Parcels
-  Road Centerlines

Parcel ID	85-06-24-400-022.000-012	Alternate ID	n/a	Owner Address	SCHMALZRIED EUGENE E
Sec/Twp/Rng	24-29-06	Class	Ag - Vacant lot		1705 N HECKATHORN DR
Property Address	200 W 800 N	Acreage	82.542		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
District	PLEASANT TWP				
Brief Tax Description	S1/2 SE1/4 & SE PT SW1/4 24-29-6 82.542AC DITCH 641A				
	(Note: Not to be used on legal documents)				

Date created: 7/22/2026

Last Data Uploaded: 7/22/2026 3:51:30 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

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**

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