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January 16, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 158+/-Acres offered in 6 Tracts on Thursday, February 20, 2020. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, aerial map, record cards 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 us at 260.982.0238. You can also email chad@metzgerauction.com if that is easier for you.

We look forward to seeing on Thursday, February 20 at 6:30 pm at the Bippus Lion's Club: 9033 W. 800 N., Huntington, Indiana. The Auction will Begin at 6:30 pm!

Thanks,

Chad Metzger, CAI, CAGA Metzger Property Services, LLC

Open House: February 11, 5:30-6pm

158^{+/-} Acres Being Offered in 6 Tracts! Cropland • Country Home • Woods • Building Sites

HOCH LAND AUCTION

Thur., Feb. 20 6:30 PM

Auction Location: Bippus Lions Club 9033 W. 800 N. Huntington, IN

ABRBS

offered anact

Chester Twp, Wabash Co., IN

Tract 6 11 Acres

Tract 5

42 Acres

400 E.

Tract 4

25 Acres

Chester Twp, Wabash Co., IN

Farm Location: 6385 N. 400 E., N. Manchester, IN

Thursday, Feb. 20 6:30 PM

Auction Location: Bippus Lions Club 9033 W 800 N, Huntington, IN

• Country Home • Cropland • Woods **Building Sites**

etzger **Real Estate** • Auctions • Appraisals Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome 260-982-0238

Tract 2 62.5 Acres

Tract 3 16 Acres

Farm Location: 6385 N. 400 E., N. Manchester, IN

> **Eloise Hoch Estate, Owner**



Real Estate • Auctions • Appraisals Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome Gary Spangle • Brian Evans • Dustin Dillon Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau 260-982-0238



 Country Home Cropland
 Woods Building Sites www.MetzgerAuction.com

HOCH LAND AUCTION

www.MetzgerAuction.com







Eloise Hoch Estate AUCTION

COUNTRY HOME ON 1.5+/- ACRES

Move-in ready 960 Square Foot home featuring 3 bedrooms, an open kitchen/dining area, Living room, a full basement and a 2-car detached garage! The home has a metal roof and a large deck!

Open House: February 11 5:30-6 PM

Thur., Feb. 20 6:30 PM

Farm Location: 6385 N. 400 E., N. Manchester, IN

Auction Location: Bippus Lions Club

- TRACT #1: Country Home on 1.5 Ac.
- TRACT #2: 62.5 Ac. Quality Cropland
- TRACT #3: 16 Acres Woods
- TRACT #4: 25 Acres Quality Cropland
- TRACT #5: 42 Acres Quality Cropland
- TRACT #6: 11 Acres Woods

Bid on an Individual Tract, Any Combination or the Whole Farm!

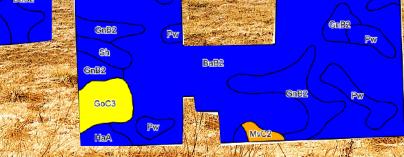
BaB2

RoB



BaA Blount loam, interlobate moraines, 0 to 2 per GoC3 Glynwood clay loam, 5 to 12 percent slopes REAL ESTATE TERMS: This property will be offered as individual tracts, in combination and in its' entirety. Each bid constitutes a legal offer to purchase and 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 listed in this brochure are estimates taken from county records, FSA records and/or aerial photos. If the property sells in tracts that require a survey then the cost will be shared 50/50 between the buyer and the seller. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. 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 31, 2020. Pos-So Sloan silty clay loam, 0 to 1 percent slopes, 1 RcB2 Rawson sandy loam, 2 to 6 percent slopes, Sh Shoals silt loam, 0 to 2 percent slopes, occa session will be at closing. Seller will pay the 2019 due in 2020 real estate taxes. Metzger Property Services LLC, Chad Metzger, Auctioneer, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precidence 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. No Personal Property is included with the sale of the Real Estate. MvC2 Morley silt loam, 6 to 12 percent slopes, eroo





常于 学习主任	Cathering and the second second	- ati	ALCONT RA		H ATTA		9
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	1120
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	61.09	45.6%		lle	137	Ser.
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	27.32	20.4%		llw	157	X
GnB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	18.99	14.2%		lle	128	a la la
HaA	Haskins loam, 0 to 3 percent slopes	5.65	4.2%		llw	140	
RcA	Rawson sandy loam, 0 to 2 percent slopes	5.61	4.2%		lls	126	
BaA	Blount loam, interlobate moraines, 0 to 2 percent slopes	4.56	3.4%		llw	142	
GoC3	Glynwood clay loam, 5 to 12 percent slopes, severely eroded	3.60	2.7%		IVe	120	
So	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	2.81	2.1%		Illw	134	
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	1.86	1.4%		lle	126	
Sh	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded	1.57	1.2%		llw	131	
MvC2	Morley silt loam, 6 to 12 percent slopes, eroded	0.79	0.6%		Ille	118	
	·	-	-	Wei	ghted Average	138.8	



