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**PROVIDING PROFESSIONAL AUCTION,
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

130+/- Acres of Cropland, Country Home, & Woods offered in 6 Tracts!

This property will be offered at Auction on Saturday, October 15, 2022 at 10:00 am at the property. Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his 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 Sellers and the Buyer(s). An earnest money deposit of 10% down the day 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. The Sellers will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before November 11, 2022. Possession will be at closing for the home & woods & after the 2022 crop harvest for the land. Seller will pay the 2021 due in 2022 taxes with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in 21' due in 22' were approximately \$1,795.86 in total. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Saturday, October 15, 2022 at 10:00 am
Bid Live In-Person or Online!

Auction Location: 10735 S. Packerton Rd., Claypool, IN 46510
Lake Township • Kosciusko County

<https://bidmetzger.com/auctions/>



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
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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Tract 2
35 Acres

Tract 3
50 Acres

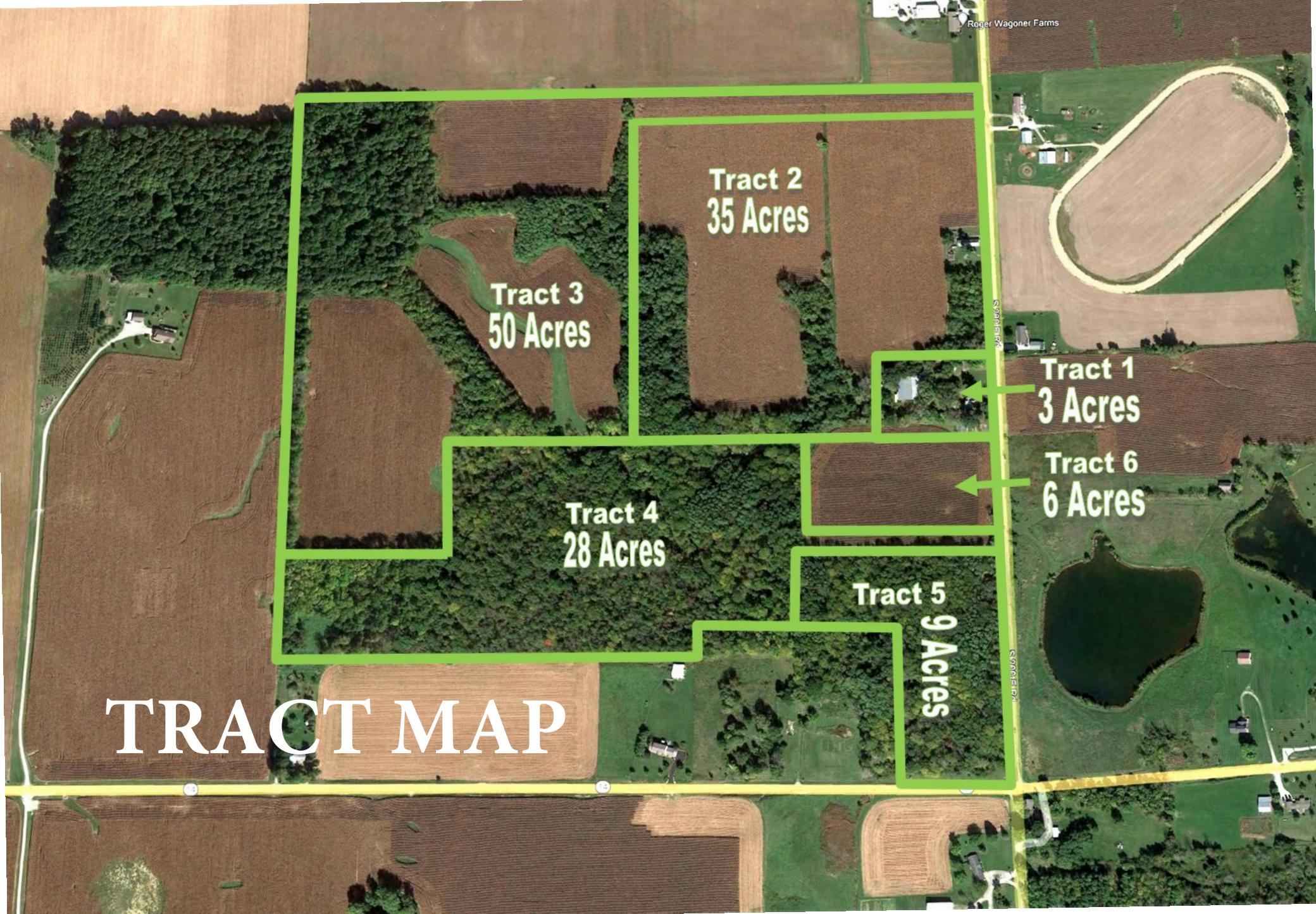
Tract 1
3 Acres


Tract 6
6 Acres

Tract 4
28 Acres

Tract 5
9 Acres

TRACT MAP



Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202238658	10735 S Packerton Road	Claypool	IN 46510	LP \$0
	Area Kosciusko County	Parcel ID 43-18-01-200-007.000-013	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 4	F Baths 1
	Township Lake	Style One and Half Story	REO No	Short Sale No
	School District WRS	Elem Claypool	JrH Edgewood	SrH Warsaw
	Legal Description	Approximately 3+/- acres part of: 35-48-1 N 1/2 SE 1-30-6 79.31A		
	Directions	From SR 14, head north on Packerton Rd. Property is on the west side of the road.		
	Inside City Limits N	City Zoning	County Zoning A1	Zoning Description

