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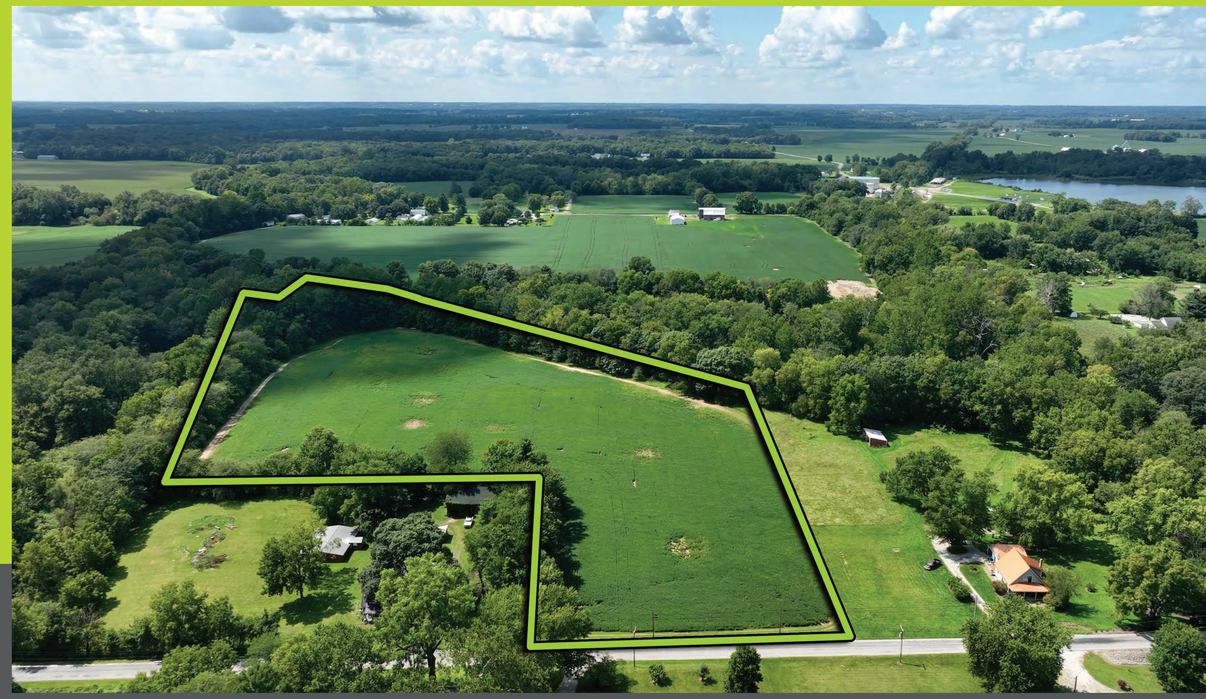
ONLINE LAND AUCTION