REAL ESTATE TERMS 158+/- ACRE HOCH REAL ESTATE AUCTION

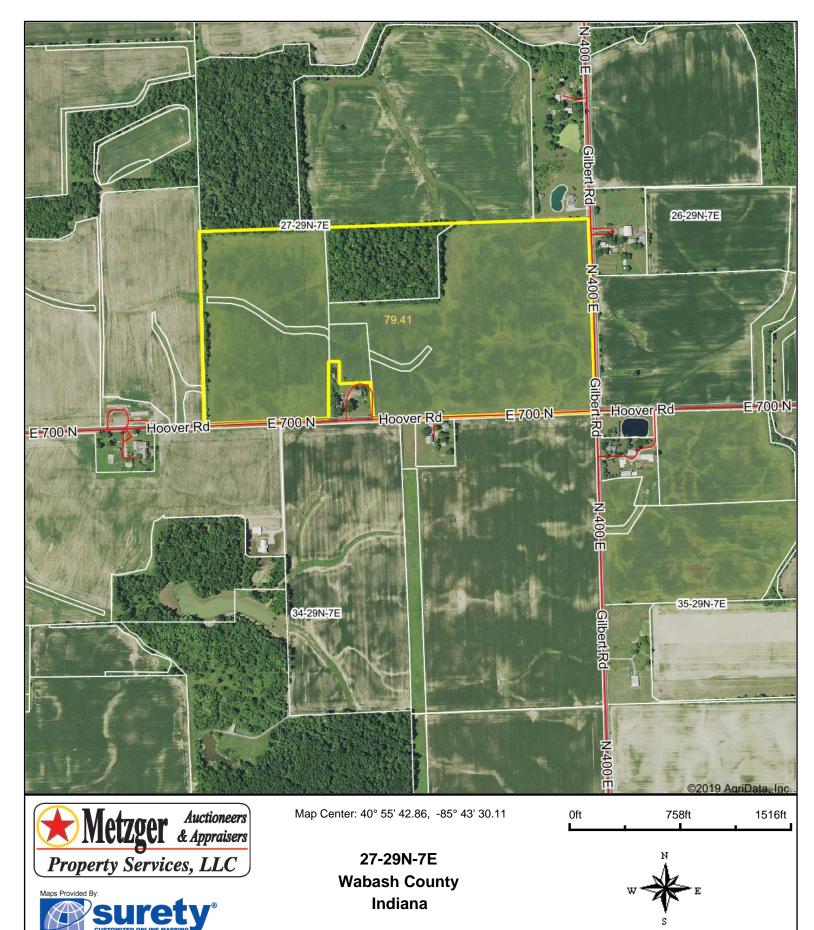
This property will be offered at Auction on Thursday, February 20, 2020, 6:30 pm at the Bippus Lion's Club. This property will be offered in individual tracts, the entirety & any combination you wish to put together. Your bid constitutes a legal offer to purchase and the final bid shall constitute a 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 is due the day of the auction: Tract 1, the home, will be \$1,000 down with the balance due at closing and Tracts 2-6 will be 10% down on the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off the balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. 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 31, 2020. Possession of Tract 1 will be at closing. Possession of Tracts 2-6 will be after the tenant's rights to the 2020 harvest. The Buyer(s) will receive the 2020 farm income. Seller will pay the 2019 due in 2020 taxes with the buyer(s) to assume the 2020 due in 2021 taxes and all taxes due thereafter. Real estate taxes for the entirety in 18' due in 19' were approximately \$3,008.30. Metzger Property Services LLC, Chad Metzger, Auctioneer, 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 all showings/open houses your client attends and present at the auction to represent them. Client Registration form is in the documents section of the MLS.

Auction: February 20, 2020 – 6:30pm Auction Location: Bippus Lion's Club: 9033 W. 800 N., Huntington, IN

