Expanding your Horizon...



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260-982-0238 WWW.METZGERAUCTION.COM

PROVIDING PROFESSIONAL AUCTION, APPRAISAL AND REAL ESTATE SOLUTIONS FOR BUYERS AND SELLERS THROUGHOUT INDIANA, OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.

WITH SPECIALISTS IN REAL ESTATE, FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND BUSINESS VALUATIONS AND LIQUIDATIONS, WE CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-ALS EVERY YEAR... MAKING US BIG ENOUGH TO GUARANTEE PROFESSIONAL SERVICE AND SMALL ENOUGH TO VALUE YOUR BUSINESS!



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REAL ESTATE AUCTION TERMS

Cropland, Secluded Lakefront Home, Shop, Cabin & Private Runway on Pigeon Lake with 110+/- Acres offered in 2 tracts!

This property will be offered at Auction on Thursday, February 22, 2024 at 6:30 pm. 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 \$10,000 down on the home; 10% down on the land 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. Buyer(s) agrees 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. Buyer(s) 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 at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before April 5, 2024. Possession will be at closing for Tract 1 & subject to the current tenant's rights according to optional lease buyout for Tract 2. Farm Income is subject to optional farm lease buyout. Taxes are prorated based on the most current rate available at the time of closing. The buyer is responsible for all taxes thereafter. Real estate taxes for the entirety in 22' due in 23' were \$1,731.53. 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 must register clients 24 hours in advance of the auction and be present at the auction if their client attends & any showings your client attends to receive compensation. The Client Registration form is in the documents section of the MLS.

Auction: Thursday, February 22, 2024, at 6:30 pm Bid Live In-Person or Online!

Auction Location: Commons Hall - 501 S. John St., Angola, IN 46703 Property Location: 418 S. 200 E., Angola, IN 46703 Scott Township • Steuben County

www.BidMetzger.com



Secluded Lakefront Home, Shop, Cabin & Private Runway on Tigeon Lake with 110+|- Acres!

418 S. 200 E., Angola, IN



Tract 1:

- 80+/- Acres
- 6 bedrooms, 3 baths
- Wrap-around Deck
- Finished Walk-Out Basement
- New High-Efficiency Furnace & A/C, windows, doors, flooring, & tile shower
- Guest Cabin
 - New spray foam insulation
- Pontoon Boat
- 42x108 Shop:
 - 2 overhead 14' Doors
 - Heated & Air Conditioned
 - Office/Mancave Area
 - Full Bath
 - Short side is insulated & finished

Tract 2:

- 30+/- Acres
- Tillable
- 3-year lease with 70/30 split on shares
- Buyout is available to release farming lease



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Schedule a Showing

Property Type RESIDENTIA	AL Status Active	Angola	CDO 1 IN 4670	DOM 1 3	Auction Yes
ANARONAL	Area Steuben County	Parcel ID 76-07-29-000-010.000-016		-	Waterfront Yes
N MA BEAR	Sub None	Cross Street	Bedrms 5	F Baths 3	H Baths 0
Male In The Street	Township Scott	Style One Story	REO No	Short Sale	No
	School District MSD	Elem Carlin Park JrH	Angola	SrH /	Angola
A DE LA CONTRACT	Legal Description Approx	imately 80+/- acres part of: PT N1/2 SEC 29	110.29A PER DE	ED	
	Directions Heading east of A	ngola on Hwy 20, turn north on 200 E.			