12.35± ACRES

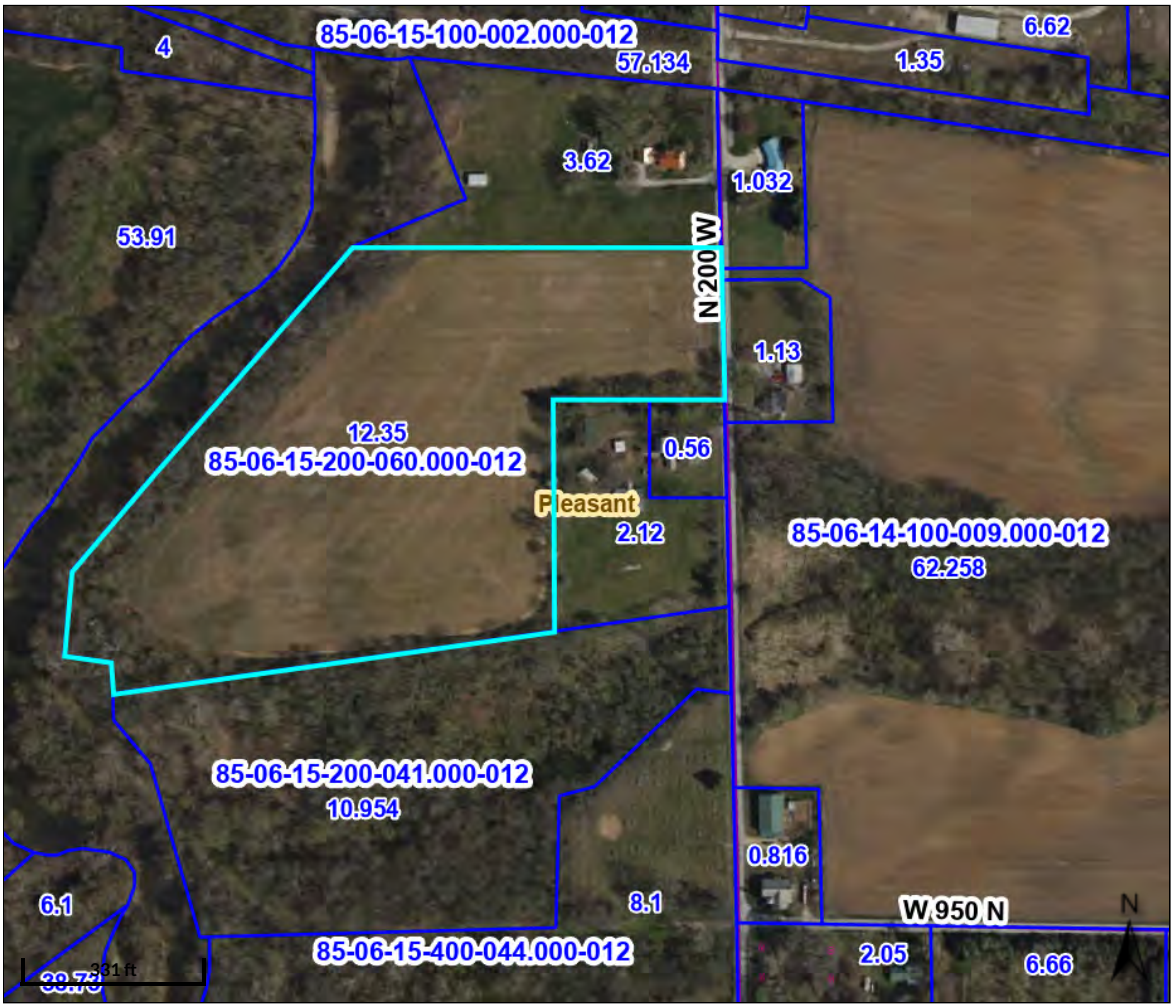
Mon., Sept. 28th • 6:00pm

www.BidMetzger.com

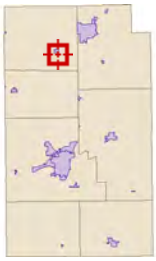
AC31300015

Metzger

Beacon™ Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-06-15-200-060.000-012	**Alternate ID**	n/a	**Owner Address**	HELVEY THOMAS O & MARILYN S TRUSTEE REV LIVING TRUST 3813 N 200 W WABASH, IN 46992
Sec/Twp/Rng	15-29-06	**Class**	Ag - Vacant lot		
Property Address	200 W NORTH MANCHESTER	**Acreage**	12.35		
District	PLEASANT TWP				
Brief Tax Description	PT NE1/4 15-29-6 12.35AC (Note: Not to be used on legal documents)				

Date created: 8/27/2026
Last Data Uploaded: 8/27/2026 2:48:26 AM

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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 # 202635845 **200 West Street** **North Manchester** **IN** **46962** **LP** **$0**

Area Wabash County **Parcel ID** 85-06-15-200-060.000-012 **Waterfront** Yes
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 PT NE1/4 15-29-6 12.35AC
Directions to Property Just south of Laketon, past the railroad tracks on 200 W. Property is on the West side of the road

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks 12.35± Acres with Tillable Cropland & Eel River Frontage – Selling via Online Auction, Monday September 28th at 6 pm! A rare opportunity to own 12.35± acres of productive tillable cropland with Eel River frontage, offering agricultural value, recreational appeal, and an exceptional country setting. Continue utilizing the acreage for farming or explore the possibilities of creating a private country retreat or secluded homesite overlooking the river. Enjoy the peace and privacy of rural living, scenic river frontage, and open acreage—all while remaining conveniently located just minutes from town.