Property Location: 6385 N. 400 E., N. Manchester, IN 46962



Aerial Map

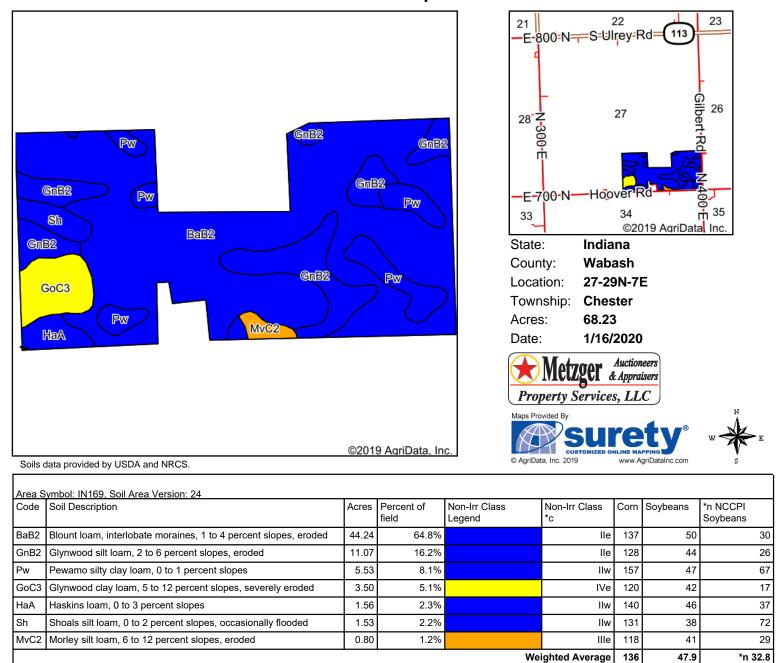


1/16/2020

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

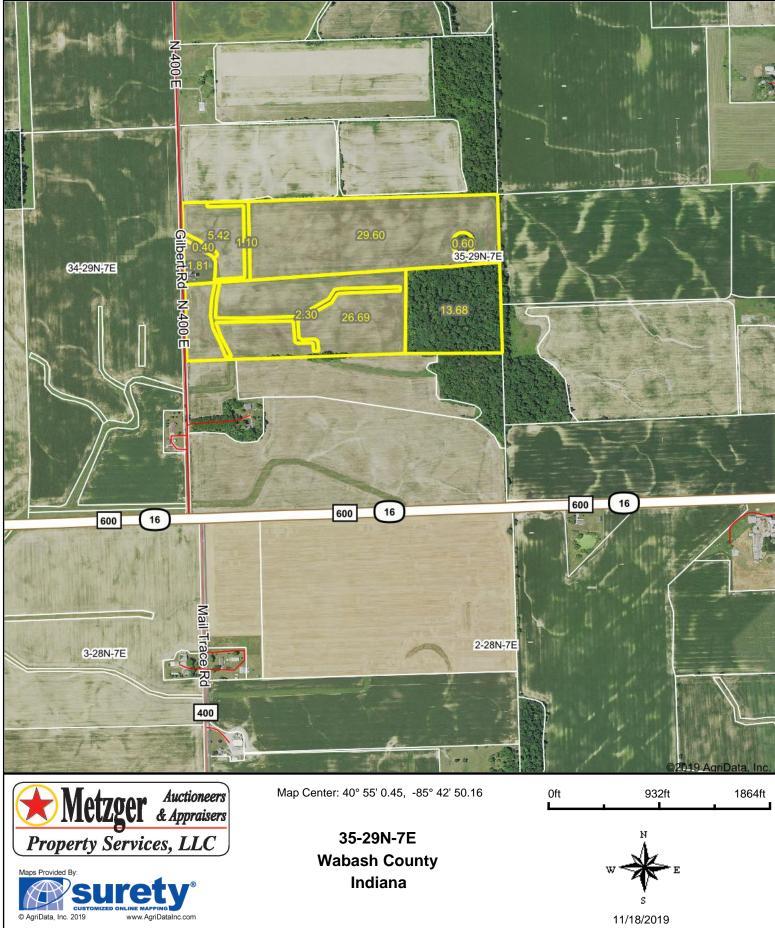
Soils Map



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

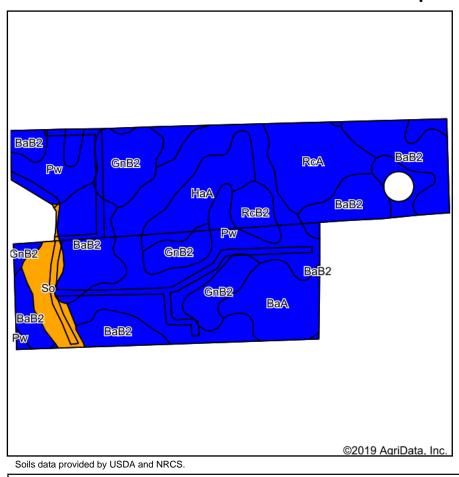
Soils data provided by USDA and NRCS.