Inside City City Zoning County Zoning OTH Zoning Description EC Ν

Remarks Secluded Lakefront Home, Shop, Cabin & Private Runway on Pigeon Lake going to Auction on Thursday, February 22, 2024 at 6:30 pm! Welcome to this stunning, secluded home situated on 80+/- acres surrounding Pigeon Lake. This exquisite property boasts a one-story home with a full, finished, walk-out basement, offering expansive living space and breathtaking views. The open concept layout creates a seamless flow throughout the main floor. A corner stone fireplace provides warmth and charm to the space. The master bedroom offers a private sanctuary with an ensuite featuring a double vanity, walk-in shower, and a convenient walk-through closet. Additionally, the main level includes a laundry area and another full bathroom, ensuring convenience and functionality for everyday living. The finished basement is a haven for relaxation and entertainment, with a spacious family room that can accommodate various activities. 4 generously sized bedrooms provide ample space for family and guests, while a full bathroom offers convenience and comfort. Outside, a large

Agent Remarks Auction: Thurs. 2.22.24 6:30 pm Open Houses: Thursday, February 8, 5 - 6 pm & Saturday, February 17 at 1-2 pm TERMS: \$10,000 down on the home; 10% down on the land the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property Service will charge a 4% buyer's premium. RE BROKERS: Must Register Clients 24

Sec	Lot	Lot		80.000) / 3,48	34,800 /	3500x12	200	Lot Des	c Partially Wood	led, 15+, l	Lake		
Above	Gd Fin So	Ft 1,5 ²	12 Above	Gd Unf	in SqFt 0	Belov	w Gd Fin	SqFt 0	Т	tl Below Gd SqF	t 1,512	Ttl Fin SqFt 1,512	Year Built	2000
Age 2	24 New	/ Const	No	Date	Complete		Ext V	inyl		Bsmt Full Base	ment, Wa	lk-Out Basement, Finishe	ed #	8
<u>Room</u>	Dimensio	ons	Baths	Full	Hal	Water	WELL			Basement Mate	rial			
RM	I DIM	LV	B-Main	2	0	Well Type	Private			Dryer Hookup (Fireplace	No	
LR	х		B-Upper	0	0	Sewer	Septic			Dryer Hookup E		Guest Qtrs	No	
DR	х		B-Blw	1	0	Fuel /	Gas, Fo	rced Air		Dryer Hookup (Split Firpin		
FR	х		Laundry	Rm N	lain	Heating				Disposal	No	Ceiling Fan	Yes	
КТ	х		Laundry	L/W	х	Cooling	Central /	۹ir		Water Soft-Owr	ned Yes	s Skylight	No	
BK	х		AMENITI	ES 1st	Bdrm En S	uite, Break	fast Bar, (Ceiling		Water Soft-Ren	ted No	ADA Featu	res No	
DN	х			• • •	Walk-in, De	•				Alarm Sys-Sec	No	Fence		
1B 14	4 x 14		Garage D	oor Ope	ener, Open	Floor Plan,	, kange/O	ven Hool	(Alarm Sys-Ren	t No	Golf Course	e No	
2B 14	4 x 12	L								Garden Tub	No	Nr Wikg Tra	ails No	
3B 12	2 x 12	L	Garage		/	/	' x	/		Jet Tub	No	Garage Y/N	No	
4B 12	2 x 12	L	Outbuild	ing 1 P	ole/Post Bu	ilding 108	8 x 42			Pool	No	Off Street F	Pk	
5B 1	0 x 12	L	Outbuild	ing 2			х			Pool Type				
RR	х		Assn Du	es	F	requency	Not App	licable				asher, Refrigerator, Kitcl	hen Exhaust	Hood,
LF	х		Other Fe	es								Softener-Owned		
EX	х		Restriction	ons						FIREPLACE L	iving/Grea	at Rm, Wood Burning Sto	ove	
Water /					lter Norma	Dimens				Motor Frentses	0 000 0	Channel	0.00	
	Access L/ ≂eatures			v	/tr Name	Pigeon				Water Frontage				
		Chad N	Actagor			ie # AC21	200015	Austi	n Doto	Water Type Lal	ne 6:30	Lake Type Non Ski L Location Commons		lohn
	neer Nam		vietzger		L	ic # AC31		Auctio	on Date	2/22/2024 Tir	ne 6:30			. Jonn
	ing: Exis	•	_			Propo			-			Excluded Party None		
Annual Posses	Taxes \$,	Exemp	ntion H	omestead,	Supplemer	ntal	Yea	r Taxes	Payable 2023		Assessed Value		
		closing	oortu Soni		- Off. 260	000 0000		iat Agant	ch/	d Motzgor Colli	260 092	0050		
		• .			C - Off: 260	-982-0238		ist Agent		ad Metzger - Cell:		Jist Team		
Agent E		cnad@n	netzgeraud	cuon.cor	n			Ū		Code UP3880533	90	List Team		
Co-List		o					U U	o-List Ag	jent					
Showin	•		time or Op					12024	0	Coller o Dool Cot			an Dalatad	Na
	te 1/16/2		tart Show	•		•	Date 4/30)/2024	Owner/	Seller a Real Est Variable Rate		J	er Related	NO
	••		Right to Se d Virtual To		•	ker Comp			Laskha	x Location N/A	NO	Special List Cond. N	vone	
		nbranded		Jui		Type None		Sall				Type of Sale How Sold		
Pending	•	Daid			Closing D			261	ing Pric	6				
Sell Off	cessions	Paid			5010/Con	cession Re						Conc Paid By Sell Team		
Co-Sell							Agent					Sell ream		
CO-2611	Office					C0-5	Sell Agent	L						

