

Expanding your Horizon...

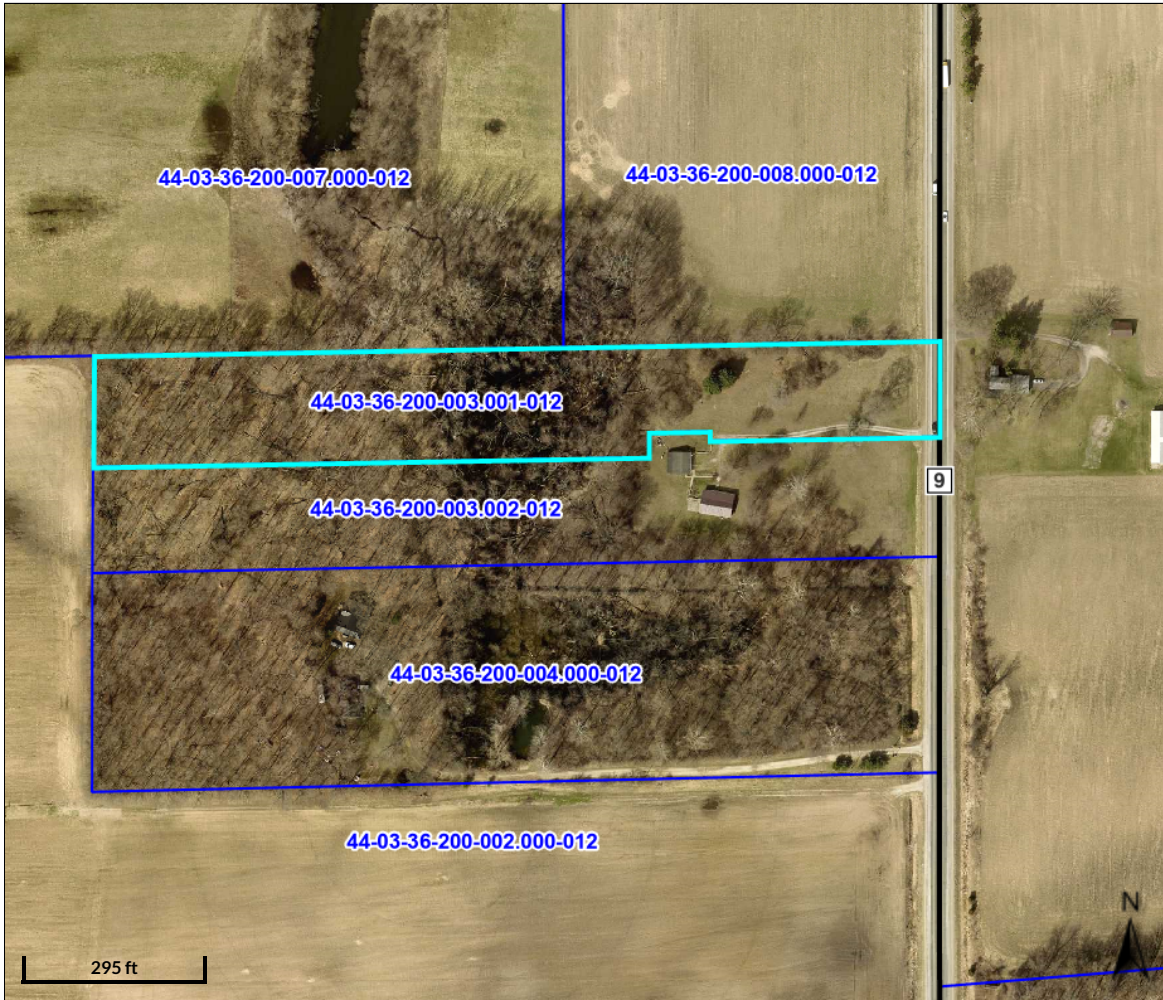


Metzger
Property Services, LLC

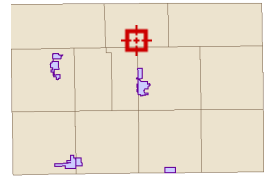
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260-982-0238