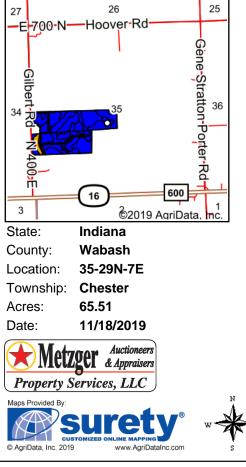
Aerial Map



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

Soils Map

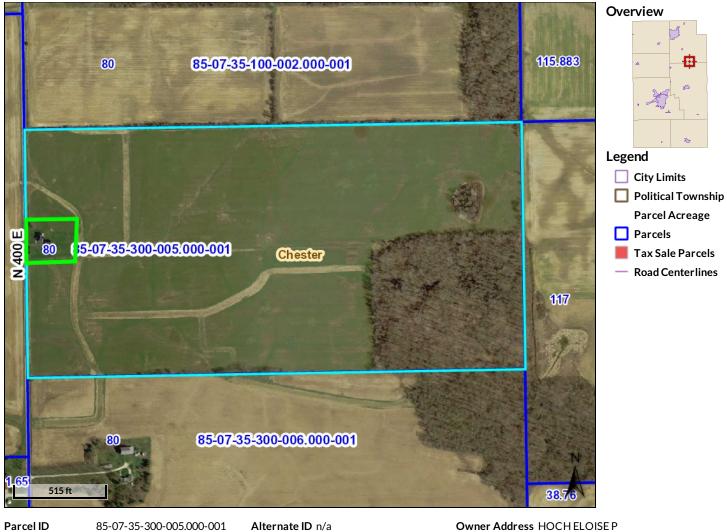




Area S	ymbol: IN169, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	21.39	32.7%		llw	157	47	67
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	16.94	25.9%		lle	137	50	30
GnB2	Glynwood silt loam, 2 to 6 percent slopes, eroded	7.76	11.8%		lle	128	44	26
RcA	Rawson sandy loam, 0 to 2 percent slopes	5.60	8.5%		lls	126	44	38
BaA	Blount loam, interlobate moraines, 0 to 2 percent slopes	4.75	7.3%		llw	142	52	49
HaA	Haskins loam, 0 to 3 percent slopes	4.29	6.5%		llw	140	46	37
So	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	2.92	4.5%		IIIw	134	47	50
RcB2	Rawson sandy loam, 2 to 6 percent slopes, eroded	1.86	2.8%		lle	126	44	25
				Wei	ighted Average	141.6	47.4	*n 44.9

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

Soils data provided by USDA and NRCS.



6385 N 400 E

NORTH MANCHESTER, IN 46962

Parcel ID 85-07-35-300-005.000-001		Alternate I	Owner Address	
Sec/Twp/Rng	35-29-07	Class	Cash grain/general farm	
Property Address	6385 N 400 E	Acreage	80	
	NORTH MANCHESTER			
District	CHESTER TWP			
Brief Tax Descript	ion N1/2 SW1/4 35-29-3	780ADITCH	664-00422-01	
	(Note: Not to be use	d on legal doo	cuments)	

Date created: 1/13/2020 Last Data Uploaded: 1/13/2020 9:09:12 AM

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D H M 📵 T 📾 📙 ∞ Listings as of 01/16/2020

Residential Agent Full Detail Report

Schedule a Showing

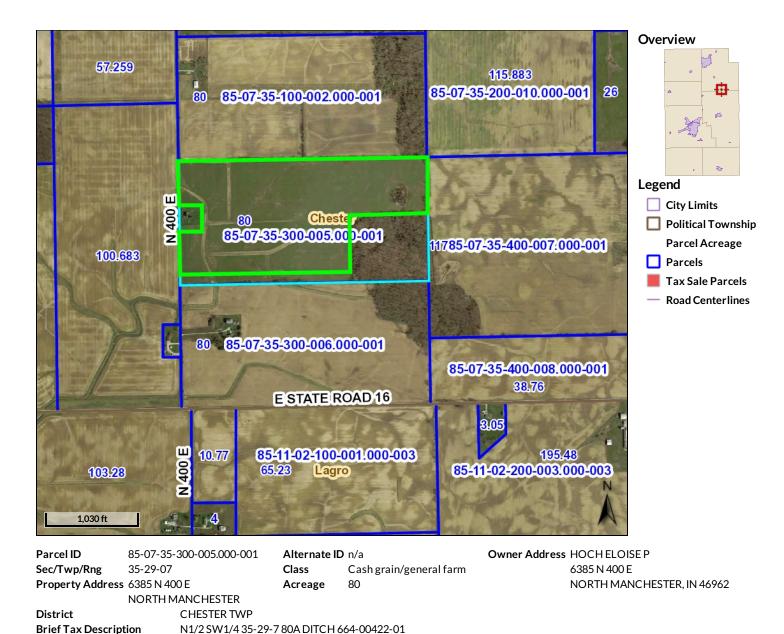
Page 1 of 1

Property Type RESIDENTIAL	Status Active		CDOM 1 DOM	1 Auction Yes
MLS # 202001868 6385 N	400 E. No	rth Manchester IN 46962	Status Active	LP \$0
and the second second	Area Wabash County	Parcel ID 85-07-35-300-005.000-	001 Type Site-Built Home	
	Sub None	Cross Street	Bedrms 3 F Ba	ths 1 HBaths 0
TTE BELLY	Location Rural	Style One Story	REO No Sh	nort Sale No
	School District MCS Elem	Manchester JrH Ma	anchester SrH	Manchester
	Legal Description Approximate	ely 1.5+/- Acres part of N1/2 SW1/4 35	-29-7 80A DITCH 664-00422	-01
	Directions From St. Rd. 16, go nor	th on 400 E., farm will be on east side of th	ne road, look for signs.	
	Inside City Limits N	City Zoning County Zoni	ing A1 Zoning Descri	ption

Remarks COUNTRY HOME ON 1.5+/- ACRES GOING TO AUCTION ON FEBRUARY 20, 6:30 PM. This One-story home features 3 bedrooms, an open Kitchen/Dining Area, Living Room, Basement for Storage and a 2-car detached garage! Home has a newer metal roof and a large deck perfect for enjoying the views & peacefulness of the country! This is Tract 1 of the auction, bid on this tract individually or in combination with any other tract up for auction. OPEN HOUSE: February 11, 5:30-6pm

Agent Remarks AUCTION: February 20, 6:30 pm at the Bippus Lion's Club. TERMS on Tract 1: \$1,000 down with the balance due at closing. Seller will pay 19' due in 20' taxes. Survey to be split 50/50. RE BROKERS: Must register clients 24 hrs in advance and be present with client at all showings they attend and the auction. Registration form in docs.