Presented 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). © 2024 IRMLS. All Rights Reserved.

1



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day, year)

State Form 46234 (R6 / 6-14)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

1. The following are in the conditions		1.1.1.1	22.3.9			Manafilat		-	-	
A. APPLIANCES	None/Not	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	C. WATER & SEWER SYSTEM			tive	Do Not Know
Built-in Vacuum System	V.		1. I.L. 11.		Cistern	1			1	
Clothes Dryer	V	1. 11. 11.		1	Septic Field / Bed			v		
Clothes Washer	V				Hot Tub					
Dishwasher		100 C 100 C 100	~		Plumbing			L		
Disposal	1				Aerator System	V.			in a	
Freezer	5		1		Sump Pump	V				
Gas Grill	V.	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1			Irrigation Systems					1.122.123
			V		Water Heater / Electric	/			-	
Hood	/				Water Heater / Gas	1.		in all	/	
Microwave Oven	V		./		Water Heater / Solar	1			17.0	
Oven			./		Water Purifier		11			
Range	and the second		V	1111 A. T.	Water Softener				/	1.1
Refrigerator	/	100 18 10	V		Well			V	1	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
Room Air Conditioner(s)				-				t	1	
Trash Compactor	V				Septic & Holding Tank/Septic Mound			V		
TV Antenna / Dish	V	1.11			Geothermal and Heat Pump	Vr				1 1 1 1 1 1 1
Other:	V	in a set		11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Other Sewer System (Explain)	V,	1.11.11		-	1.1
	1.1	11 A 1			Swimming Pool & Pool Equipment	V				-
	1				and the second of the second of the second of the			Yes	No	Do Not Know
	12-1		i ser in		Are the structures connected to a publi	c water sys	stem?		1	1
		1000 C			Are the structures connected to a publi	c sewer sy	stem?		V	
D ELECTRICAL OVOTEN	None/Not Included/	Defective	Not Defective	Do Not	Are there any additions that may requir			1	/	
B. ELECTRICAL SYSTEM	Rented	Delective	Defective	Know	to the sewage disposal system? If yes, have the improvements been con	npleted on	the	1	~	
Air Purifier	V	Sec. an	1		sewage disposal system?		175 A. 2010	1		
Burglar Alarm	V	in the second			Are the improvements connected to a private/community water system?					
Ceiling Fan(s)	1	1177 N. 18	V	10	Are the improvements connected to a private/community					
Garage Door Opener / Controls			1		sewer system?					
Inside Telephone Wiring and Blocks / Jacks	1			·	D. HEATING & COOLING SYSTEM Rented				ot ctive	Do Not Know
Intercom	V	Sec. 2 Sec.		1. 1.	Attic Fan	V				
Light Fixtures	1.11		V		Central Air Conditioning			1	/	
Sauna	V		1. 1. 1.	.2	Hot Water Heat	1/		1112	120	
Smoke / Fire Alarm(s)		in the second		1 10 10	Furnace Heat / Gas				1	1. 1. 1. 1. 1.
Switches and Outlets		1.	V		Furnace Heat / Electric	V				Contraction of the
Vent Fan(s)	V	1.1.1.1.1.1								1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
60 / 100 / 200 Amp Service / 1		0.1	1		Solar House-Heating Woodburning Stove	-			/	1.1.1.1.1
(Circle one)	1+1	KU .	~		Fireplace	V		1	1.11	
Generator	1	20.00		1.2.1		V				
NOTE: "Defect" means a condition that	at would ha	ve a signif	icant adver	se effect	Fireplace Insert	V	and the second			
on the value of the property, that would	ld significa	ntly impair	the health	or safety	Air Cleaner		1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 / 1 /		-	
of future occupants of the property, or	r that if not	repaired, r	emoved or	replaced	Humidifier	~			1	
would significantly shorten or advers	ely affect t	he expecte	ed normal li	fe of the	Propane Tank	V		·	. 24	
premises.		No.			Other Heating Source	V				1.1.1
ACTUAL KNOWLEDGE. A disclos substitute for any inspections or wa	arranties t	hat the pro	arranty by spective b operty or c ided. Sell	the owner ouyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the o ner may later obtain. At or before settle purchaser at settlement that the condi- chaser hereby acknowledge receipt Signature of Buyer	tion of the of this Dis	form may owner is re property	equire is sub by sig	ed to	disclose tially the
the suc		Date (mm		3/27	Signature of Buyer		ate (mm/do	1600	1/3	5/24
Signature of Seller						· · · · ·				
The Seller hereby certifies that the cor	ndition of th	ne property	is substan	tially the sa	ne as it was when the Seller's Disclosure f				d to th	ne Buyer.
Signature of Seller (at closing)		Date (mm.	/dd/yy)		Signature of Seller (at closing)	C	Date (mm/de	d/yy)		
	C. C.			Page	1 of 2					