Remarks 130+/- Acres with Country Home, Cropland, & Woods offered in 6 Tracts going to Auction on Saturday, October 15, 2022 at 10 am! This is Tract 1 which features 3+/- Acres with Country Home & Outbuildings! The home has 4 Bedrooms, 1 Bath, & Wrap-Around Porch. Great project home or beautiful country setting for building your dream home! Bid Live In-Person or Online! Bid on the tract individually, in combination, or the entirety for 130+/- Acres! Open House: Tuesday, October 11th 5:30-6pm

Agent Remarks Auction: Sat. 10.15.22 10 am Open House: Tues. 10.11.22 5:30-6pm TERMS: 10% down the day of the auction with the balance at closing. The Seller's will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If a Survey is required for clear title, the costs shall be split 50/50 by the Seller and the Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client

Sec	Lot	Lot Ac/SF/Dim	3.0000	/	130,680	/	440x275	Lot Desc	3-5.9999			
Above Gd Fin SqFt	2,656	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0	Ttl Below Gd SqFt	280	Ttl Fin SqFt	2,656	Year Built	1940
Age	82	New Const	No	Date Complete		Ext Vinyl		Bsmnt	Crawl, Slab, Unfinished		# Rooms	9
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material					
RM DIM	LVL	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No		
LR	x	B-Upper	0	0	Fuel /	Wood, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x	B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No		
FR	x				Cooling	Central Air	Disposal	No	Ceiling Fan	No		
KT	x	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No		
BK	x	AMENITIES	Porch Covered, Porch Open, Main Floor Laundry, Washer Hook-Up				Water Soft-Rented	No	ADA Features	No		
DN	x						Alarm Sys-Sec	No	Fence			
MB	12 x 12	M					Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 10	U					Garden Tub	No	Nr Wlkg Trails	No		
3B	10 x 10	U	Garage	/	/	x	Jet Tub	No	Garage Y/N	No		
4B	10 x 10	U	Outbuilding 1	Shed		10 x 20	Pool	No	Off Street Pk			
5B	x		Outbuilding 2			x	Pool Type					
RR	x	Assn Dues			Frequency	Not Applicable						
LF	x	Other Fees										
EX	x	Restrictions										