Agent Remarks Online Auction: September 28th starting at 6 pm No building site testing has been completed. A 3% Buyer's Premium Fee will be added on top of the winning bid. RE Brokers must register clients 24 hrs in advance of auction - form is on the bidding website.

Sec **Lot** **Lot Ac/SF/Dim** 12.3500 / 537,966 / 920x650x660x83
Lot Desc Level, Waterfront, Water View, Waterfront-Level Bank **Platted Development** No **Platted** Yes
Date Lots Available **Price per Acre** $0.00
Type Agriculture, Residential, **Road** County **Road** Tar and **Road** County

Water Type None **Well Type** **Easements** Yes
SEWER TYPE None **Water** 920.00
Type Fuel None **Assn Dues** Not Applicable
Electricity None **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No
Can Property Be No
Water Access River
Water Name Eel River **Lake Type**
Water
Water 920.00 **Channel** **Water** RVRF
Auctio Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Auction Location BidMetzger.com **Auction Start Date** 8/31/2026
Financin **Existing** **Propos** **Excluded** None
Annual $214.4 **Exemption** No Exemptions **Year Taxes** 2026 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** after harvest
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 8/31/202 **Exp Date** 1/31/202
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** **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.

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ONLINE LAND AUCTION TERMS

12.35+/- Acres of Tillable Cropland

This property will be offered via Online Only Auction on Monday, September 28th at 6 pm est. 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 seller has the right to accept or reject any bids at the auction & 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 will be added on top of the winning bid. An earnest money deposit of 10% down 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 Trustee's Deed along with an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 30, 2026. Possession will be subject to the current tenant's rights to the 2026 fall harvest. The sellers will retain the 2026 farm income with the buyers to receive the 2027 Farm Income and 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 $214.48.

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 must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Monday, September 28, 2026 • 6 pm

Pleasant Township – Wabash County

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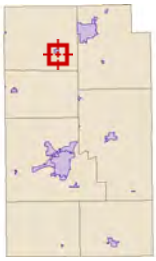
Beacon™ Wabash County, IN

Overview



Legend

- Parcels
- Road Centerlines
- Streams
- Lakes, Ponds, & Rivers

Parcel ID	85-06-15-200-060.000-012	**Alternate ID**	n/a	**Owner Address**	HELVEY THOMAS O & MARILYN S TRUSTEE REV LIVING TRUST 3813 N 200 W WABASH, IN 46992
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Aerial Map

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Boundary Center: 40° 57' 59.64, -85° 50' 5.5