2. ROOF	YES	ON	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO KNOW
7				Do structures have aluminum wiring?		-	
Age, if known: Years.		,		Are there any foundation problems with the structures?		/	
Does the roof leak?		4		Are there any encroachments?		V	-
Is there present damage to the roof?		/		Are there any violations of zoning.		1	
Is there more than one layer of shingles on the house?				building codes, or restrictive covenants? Is the present use a non-conforming use?			
If yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
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?			1			~	
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 13-14-1-15?			1				
Has there been manufacture of methamphetamine or dumping of waste			1/	Is the access to your property via a private road?	,	~	
from the manufacture of methamphetamine in a residential structure on the property?			V	public road? Is the access to your property via		/	
Explain:				an easement?	1	V	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		~	
				Are there any structural problems with the building?		~	
				Have any substantial additions or alterations been made without a required building permit?		1	
E. ADDITIONAL COMMENTS AND/OR EXPL/ (Use additional pages, if necessary)	ANATIONS:			Are there moisture and/or water problems in the basement, crawl space area, or any other area?		1	
				Is there any damage due to wind, flood, termites or rodents?		1	
				Have any structures been treated for wood destroying insects?		1	
				Are the furnace/woodstove/chimney/flue all in working order?		V	
				Is the property in a flood plain?	a second	1	
				Do you currently pay flood insurance?		~	
				Does the property contain underground storage tank(s)?	99-27-54 	V	
				Is the homeowner a licensed real estate salesperson or broker?		~	
				Is there any threatened or existing litigation regarding the property?		V	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		/	
				Is the property located within one (1) mile of an airport?		~	
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warrantie to disclose any material change in the physi	not a warra es that the pi cal condition	nty by rospe	y the owner ective buyer he property	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosu or owner may later obtain. At or before settle or certify to the purchaser at settlement that ti d. Seller and Purchaser hereby acknowledge r	re form ma ment, the he condition	ay not be owner is on of the	used a require proper
	Date (mm/dd/y	y)	13/24	Signature of Buyer	Date (mm/d	d/yy)	2/2
Signature of Seller	Date (<i>mm/dd/</i> y	y)	13161	Signature of Buyer	Date (mm/d	d/yy)	510
Ine Seller hereby certifies that the condition of the	e property is s	ubsta	ntially the sar	l I ne as it was when the Seller's Disclosure form was o	originally pr	ovided to 1	the Buy
The Seller hereby certifies that the condition of the	e property is s	ubsta	ntially the sar	ne as it was when the Seller's Disclosure form was o	originally pr	ovided to t	the Bu