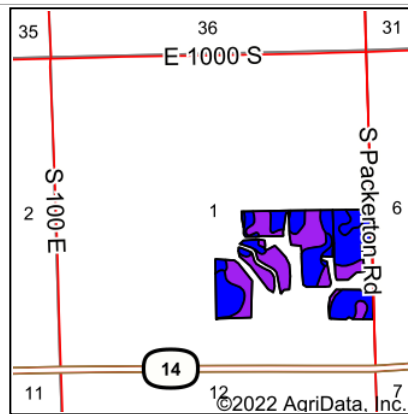
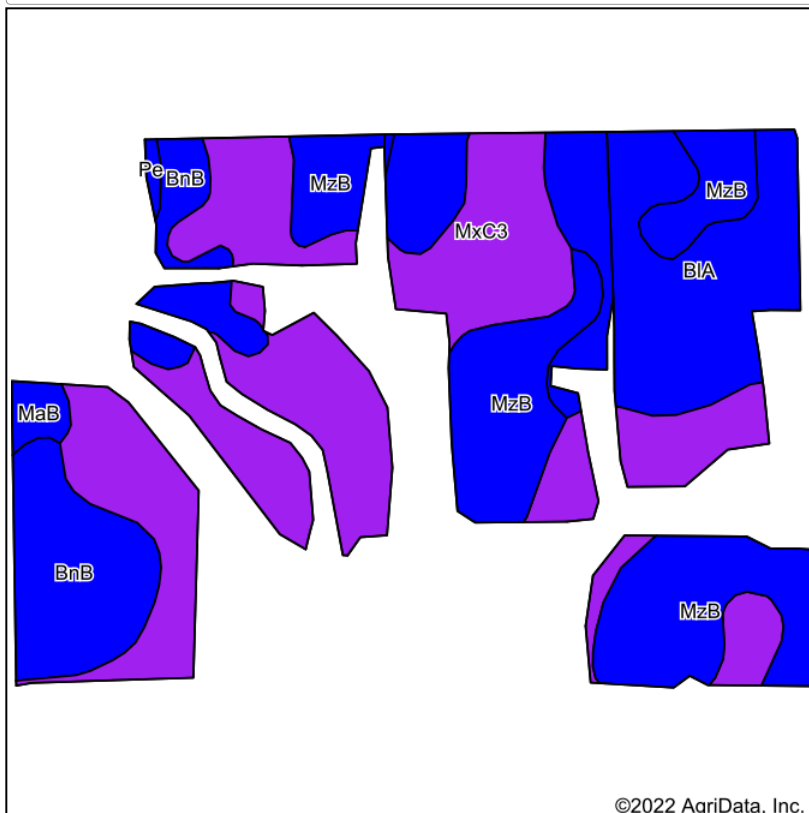
Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	10/15/2022	Time	10:00
Financing:	Existing	Proposed		Location	at the property		
Annual Taxes	\$1,239.76	Exemptions	Homestead, Over 65, Supplemental	Year Taxes Payable	2022	Excluded Party	None
Possession	At closing	Assessed Value					
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050				
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395	List Team			
Co-List Office		Co-List Agent					
Showing Instr	Showing time or Open House						
List Date	9/16/2022	Start Showing Date		Exp Date	11/30/2022	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	0.5%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

Presented by:

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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

Soils Map



State: **Indiana**
 County: **Kosciusko**
 Location: **1-30N-6E**
 Township: **Lake**
 Acres: **68.51**
 Date: **9/8/2022**



Soils data provided by USDA and NRCS.

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Maps Provided By:

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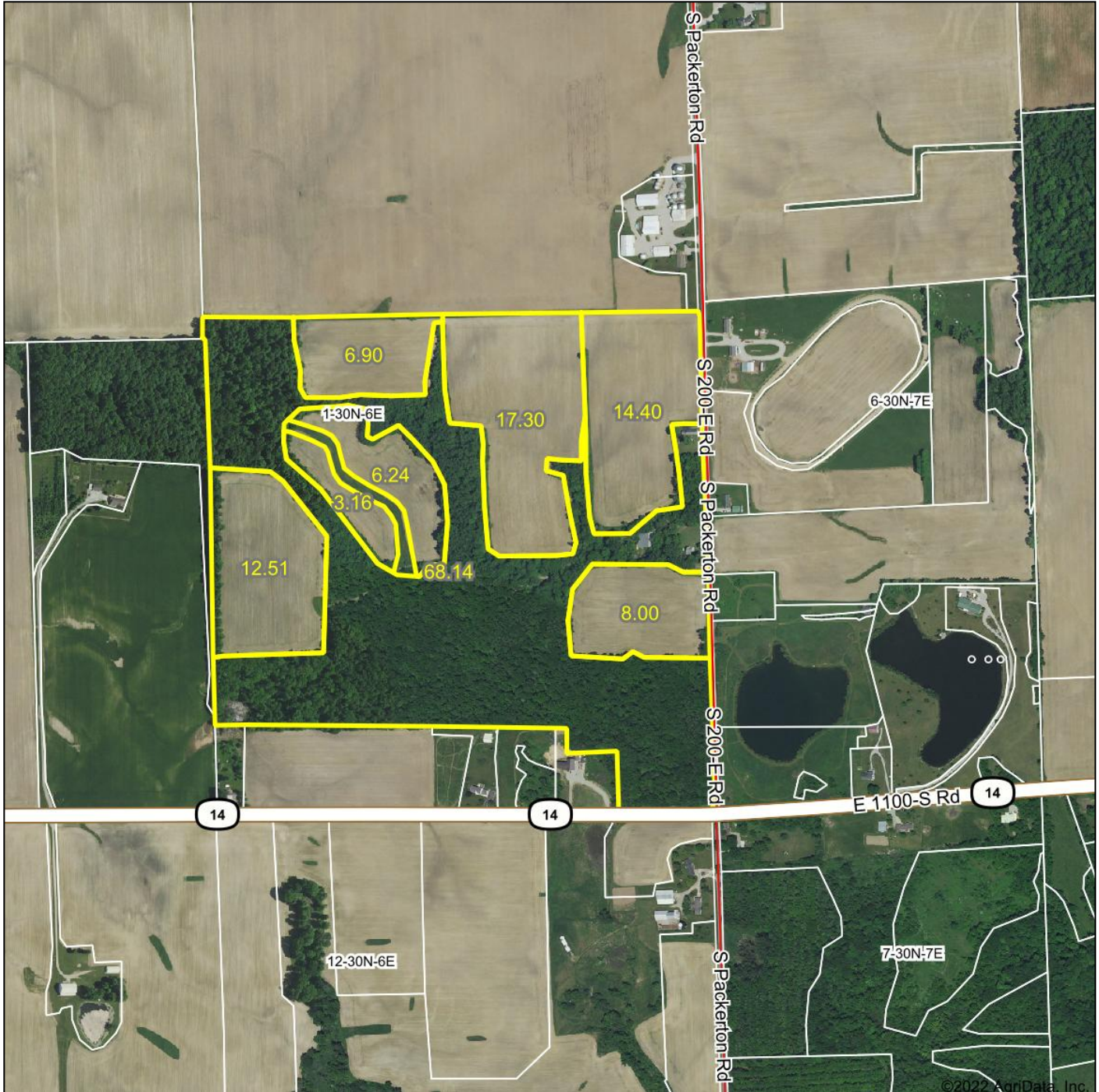
Area Symbol: IN085, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
MxC3	Morley silty clay loam, 5 to 15 percent slopes, severely eroded	27.90	40.7%		Vle	105	37	27
MzB	Morley-Glynwood complex, 1 to 4 percent slopes	15.71	22.9%		Ile	130	46	55
BIA	Blount loam, interlobate moraines, 0 to 2 percent slopes	14.56	21.3%		Ilw	142	52	57
BnB	Blount-Glynwood complex, 1 to 3 percent slopes	9.27	13.5%		Ile	123	41	48
MaB	Martinsville sandy loam, 2 to 6 percent slopes	0.84	1.2%		Ile	135	47	67
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	0.23	0.3%		Ilw	157	47	66
Weighted Average					3.63	121.6	42.9	*n 43.3

*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.