0ft 282ft 563ft

15-29N-6E
Wabash County
Indiana

N W E S

Maps Provided By:
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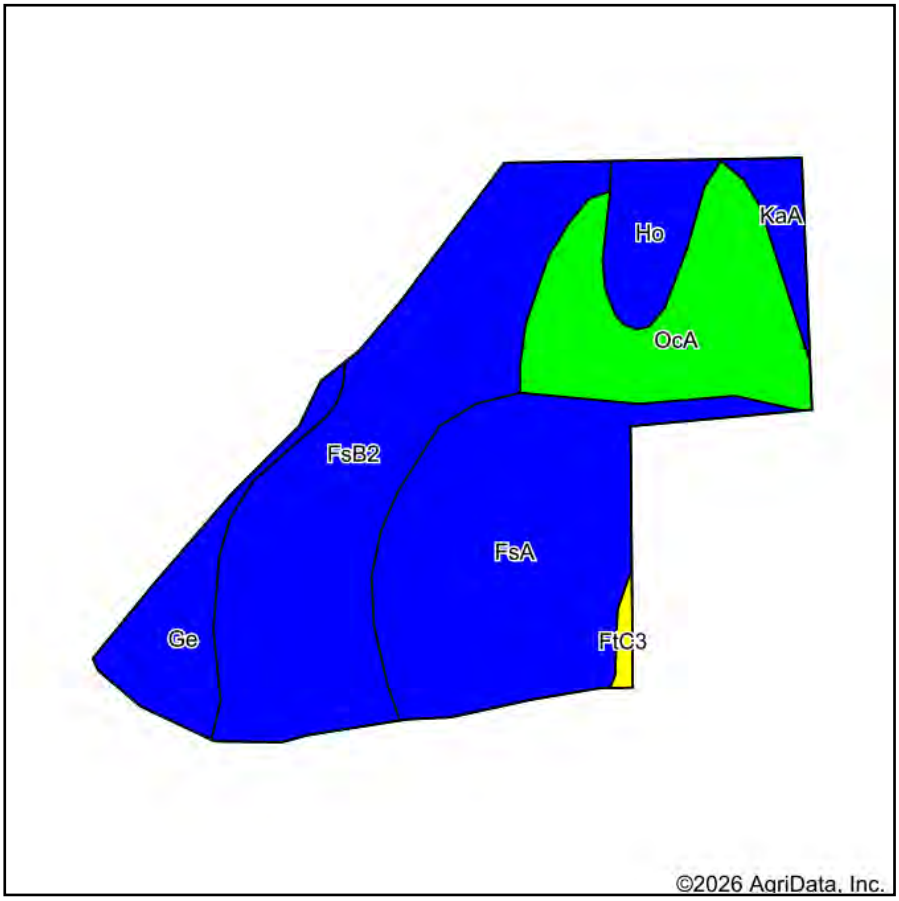
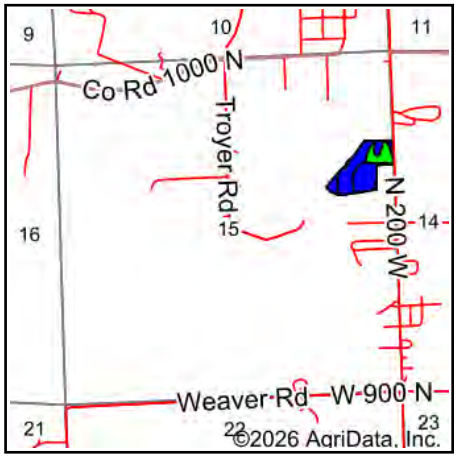
8/28/2026

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

Soils Map





State: **Indiana**
County: **Wabash**
Location: **15-29N-6E**
Township: **Pleasant**
Acres: **11.83**
Date: **8/28/2026**

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N W E S

Soils data provided by USDA and NRCS.

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	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
FsB2	Fox loam, 2 to 6 percent slopes, eroded	4.15	35.0%		IIe	90	16	3		6	32	45	5
FsA	Fox loam, till plain, 0 to 2 percent slopes	3.64	30.8%		IIs	103		3	7		36	50	6
OcA	Ockley loam, 0 to 2 percent slopes	2.09	17.7%		I	122	18	5		8	42	61	8
Ge	Genesee loam, 0 to 2 percent slopes, occasionally flooded	0.91	7.7%		IIw	127		4	9		45	41	8
Ho	Homer loam	0.65	5.5%		IIw	99	17	4		6	32	45	6

Soils data provided by USDA and NRCS.

