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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
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101 S. RIVER RD.
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Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

- ★ FARMLAND AUCTIONS
- ★ ANTIQUE APPRAISALS
- ★ FARM SALES
- ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS
- ★ REAL ESTATE SALES

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January 15, 2024

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 98^{+/-} Acres being offered in 5 Tracts on Thursday, February 15, 2024 at 6:30 pm. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, FSA & soil maps, aerial map, and the terms and conditions for the auction.

If you have any questions or would prefer a private tour of the property, please do not hesitate to contact the office at 260.982.0238. You can also email tiff@metzgerauction.com if that is easier for you.

We look forward to seeing you on Thursday, February 15, 2024 at 6:30 pm at the North Liberty Community Center -- 300 S Main St, North Liberty, IN 46554. The Auction will Begin at 6:30 pm!

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

98^{+/-} Acres Being Offered in 5 Tracts!

*Productive Cropland
Development Potential*

98 ACRES



Real Estate • Auctions • Appraisals

Chad Metzger • Rob Metzger • Tim Holmes
Brett Ackman • Tim Pitts • Jason Corley • Rainelle Shookome
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Reimer • Dottie Hart • John Bumau • Austin Metzger
Neil Snyder • Justin Nicodemus

260-982-0238



**LIBERTY TWP.,
ST. JOSEPH CO., IN**

FARM REAL ESTATE AUCTION



Thurs., Feb. 15 6:30 PM

Auction Location: N. Liberty Community Building, 300 S. Main St., N. Liberty, IN
Farm Location: The intersection of SR 23 & New Rd.

PRODUCTIVE CROPLAND DEVELOPMENT POTENTIAL

www.MetzgerAuction.com

REAL ESTATE AUCTION TERMS

98+/- Acres of Productive Cropland with Development Potential offered in 5 Tracts!

This property will be offered at Auction on Thursday, February 15, 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% 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. 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 March 29, 2024. Possession will be at closing and the buyer will receive the 2024 income. Sellers agree to pay the 2023 due in 2024 taxes 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 \$4,017.48. 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. 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 15, 2024, at 6:30 pm est.
Bid Live In-Person or Online!***

**Auction Location: North Liberty Community Center
300 S Main St, North Liberty, IN 46554**

**Property Location: North of North Liberty on corner of SR 23 & New Rd.
Liberty Township • St. Joseph County**

www.BidMetzger.com

TRACT MAP



Tract 4
32.29 Acres

Tract 5
4.78 Acres

Tract 3
21 Acres

Tract 1
20 Acres

Tract 2
20 Acres

98+/- Acres of Productive Cropland with Development Potential!

Intersection of SR 23 & New Rd., North Liberty, IN 46554



Colleges in St. Joseph County

- University of Notre Dame
- IU of South Bend
- Ivy Tech

Transportation

- South Bend International Airport
- South Shoreline Commuter Rail Line Station
- Amtrack Train Station at South Bend

St. Joseph County Activities

- Four Winds Casino
- Potawatomi Zoo
- South Bend Cubs Four Winds Field
- Studebaker Museum
- East Race Waterway

Drive Time To:

- Chicago 1.5 hrs
- Indianapolis 2 hrs 15 mins
- Lake Michigan 45 mins

*GM \$3.5 billion electric vehicle battery cell plant underway



North Liberty Highlights

- Potato Creek State Park
- Coming Soon - \$100 million room 120 room lodge & convention center at Potato Creek State Park



Aerial

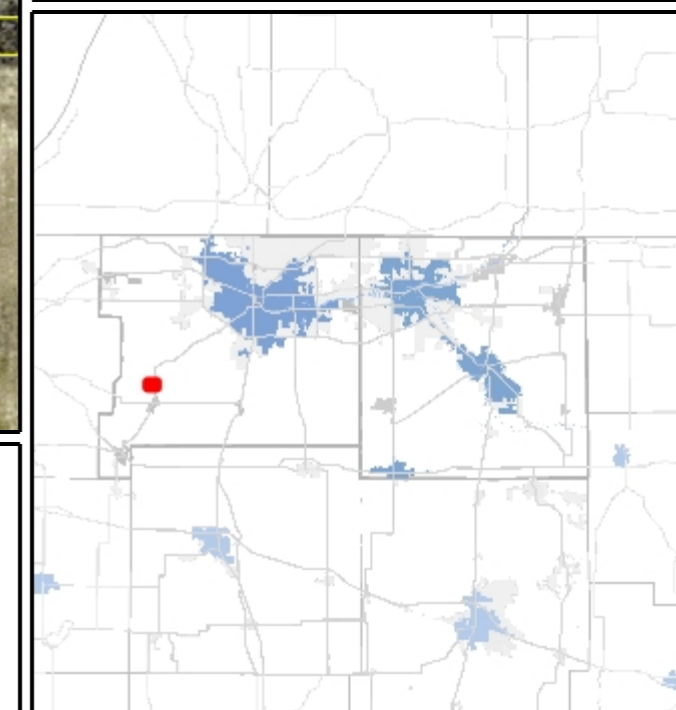
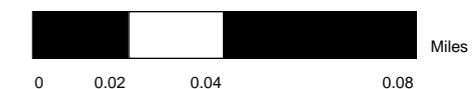
Metzger Property Services, LLC

Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
 - Railroad
 - Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge



1 inch = 400.00 feet



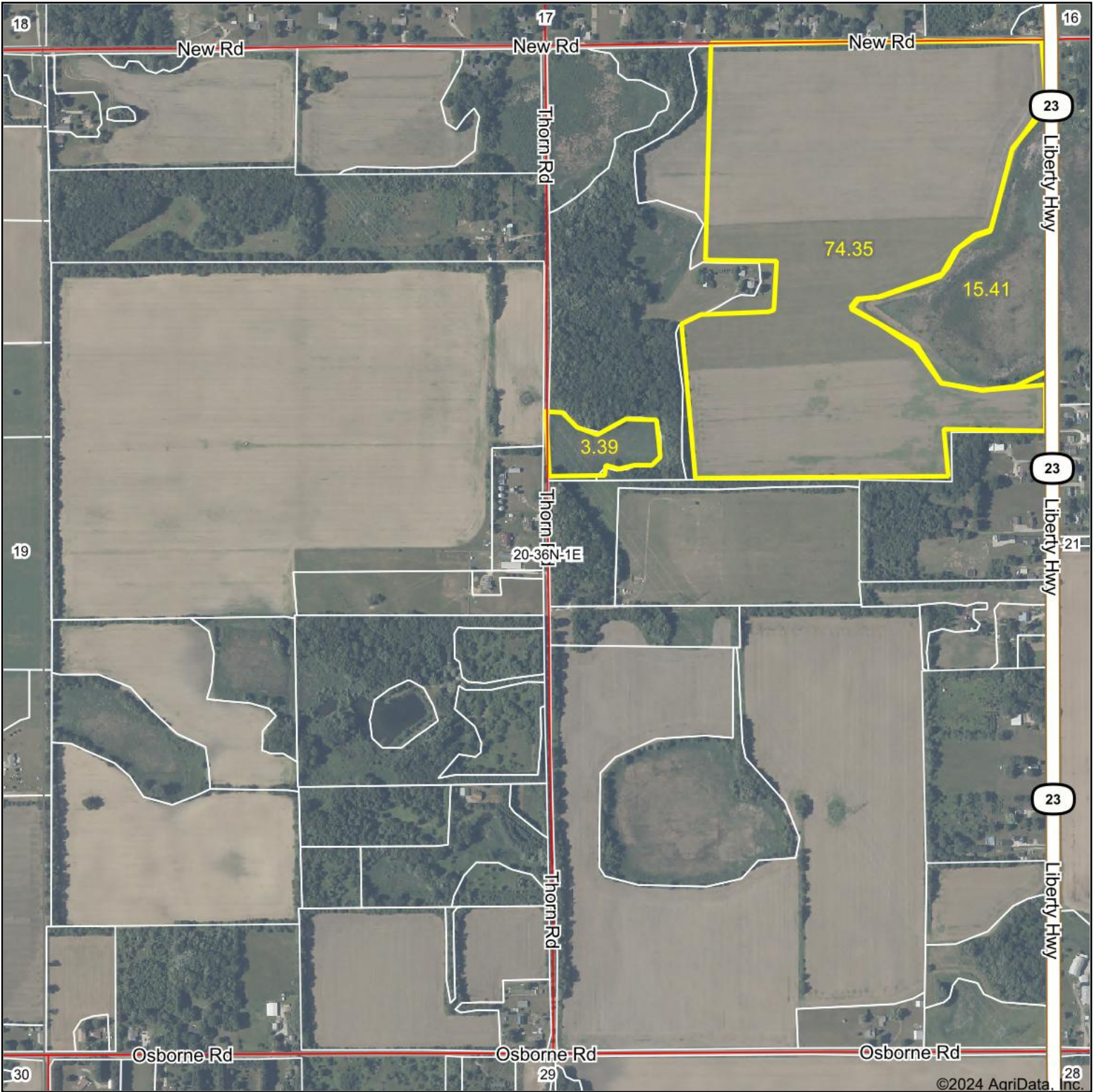
Date Printed: 11/28/2023
 Map Generated By: Aerial