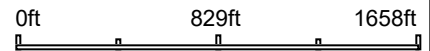
Aerial Map



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 **Metzger** Auctioneers & Appraisers
Property Services, LLC

Map Center: 41° 4' 35.39, -85° 47' 58.54



1-30N-6E
Kosciusko County
Indiana

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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9/8/2022

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

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**

General Information

Parcel Number 43-18-01-200-007.000-013
Local Parcel Number 3571200210
Tax ID:

Ownership

LEWIS IRA D & NANCY S JT REV TR
IRA & NANCY LEWIS LE
10735 S PACKERTON RD
CLAYPOOL, IN 46510

Legal

35-48-1
N 1/2 SE 1-30-6 79.31A

Routing Number 035-048-001

Property Class 101
Cash Grain/General Farm



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/02/2002 to 01/01/1900.

Notes

10/21/2019 REA: 2020 REMOVED T2 & MILKHOUSE, (COLLAPSED), CHANGED EFYR ON HOME TO 1940, NO VALUE CHANGE PER PICTOMETRY
10/22/2015 REA: 2016 CORRECTED SHED TO 1SFR, CHANGED COND OF HOUSE & T3 TO AVERAGE, ADDED 10X20 SHED & 8X14 LEANTO PER PICTOMETRY
6/25/2012 MEM: 5/26/11 MEMORANDUM OF WIND ENERGY LEASE AGREEMENT
2/19/2009 BP: #070604 LEWIS IRA D & NANCY UTIL SHED \$800 2007
2/19/2009 MEM: REMOVED 10X18 DET/GAR 2002

Year: 2022

Location Information

County Kosciusko
Township LAKE
District 013 (Local 013) LAKE TOWNSHIP
School Corp 4415 WARSAW COMMUNITY
Neighborhood 3507000-013 LAKE TWP ACREAGE
Section/Plat 1-30-6
Location Address (1) 10735 S PACKERTON RD CLAYPOOL, IN 46510

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, Improvement, Total. Rows show values for years 2022, 2021, 2020, 2019, 2018.

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. %, Res Elig %, Market Factor, Value. Rows list various land parcels and their characteristics.

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Monday, April 4, 2022
Review Group 2020

Data Source N/A Collector Appraiser

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (79.31), Actual Frontage (0), Developer Discount, Parcel Acreage (79.31), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.52), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (77.79), Farmland Value (\$67,670), Measured Acreage (77.79), Avg Farmland Value/Acre (870), Value of Farmland (\$67,680), Classified Total (\$0), Farm / Classified Value (\$67,700), Homesite(s) Value (\$18,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,000), CAP 2 Value (\$67,700), CAP 3 Value (\$0), Total Value (\$85,700).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')												
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
6	A	TO	0	1.0100	1.02	\$1,500	\$1,530	\$1,545	-80%	0%	1.0000	\$310
71	A	BLA	0	0.1000	0.89	\$1,500	\$1,335	\$134	-40%	0%	1.0000	\$80
71	A	MXC3	0	1.1800	0.60	\$1,500	\$900	\$1,062	-40%	0%	1.0000	\$640
71	A	MZB	0	0.9200	0.81	\$1,500	\$1,215	\$1,118	-40%	0%	1.0000	\$670
82	A		0	0.5200	1.00	\$1,500	\$1,500	\$780	-100%	0%	1.0000	\$00

General Information

Occupancy Single-Family
Description Single-Family R 02
Story Height 1 1/2
Style 20 1 1/2 story older
Finished Area 2656 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
Porch, Open Frame	336	\$10,900