Page 2 of 2



Metzger Property Services, LLC Agency Disclosure Form

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 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 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.

Chad Metzger (MPS, LLC Agent) Metzger Property Services, LLC and represent,

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.

Owner

Twne

Purchaser

Date

Purchaser

Date



Average Utilities

		Company		Average A	mount	
Gas	LP	2 refi	lls per	year		
Electric	REMC			\$ \$ 125	house	\$ 100 she
Water	4" well	services	house	\$		
Other	Septie in	1990'5		\$		
ноа				\$		
Inter	met Fibe	r Through	REMO			

Lots & Land Agent Full Detail

Schedule a Showing Page 1 of 1

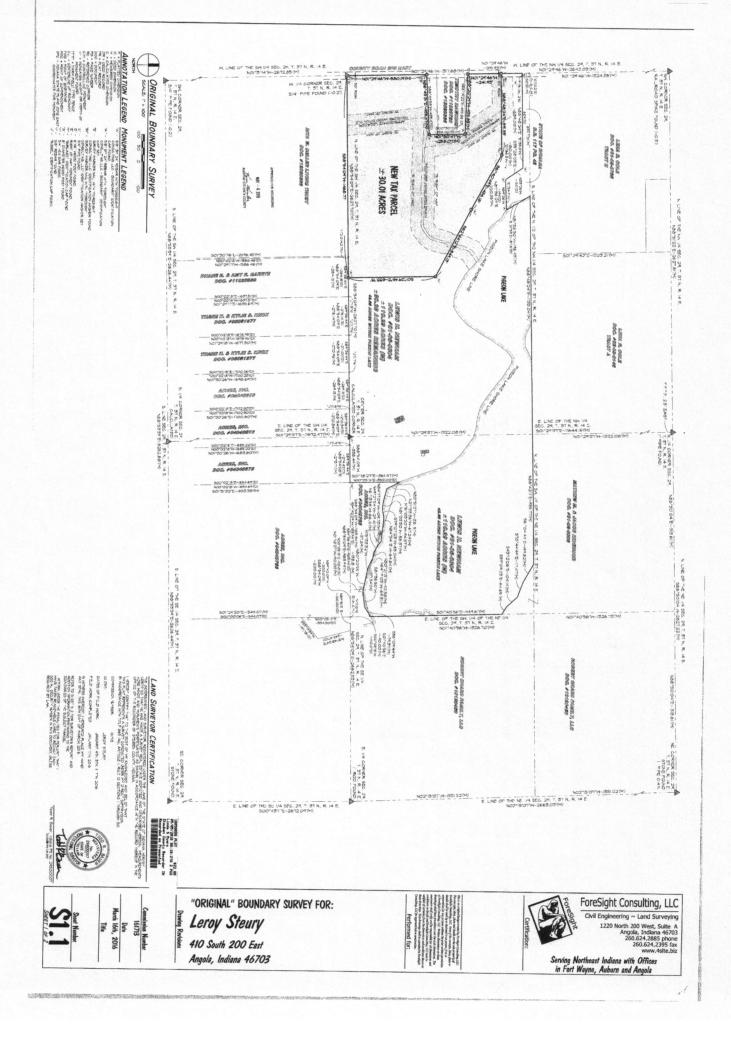
Proper	ty Type LOTS A	ND LAND	Status Active		CDC	DM 0 DOM	0	Auction Yes
MLS	202401611	** S 200 E	Ar	ngola IN	46703	Status Active		LP \$0
		Area S	Steuben County	Parcel ID 76-07-29-00	0-010.000-016	Type Agricultural L	and	
		Sub 1	None	Cross Street				Lot #
The set		School	I District MSD Elem	Carlin Park	JrH Angola	а	SrH	Angola
	Tract 2 30 Acres	REO	No	Short Sale No		Waterfront Y/N	N	
		Legal D	Description Approximate	ely 30+/- acres part of: P	۲ N1/2 SEC 29 1	10.29A PER DEED		
Directions Heading east of Angola on Hwy 20, turn north on 200 E.								
		Inside	City Limits N City	County Zor	ning OT Zonin	g Description EC		