Maps Provided By:
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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
KaA	Kalamazoo sandy loam, 0 to 2 percent slopes	0.31	2.6%		IIs	117	16	4		8	41	59	6
FtC3	Fox clay loam, 6 to 12 percent slopes, severely eroded	0.08	0.7%		IVe	90	16	3		6	32	45	4
			Weighted Average		**1.84**	**103.7**	**10.3**	**3.5**	**2.8**	**4.1**	**36.2**	**49.4**	***n 65.**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

General Information

Parcel Number
85-06-15-200-060.000-012

Local Parcel Number
0090233000

Tax ID:

Routing Number
48.13

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
15

Location Address (1)
200 W
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2024

Ownership

HELVEY THOMAS O & MARILYN S T
3813 N 200 W
WABASH, IN 46992

Legal

PT NE1/4 15-29-6 12.35AC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/06/2001	HELVEY THOMAS O		QC	/		I
02/22/1994	HELVEY THOMAS O	0	WD	/		I
08/29/1990	BLOCHER LARRY & L	0	WD	/		I
01/01/1900	WELLER WORTH & S		WD	/		I

Notes

8/24/2023 RP: Reassessment Packet 2024

8/2/2002 ADJL: ADJACENT LAND Parcel 41

Agricultural

Valuation Records

Assessment Year	2026	2025	2025	2024	2023
Reason For Change	AA	AG Upd	AA	GenReval	AA
As Of Date	01/01/2026	01/01/2025	01/01/2025	01/01/2024	01/01/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☑	☐	☐	☐
Land	**$18,400**	**$18,400**	**$20,700**	**$19,400**	**$16,200**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$18,400	$18,400	$20,700	$19,400	$16,200
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$0**	**$0**	**$0**	**$0**	**$0**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$18,400**	**$18,400**	**$20,700**	**$19,400**	**$16,200**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$18,400	$18,400	$20,700	$19,400	$16,200
Total Non Res (3)	$0	$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	FSA	0	3.290000	0.77	$2,120	$1,632	$5,369	0%	1.0000	0.00	100.00	0.00	$5,370
4	A	FSB2	0	3.630000	0.72	$2,120	$1,526	$5,539	0%	1.0000	0.00	100.00	0.00	$5,540
4	A	FTC3	0	0.020000	0.60	$2,120	$1,272	$25	0%	1.0000	0.00	100.00	0.00	$30
4	A	GE	0	1.030000	1.02	$2,120	$2,162	$2,227	0%	1.0000	0.00	100.00	0.00	$2,230
4	A	HO	0	0.320000	0.85	$2,120	$1,802	$577	0%	1.0000	0.00	100.00	0.00	$580
4	A	KAA	0	0.110000	0.72	$2,120	$1,526	$168	0%	1.0000	0.00	100.00	0.00	$170
4	A	OCA	0	1.820000	0.94	$2,120	$1,993	$3,627	0%	1.0000	0.00	100.00	0.00	$3,630
6	A	FSA	0	0.070000	0.77	$2,120	$1,632	$114	-80%	1.0000	0.00	100.00	0.00	$20
6	A	FSB2	0	0.350000	0.72	$2,120	$1,526	$534	-80%	1.0000	0.00	100.00	0.00	$110
6	A	GE	0	1.530000	1.02	$2,120	$2,162	$3,308	-80%	1.0000	0.00	100.00	0.00	$660
72	A	FSB2	0	0.070000	0.50	$2,120	$1,060	$74	-40%	1.0000	0.00	100.00	0.00	$40
72	A	GE	0	0.010000	0.50	$2,120	$1,060	$11	-40%	1.0000	0.00	100.00	0.00	$10
82	A	KAA	0	0.100000	0.72	$2,120	$1,526	$153	-100%	1.0000	0.00	100.00	0.00	$00

Land Computations

Calculated Acreage	12.35
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	12.35
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	12.25
Farmland Value	$18,390
Measured Acreage	12.25
Avg Farmland Value/Acre	1501
Value of Farmland	$18,390
Classified Total	$0
Farm / Classifed Value	$18,400
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$18,400
CAP 3 Value	$0
Total Value	**$18,400**