WWW.METZGERAUCTION.COM



Overview

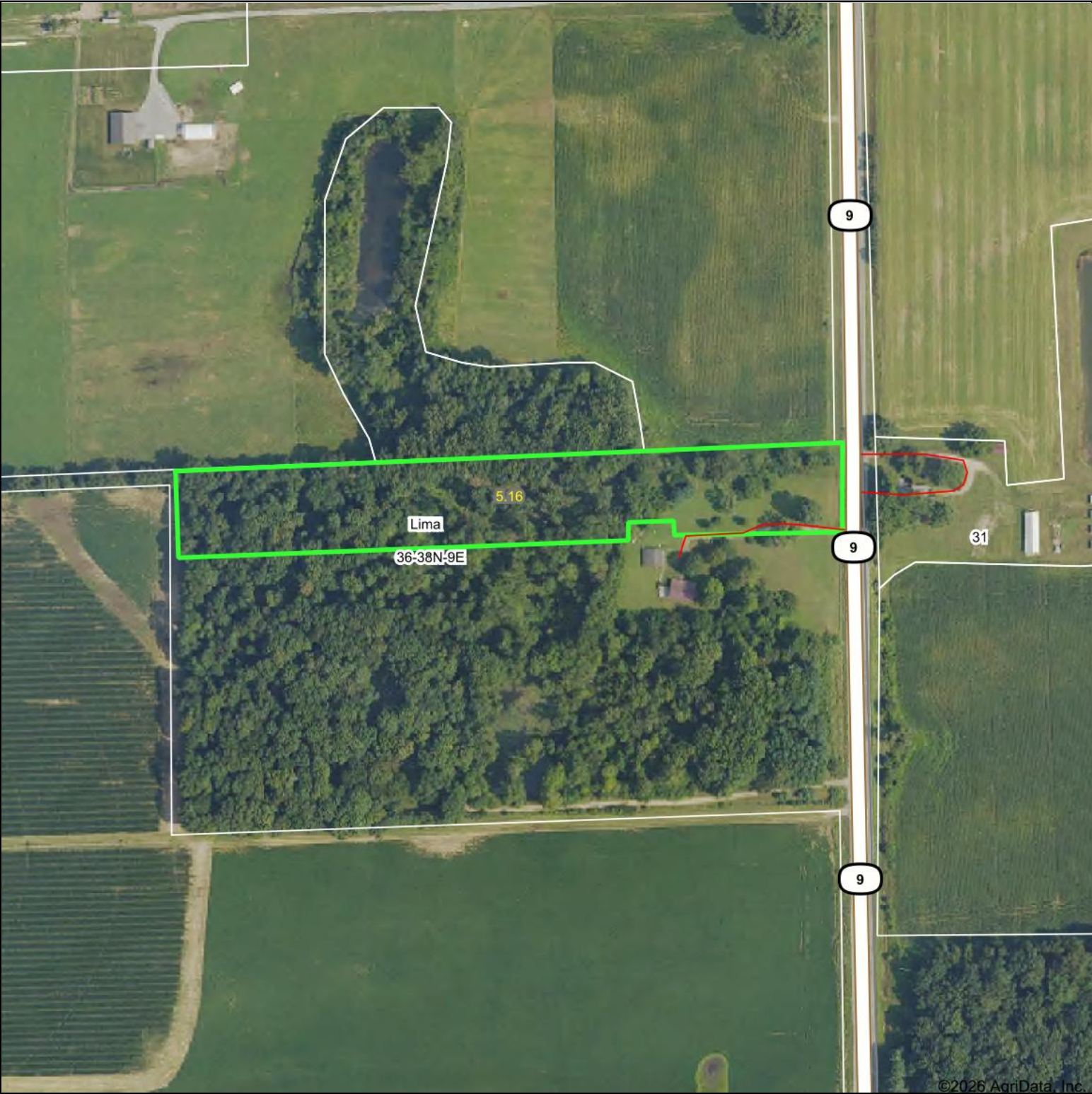


Legend

- Parcels
- Roads**
 - Federal
 - US
 - State
 - County
 - Local
 - Private
 - Unknown