	Lot		Ac/SF/Dim		0 65,34		0x230		/	N	'	Lot Des	0-2.9				
Town	ship Ch	ester	Α	bv Gd F	in SqFt	1,048 Be	low Go	l Fin So	Ft	0.	Ttl Below	Gd SqFt	524	Ttl Fin S	SqFt 1,048	Year Built	1957
-	63 New			e Comp				Aluminu	m	Fnd	tn Crawl	, Partial Ba	isemei	nt, Unfinis	hed	# Rooms	5
Roon	1 Dimensio		Baths	Full	Half	Water	WELL				Basemen	t Material	Bloc	k			
_	DIM	L	B-Main	1	0	Sewer	Seption -				Dryer Hoo	kup Gas	No		Fireplace	No	
LR	12 x 12	М	B-Upper		0	Fuel	Force	ed Air			Dryer Hoo	kup Elec	No		Guest Qtrs	No	
DR	12 x 10	М	B-Blw G	0	0	Heating					Dryer Hoo	ok Up Gas	/Elec	No	Split FlrpIn	No	
R	X			_		Cooling		ow, Nor	ne		Disposal		No		Ceiling Fan	No	
T	12 x 10	М	Laundry F		Main		x	_	-		Water Sof	t-Owned	No		Skylight	No	
BK	х				•	Eat-In Kitche Washer Ho		age Do	or Opei	ner,	Water Sof	t-Rented	No		ADA Feature	s No	
DN	X			i Deulou	in Suite,		ok-op				Alarm Sys	s-Sec	No		Fence		
MB	12 x 12	М	-								Alarm Sys	s-Rent	No		Golf Course	No	
2B	12 x 10	М	Garage	2.0	'	tached	,	x 26	/ 624	00	Garden T	ub	No		Nr Wlkg Trai	ls No	
3B	10 x 10	М	Outbuildi	•	ed	10 x 1	16				Jet Tub		No		Garage Y/N	Yes	
IB	х		Outbuildi	-		X					Pool	No			Off Street Pk	Yes	
5B	х		Assn Due		I	Not Applica	ble				Pool Type	•					
RR	х		Other Fee														
.F	х		Restrictio														
EX _	х		Water Acc			Wtr Nam	-										
NtrTy	•			Wtr Frt	g		annel I	Frtg									
	r Features				~		Туре				•						
	on Yes	Auci	tioneer Nam	ie (Chad Me	tzger					Auction	eer Licen	se #	AC31	300015		
	er Name					_											
	icing: Ex	-	50 F	•		Pr	oposed		-	_		040		Excluded	-	e	
	al Taxes		.52 Exempt						ear Ta		-	019		Assessed	d Value		
			Estate Licen		No		~~		ossess		at closing		000 0	00 0050			
		-	operty Servic			260-982-02	38	L	ist Age	nt	Chad Met	-				205	
-	t E-mail	chad@	metzgerauct	tion.com				•			LIS	t Agent - L	Iser C	ode	UP388053	395	
	st Office	Ohani			_			C	o-List	Agent							
	ving Instr		ngtime or Op			Dublich			Vaa	Ch	Addu to D	ublia - N	/	Allan (A)/			-
_ist E		5/2020	Exp Date	3/31/		Publish t					Addr to P			Allow AV		w Comment	s
			ontract Type			ight to Sell	Бц	yer Bro		•		Vari.Rate		•		None	
	al Tours:				box Typ	e MECH		L			tion door		-	pe of Sal	e	CDOM	4
	ing Date	Daid		Closing	-		Damaa		Sening	g Price)		low S	ola		CDOM	I
		s Palo				oncession	Remar	KS	C - C -					00			
Sell C			Duo	Sell Ag			Tiffon	Doimer	Co-Se		r Dronart /	Convisoo	c	0-5	ell Agent		
			Pre	esented b	JY:				-	2	r Property S	bervices, L					
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(Note: Not to be used on legal documents)

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Lots & Land Agent Full Detail Report