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

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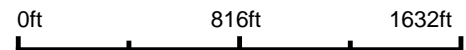
FSA Aerial Map



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

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 41° 33' 38.13, -86° 25' 54.65

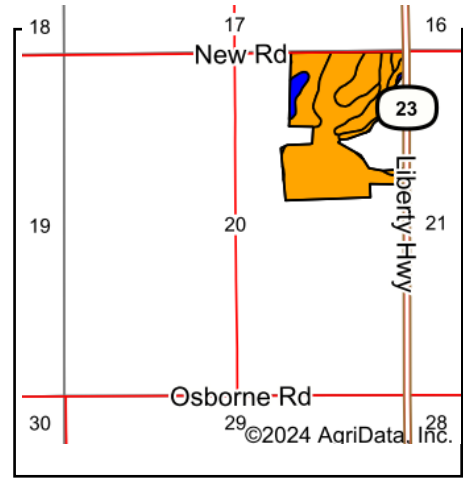
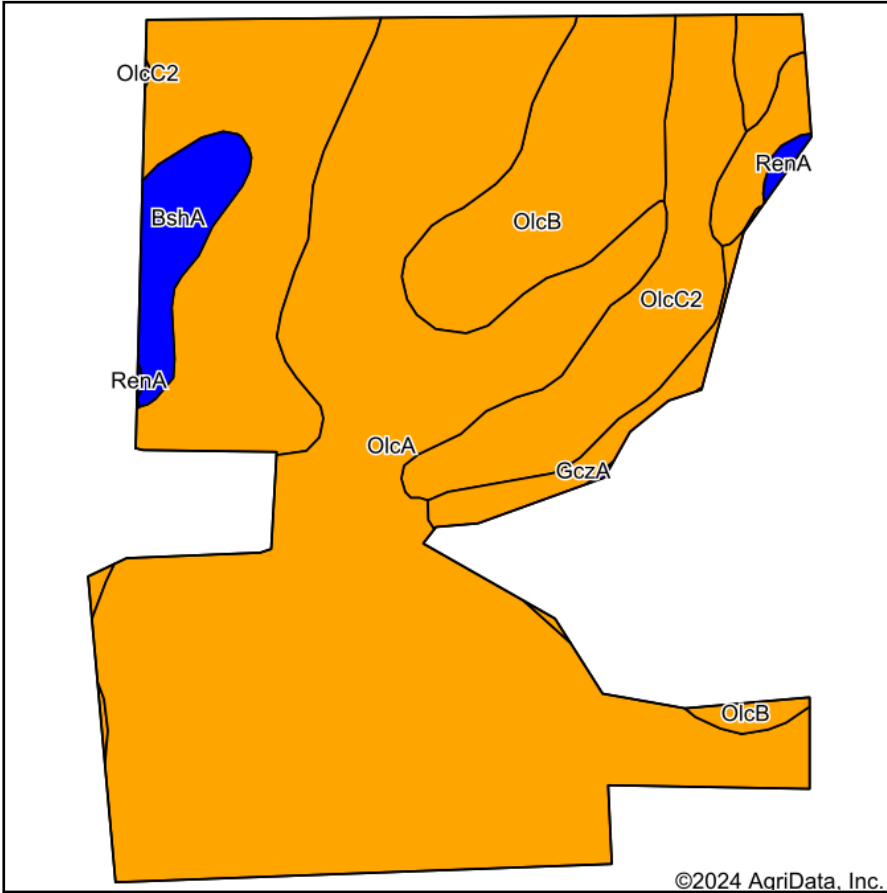


20-36N-1E
St. Joseph County
Indiana



1/16/2024

Soils Map



State: **Indiana**
 County: **St. Joseph**
 Location: **20-36N-1E**
 Township: **Liberty**
 Acres: **73.73**
 Date: **1/16/2024**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend				
OlcA	Oshtemo sandy loam, 0 to 2 percent slopes	44.17	59.9%					
OlcB	Oshtemo sandy loam, 2 to 6 percent slopes	18.55	25.2%					
OlcC2	Oshtemo sandy loam, 5 to 10 percent slopes, eroded	6.93	9.4%					
BshA	Brady sandy loam, 0 to 1 percent slopes	2.34	3.2%					
GcZA	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	1.54	2.1%					
RenA	Rensselaer mucky loam, 0 to 1 percent slopes	0.20	0.3%					

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
 - 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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