Plumbing

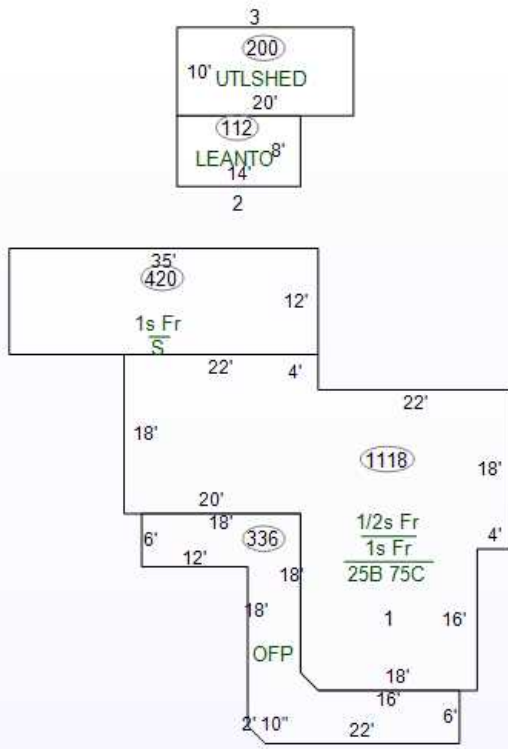
#	TF
Full Bath 1	3
Half Bath 0	0
Kitchen Sinks 1	1
Water Heaters 1	1
Add Fixtures 0	0
Total 3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1538	1538	\$104,000	
2				
3				
4				
1/4				
1/2 1Fr	1118	1118	\$33,400	
3/4				
Attic				
Bsmt	280	0	\$15,300	
Crawl	838	0	\$5,400	
Slab	420	0	\$0	

Total Base \$158,100

Adjustments 1 Row Type Adj. x 1.00 \$158,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$158,100

Sub-Total, 1 Units

Exterior Features (+) \$10,900 \$169,000

Garages (+) 0 sqft \$0 \$169,000

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.92

Replacement Cost \$124,384

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 02	100%	1 1/2	Wood Frame	D	1900	1940	82 A		0.92		2,936 sqft	\$124,384	50%	\$62,190	0%	100%	1.400 1.0000	\$87,100
2: Lean-To	0%	1	Earth Floor	D	2009	2009	13 A	\$4.25	0.92	\$0.00	112 sqft x 7'	\$350	25%	\$260	0%	100%	1.400 1.0000	\$400
3: Utility Shed	0%	1		D	2007	2007	15 A	\$20.44	0.92	\$15.04	10'x20'	\$3,009	45%	\$1,650	0%	100%	1.400 1.0000	\$2,300

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

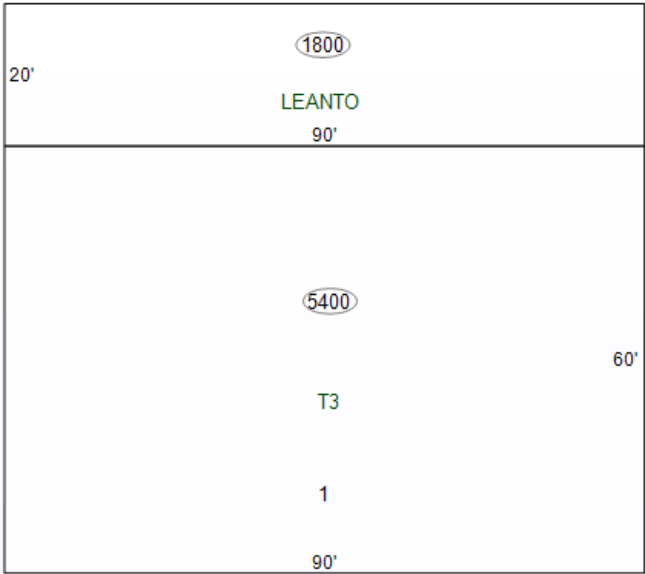
#	TF

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				

Adjustments

Row Type	Adj.
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 \$48,329

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Barn, Pole (T3) R 03	0%	1	T3AW	C	1984	1984	38 A	\$13.10	0.92	\$0.00	0' x 0' x 14'	\$48,329	55%	\$21,750	0%	100%	1.400	1.0000	\$30,500
2: Corn Crib, Wire R 03	0%	1	SV	C	1900	1900	122 A		0.92		0 Bushels		65%		0%	100%	1.400	1.0000	\$100
3: Lean-To R 03	0%	1	Earth Floor	C	2005	2005	17 A	\$5.58	0.92	\$0.00	1,800 sqft x 10'	\$9,240	35%	\$6,010	0%	100%	1.400	1.0000	\$8,400

...Generation after Generation



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