🔀 Schedule a Showing

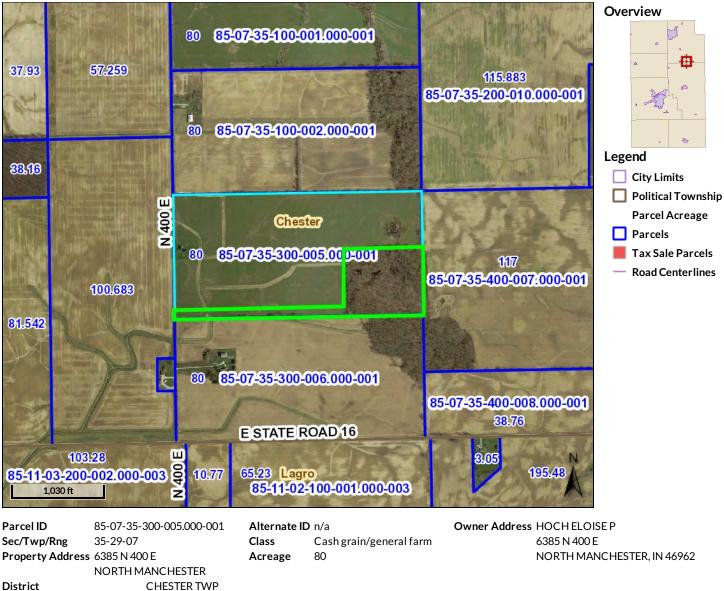
Page 1 of 1

Property Type LOTS AND LAND	Status Active		C	DOM 1	DOM	1	Auction	Yes
MLS # 202001869 ** N 40	0 E. Nor	rth Manchester IN	46962	Status	Active		LP \$0	
	Area Wabash County	Parcel ID 85-07-35-3	00-005.000-0	01 Type A	gricultural La	and		
Tret4 5 Jans Ciers	Sub None	Cross Street 1510 I	N. Wayne Stre	eet		I	Lot #	
	School District MCS Elem	Manchester	JrH Man	nchester		SrH	Manchester	
	REO No	Short Sale No						
	Legal Description Approximate	ely 62.5+/- Acres part of: N	1/2 SW1/4 35	5-29-7 80A	DITCH 664-	00422-	01	
Tract 2 4	Directions From St. Rd. 16, go N	North on 400 E., property v	vill be on east	t side of the	e road.			
	Inside City Limits N City Zonin	ng County Zoni	ng A1 Zon	ing Descri	ption			

Remarks 62.5+/- ACRES OF QUALITY TILLABLE CROPLAND GOING TO AUCTION ON THURS. FEBRUARY 20 AT 6:30 PM. Great Opportunity for quality cropland with a soils average index of: 138.8. Bid on this tract individually, in combination or on the entire 158+/- Acres being offered.

Agent Remarks AUCTION: Feb. 20, 6:30pm at the Bippus Lion's Club. TERMS: 10% down w/ balance due at closing. Survey Costs split 50/50. Seller to pay 19 due in 20 taxes. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be at all showings & the auction to represent client. Client Registration form is in docs.

Sec Lot Zoning	Lot Ac/SF/Dim	62.5000 / 2,722,500	0 / 2692x1200	
Parcel Desc Undeveloped, Tillable, 15-	Platted Develop	pment No		Platted Y/N Yes
Township Chester	Date Lots Available		Price per Acre \$\$0.0	0
Type Use Agriculture	Road Access County	Road Surface	Tar and Stone Road Frontag	ge County
Type Water None		Easemer	nts Yes	
Type Sewer None		Water Fr	ontage	
Type Fuel None		Assn Du	es Not Applicable	e
Electricity None		Other Fe	es	
Features		DOCUME	ENTS AVAILABLE Aerial Photo, A	gency, Soil Map
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	Chad Metzger	Auct	tioneer License # AC3130001	15
Owner Name				
Financing: Existing	Proposed		Excluded Party	/ None
Annual Taxes \$1,640.52 Exemption	Homestead, Supplemental	Year Taxes Payable	2019 Assessed Valu	e
Is Owner/Seller a Real Estate Licensee	No	Possession subject	t to tenant's rights	
List Office Metzger Property Services, I	LC - office: 260-982-0238	List Agent Chad N	/letzger - Cell: 260-982-9050	
Agent ID RB14045939	Agent E-mail chad@me	etzgerauction.com		
Co-List Office		Co-List Agent		
Showing Instr Showingtime or Open	House			
List Date 1/15/2020 Exp Date 3	/31/2020 Publish to Interne	et Yes Show Addr to	o Public Yes Allow AVM	Yes Show Comments Yes
IDX Include Y Contract Type E	xclusive Right to Sell	BBC 0.5% Varia	able Rate No Special Listing C	ond. None
Virtual Tours:			Type of Sale	
Pending Date Closi	ng Date	Selling Price	How Sold	CDOM 1
Total Concessions Paid	Sold/Concession Remain	rks		
Sell Off Sel	l Agent	Co-Sell Off	Co-Sell Ag	ent
Sell Off Sel Present	-		•	ent
	ed by: Tiffany Re		rty Services, LLC	ent
	ed by: Tiffany Re	eimer / Metzger Proper eemed reliable but not guar	ty Services, LLC ranteed.	ent



Brief Tax Description

CHESTER TWP N1/2 SW1/4 35-29-7 80A DITCH 664-00422-01 (Note: Not to be used on legal documents)

Date created: 1/16/2020 Last Data Uploaded: 1/15/2020 11:56:57 PM

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Lots & Land Agent Full Detail Report