Remarks Cropland, Secluded Lakefront Home, Shop, Cabin & Private Runway on Pigeon Lake offered in 2 tracts going to Auction on Thursday, February 22, 2024 at 6:30 pm! Tract 2: 30+/- Acres of Cropland & Recreational Woods. Cropland has a soil index of 137.9. Cropland has a 3 year lease with a 70/30 split on shares. A buyout is available if wanting to farm yourself. Could also make a great potential building site for your dream home! Don't miss out on this unique opportunity! Bid on each tract individually or for entire 110+/- acres!

Agent Remarks Auction: Thurs. 2.22.24 6:30 pm TERMS: \$10,000 down on the home; 10% down on the land the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property Service will charge a 4% buyer's premium. RE BROKERS: Must Register Clients 24 hrs. in advance of the

Sec Lot	Lot Ac/SF/Dim 30.0000 /	/ 1,306,800 / 2200x1100	
Parcel Desc Partially Wooded, Tillable, 15+	Platted Development No	Platted Y/N	/es
Township Scott D	Date Lots Available	Price per Acre \$\$0.00	
Type UseAgriculture, Residential,R	Road Access County Roa	ad Surface Tar and Stone Road Frontage County	
Water Type None Well	Туре	Easements Yes	
SEWER TYPE None		Water Frontage	
Type Fuel None		Assn Dues Not Applicable	
Electricity Available		Other Fees	
Features		DOCUMENTS AVAILABLE Aerial Photo	
Strctr/Bldg Imprv No			
Can Property Be Divided? No			
Water Access			
Water Name	Lake Type		
Water Features			
Water Frontage	Channel Frontage	Water Access	
Auction Yes Auctioneer Name C	Chad Metzger	Auctioneer License # AC31300015	
Auction Location Commons Hall 5	501 S. John St., Auction Start Date	2/22/2024	
Financing: Existing	Proposed	Excluded Party None	
Annual Taxes \$1,731.5 Exemption H	Homestead, Supplemental Year Taxe	es Payable 2023 Assessed Value	
Is Owner/Seller a Real Estate Licensee	No Possessio	on subject current tenant's rights	
List Office Metzger Property Services, LLC	- Off: 260-982-0238 List Agent	t Chad Metzger - Cell: 260-982-9050	
Agent ID RB14045939	Agent E-mail chad@metzgerauction.c	com	
Co-List Office	Co-List Ag	gent	
Showing Instr			
List Date 1/16/2024 Exp Date 4/30/2	2024		
Contract Type Exclusive Right to Sell	BBC 1.5% Variable Rate	No Special Listing Cond. None	
Virtual Tours:	Type of Sale		
Pending Date Closing D	Date Selling Price	e How Sold C	DOM 0
Total Concessions Paid	Sold/Concession Remarks		
Sell Office	Sell Agent	Sell Team	
Co-Sell	Co-Sell Agent		
Presented Chad Metzger	r - Cell: 260-982-9050 /	Metzger Property Services, LLC - Off: 260-982	-0238