Parcel ID	44-03-36-200-003.001-012	Alternate ID	44-03-36-200-003.001-012	Owner Address	Hawkins, Clyde E & L Maureen; Lynch, Michael S & Rhonda E Howe, IN 46746
Sec/Twp/Rng	36-38N-09E	Class	AGRICULTURAL - VACANT LAND		
Property	N Sr 9	Acreage	5.0		
Address	Howe				
District	Lima Township				
Brief Tax Description	AMENDED PLAT OF HAWKINS ACRES - LOT 1 - 5				

Aerial Map



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Metzger
Property Services, LLC AC31300015

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Maps Provided By:



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Boundary Center: 41° 42' 37.37, -85° 25' 42.43

36-38N-9E
LaGrange County
Indiana



10/13/2026

REAL ESTATE AUCTION TERMS

5 ACRES WITH WOODS ~ POTENTIAL BUILDING SITE

This property will be offered via Live Auction with an Online Simulcast on Thursday, November 5, 2026 - at 6 pm est! Your bid constitutes a legal offer to purchase, and 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 their decision will be final. The acreages and square footage amounts listed in this brochure and 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 and the Buyer.

A 4% buyer's premium will be added to the winning invoice. An earnest money deposit of 10% down will be due at the auction or if bidding online, 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 Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 4, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were in conjunction with the house tract to the south; the new amount is unknown. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. 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 must register clients 24 hours in advance of the auction and be present at any showings, and the live auction if your client attends. The Client Registration form is available on the bidding website.

Live, Simulcast Auction: Thursday, November 5, 2026 • 6 pm est.
Lima Township • LaGrange County • Howe, IN

Auction Manager: Dodie Hart call/text: 260.463.1717

www.BidMetzger.com



Lots & Land Agent Full Detail

[Schedule a Showing](#)

Class LOTS AND LAND

Property Agricultural Land

Status Active

CDOM 0

DOM 0

Auction Yes

MLS	202642439	* N State Road 9 Road	Howe	IN	46746	LP	\$0
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Area	LaGrange County	Parcel ID	44-03-36-200-003.001-01	Waterfront	No
Sub	None	Cross Street		Lot #	
Township	LIMA	REO	No	Short Sale	No
School District	Lakeland School Corp	Elem	Lakeland Primary	SrH	Lakeland Jr/Sr
Intermediate		JrH	Lakeland Intermediate		
Legal Description	AMENDED PLAT OF HAWKINS ACRES - LOT 1 - 5 AC				
Directions to Property	State Road 9 South, cross E 500 N, property is on West side of the road				

Inside City	City Zoning	County	Zoning
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Remarks 5+/- Acre Parcel selling via Live, Simulcast Auction on Thurs. November 5th at 6 pm est from the property. This great 5+/- acre parcel is partially wooded and would make an excellent potential building site. Great location, North of LaGrange and just South of Howe, Indiana right off of State Rd. 9. Take a look today!

Agent Remarks Live Simulcast Auction: Thursday, November 5th at 6 pm at the property. No soil testing has been completed, buyers to do their own due diligence prior to bidding. A 4% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present with them at all showings & the auction if they attend live. Client Registration form available on bidding site.

Sec	Lot	Lot Ac/SF/Dim	5.0000 / 217,800 / 1325x183	Platted Development	No	Platted	Yes
Lot Desc	Heavily Wooded, Irregular, Undeveloped, 3-5.9999			Price per Acre	\$0.00		
Date Lots Available							
Type	Agriculture, Residential,	Road	State	Road	Paved	Road	State
Water Type	None	Well		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 and Dodie Hart	Auctioneer License	AC31300015				
Auction Location	Live at the property,	Auction Start Date	10/13/2026						
Financi	Existin	Propos		Excluded	None				
Annual	\$0.00	Exemptio		Year Taxes	2026	Assessed			
Is Owner/Seller a Real Estate	No	Possessi	At closing						
List	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050						
Agent	RB14045939	Agent	chad@metzgerauction.com						
Co-List	Metzger Property Services, LLC	Co-List Agent	Tiffany Reimer - Cell: 260-571-7910						
Showing	Showingtime								
List	10/13/20	Exp	1/31/202						
Contract	Exclusive Right to Sell			Special Listing	None				
Seller Concessions Offer	No	Seller Concession							
Virtual		Type of							
Offer Accepted		Closing Date		Selling Price		How		CDOM	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

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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