Schedule a Showing

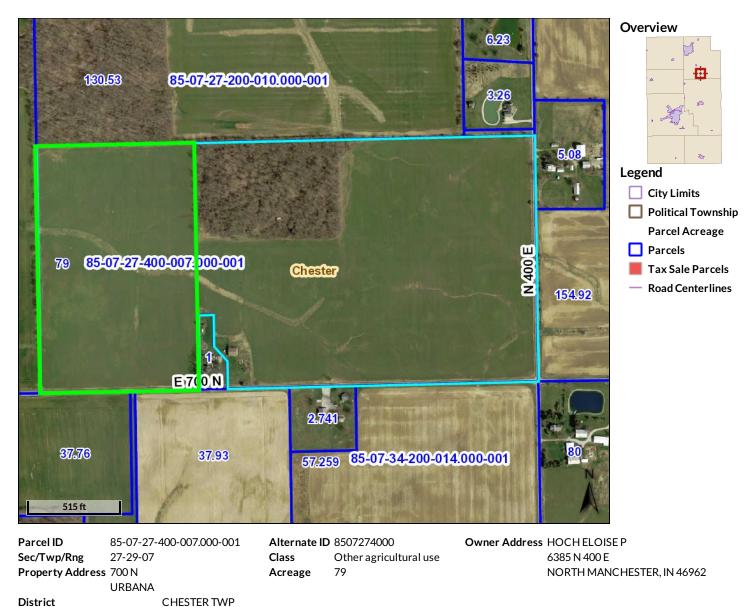
Page 1 of 1

Property Type LOTS AND LAND	Status Active		CDOM 1 DOM	1 Auction	Yes
MLS # 202001870 *** N 4	00 E No	rth Manchester IN 46962	Status Active	LP \$0	
	Area Wabash County	Parcel ID 85-07-35-300-005.0	00-001 Type Agricultural La	nd	
Tract 4 Skore Calcus Control N	Sub None	Cross Street		Lot #	
	School District MCS Elem	Manchester JrH	Manchester	SrH Manchester	
400 E	REO No	Short Sale No			
	Legal Description Approximate	ely 16+/- Acres part of N1/2 SW1/4 3	35-29-7 80A DITCH 664-004	22-01	
Tract 2 That 3	Directions From St. Rd. 16, go n	orth on 400 E., property will be on e	east side of the road, look for	r signs!	
	Inside City Limits N City Zoni	ng County Zoning A1	Zoning Description		

Remarks 16+/- Acres of Recreational Woods going to auction on Thursday, February 20. Tract 3 is a Nice piece of recreational woods, great for hunting, being offered, bid on this tract individually, in combination or bid on the entire 158+/- Acres being offered.

Agent Remarks AUCTION: Feb. 20, 6:30pm at the Bippus Lion's Club. TERMS: 10% down w/ balance due at closing. Survey Costs split 50/50. Seller to pay 19 due in 20 taxes. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be at all showings & the auction to represent client. Client Registration form is in docs.