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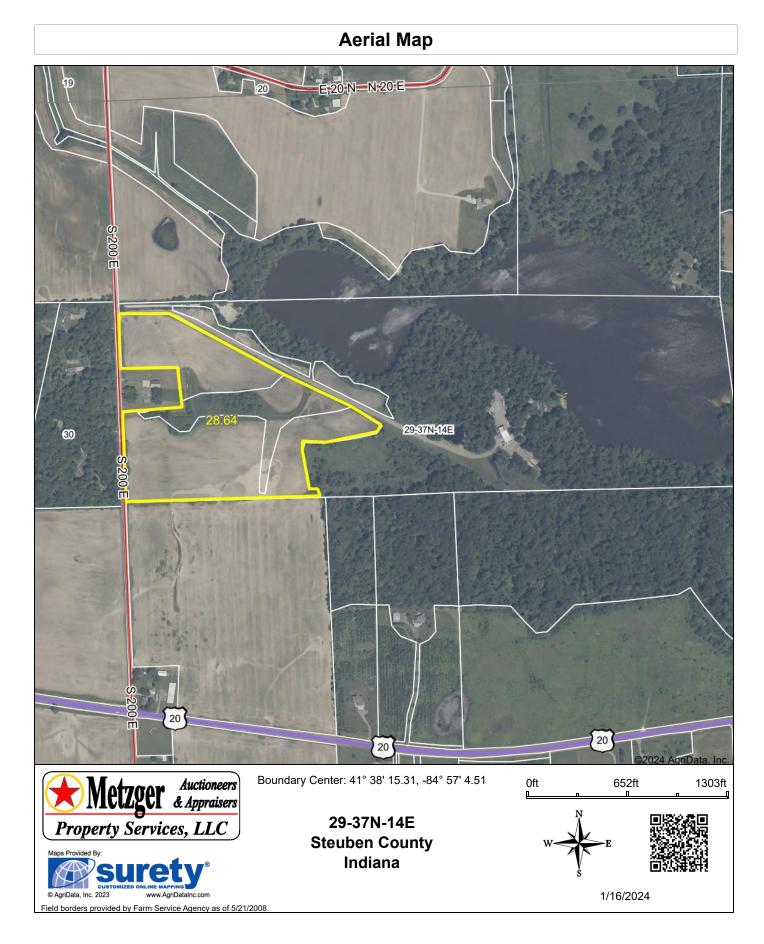
Title

"ORIGINAL" BOUNDARY SURVEY FOR:

Performed for:

rn and Angola

ForeSight Consulting, LLC Civil Engineering ~ Land Surveying 1220 North 200 West, Suite A Angola, Indiana 46703 266 674 2086 Pebroe



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	ata provided by USDA and NRCS. Symbol: IN151, Soil Area Version: 26				e Agribata, i	10. 2020	www.Agribata	S
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
BnA	Blount silt loam, 0 to 2 percent slopes	10.88	38.0%		llw	141	46	58
Mn	Milford silty clay loam, 0 to 2 percent slopes	5.03	17.6%		llw	154	43	68
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	4.36	15.2%		llw	157	47	66
GnB	Glynwood silt loam, 2 to 6 percent slopes	3.34	11.7%		lle	133	46	54
Mm	Millgrove loam	2.80	9.8%		llw	175	49	73
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	2.04	7.1%		Vw			50
MoC2	Morley silt loam, 6 to 12 percent slopes, eroded	0.19	0.7%		llle	118	41	44
+			We	ighted Average	2.22	137.9	42.6	*n 61.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

This is a Live, In-Person Auction! However, if you prefer, you are welcome to bid online.

Below are the instructions for online bidding

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
 - o Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - o Click on Next Step
 - \circ $\;$ 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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