Data Source Estimated **Collector** 07/17/2023 JS **Appraiser** 07/17/2023 JS

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

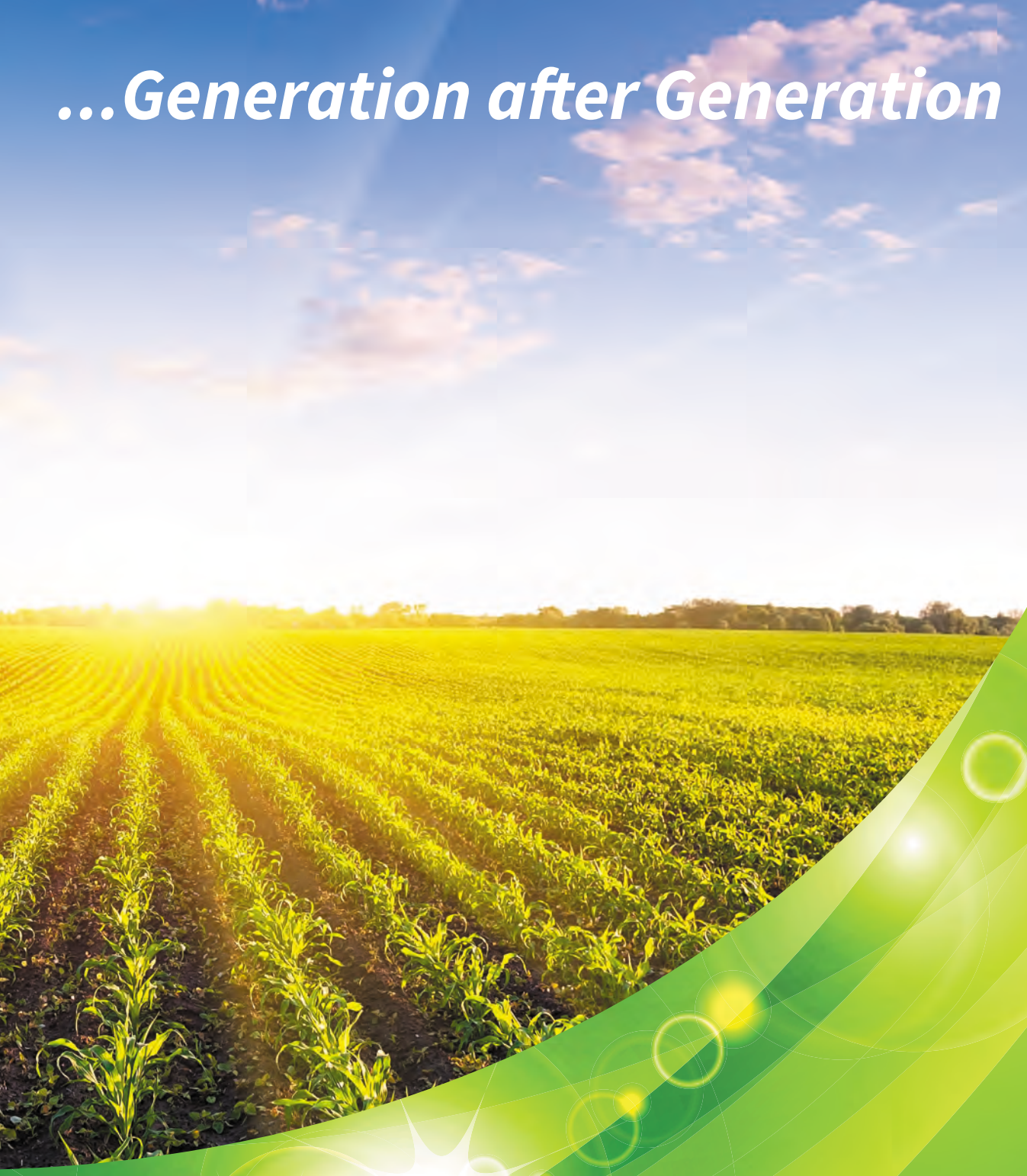
You are now ready to Bid in that specific auction!

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



...Generation after Generation

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