Sec Lot	Zoning	Lot Ac/SF/E	Dim 16.0000 / 696,	960 / 745x2696	
Parcel Desc	Heavily Wooded, Partial	lly Wooded, 15+ Platted Dev	velopment No		Platted Y/N Yes
Township	Chester	Date Lots Available		Price pe	r Acre \$\$0.00
Type Use	Agriculture, Recreational	Road Access County	Road Surfa	ace Tar and Stone	Road Frontage County
Type Water	None		Ease	ements Yes	
Type Sewer	None		Wate	er Frontage	
Type Fuel	None		Ass	n Dues	Not Applicable
Electricity	None		Othe	er Fees	
Features			DOC	UMENTS AVAILABLE	Aerial Photo, Agency
Strctr/Bldg Ir	mprv No				
Can Property	y Be Divided? No				
Water Acces	s				
Water Name			Lake Type		
Water Featur	res				
Water Fronta	ige	Channel Frontage)	Water Acc	ess
Auction Ye	es Auctioneer Name	Chad Metzger		Auctioneer License #	AC31300015
Owner Name					
Financing:	Existing	Propos	ed		Excluded Party None
	Existing	•		ble 2019	Excluded Party None Assessed Value
Financing: Annual Taxe	Existing	n Homestead, Supplementa	Al Year Taxes Paya	ble 2019 TER TENANT'S RIGHT	Assessed Value
Financing: Annual Taxe Is Owner/Sel	Existing s \$1,640.52 Exemptio ler a Real Estate License	n Homestead, Supplementa	al Year Taxes Paya Possession AF		Assessed Value S
Financing: Annual Taxe Is Owner/Sel List Office	Existing s \$1,640.52 Exemptio ler a Real Estate License	n Homestead, Supplementa e No s, LLC - office: 260-982-0238	al Year Taxes Paya Possession AF	TER TENANT'S RIGHT	Assessed Value S
Financing: Annual Taxe Is Owner/Sel List Office	Existing s \$1,640.52 Exemption ler a Real Estate License Metzger Property Services RB14045939	n Homestead, Supplementa e No s, LLC - office: 260-982-0238	al Year Taxes Paya Possession Af List Agent Ch	TER TENANT'S RIGHT	Assessed Value S
Financing: Annual Taxe Is Owner/Sel List Office Agent ID	Existing s \$1,640.52 Exemption ler a Real Estate License Metzger Property Services RB14045939 re	n Homestead, Supplementa e No s, LLC - office: 260-982-0238 Agent E-mail chad	al Year Taxes Paya Possession Af List Agent Ch @metzgerauction.com	TER TENANT'S RIGHT	Assessed Value S
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Inst	Existing s \$1,640.52 Exemption ler a Real Estate License Metzger Property Services RB14045939 e	n Homestead, Supplementa e No s, LLC - office: 260-982-0238 Agent E-mail chad	al Year Taxes Paya Possession Af List Agent Cł @metzgerauction.com Co-List Agent	TER TENANT'S RIGHT	Assessed Value S
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Inst	Existing s \$1,640.52 Exemption ler a Real Estate License Metzger Property Services RB14045939 re tr Showingtime or Ope 1/15/2020 Exp Date	n Homestead, Supplementa ee No s, LLC - office: 260-982-0238 Agent E-mail chadu en House	al Year Taxes Paya Possession Af List Agent Ch @metzgerauction.com Co-List Agent	TER TENANT'S RIGHT and Metzger - Cell: 260-9 Idr to Public Yes	Assessed Value S 82-9050
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Inst List Date	Existing s \$1,640.52 Exemption ler a Real Estate License Metzger Property Services RB14045939 re tr Showingtime or Op- 1/15/2020 Exp Date Y Contract Type	n Homestead, Supplementa ne No s, LLC - office: 260-982-0238 Agent E-mail chadu en House 3/31/2020 Publish to Int	al Year Taxes Paya Possession Af List Agent Ch @metzgerauction.com Co-List Agent	TER TENANT'S RIGHT nad Metzger - Cell: 260-9 Idr to Public Yes Variable Rate No Si	Assessed Value S 82-9050 Allow AVM Yes Show Comments Yes
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Inst List Date IDX Include	Existing s \$1,640.52 Exemption ler a Real Estate License Metzger Property Services RB14045939 re tr Showingtime or Opt 1/15/2020 Exp Date Y Contract Type s:	n Homestead, Supplementa ne No s, LLC - office: 260-982-0238 Agent E-mail chadu en House 3/31/2020 Publish to Int	al Year Taxes Paya Possession Af List Agent Ch @metzgerauction.com Co-List Agent	TER TENANT'S RIGHT nad Metzger - Cell: 260-9 Idr to Public Yes Variable Rate No Si	Assessed Value S 82-9050 Allow AVM Yes Show Comments Yes pecial Listing Cond. None
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Inst List Date IDX Include Virtual Tours	Existing s \$1,640.52 Exemption ler a Real Estate License Metzger Property Services RB14045939 re tr Showingtime or Op 1/15/2020 Exp Date Y Contract Type s: e Clo	n Homestead, Supplementa e No s, LLC - office: 260-982-0238 Agent E-mail chade en House 3/31/2020 Publish to Int Exclusive Right to Sell	al Year Taxes Paya Possession Af List Agent Ch @metzgerauction.com Co-List Agent ernet Yes Show Ac BBC 0.5% Selling Price	TER TENANT'S RIGHT nad Metzger - Cell: 260-9 Idr to Public Yes Variable Rate No Si Ty	Assessed Value S 82-9050 Allow AVM Yes Show Comments Yes pecial Listing Cond. None ype of Sale
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Inst List Date IDX Include Virtual Tours Pending Date	Existing s \$1,640.52 Exemption ler a Real Estate License Metzger Property Services RB14045939 re tr Showingtime or Op 1/15/2020 Exp Date Y Contract Type s: e Clo ssions Paid	n Homestead, Supplementa No S, LLC - office: 260-982-0238 Agent E-mail chade and the selling of the selling	al Year Taxes Paya Possession Af List Agent Ch @metzgerauction.com Co-List Agent ernet Yes Show Ac BBC 0.5% Selling Price	TER TENANT'S RIGHT nad Metzger - Cell: 260-9 Idr to Public Yes Variable Rate No Si Ty	Assessed Value S 82-9050 Allow AVM Yes Show Comments Yes pecial Listing Cond. None ype of Sale
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Inst List Date IDX Include Virtual Tours Pending Date Total Conces	Existing s \$1,640.52 Exemption ler a Real Estate License Metzger Property Services RB14045939 e tr Showingtime or Op 1/15/2020 Exp Date Y Contract Type s: e Clo ssions Paid	n Homestead, Supplementa No S, LLC - office: 260-982-0238 Agent E-mail chade and the self Sold/Concession Re Sold/Concession Re Sold/Concession Re	al Year Taxes Paya Possession Af List Agent Cf @metzgerauction.com Co-List Agent ernet Yes Show Ac BBC 0.5% Selling Price emarks	TER TENANT'S RIGHT had Metzger - Cell: 260-9 Idr to Public Yes Variable Rate No Si Ty How Sold	Assessed Value S 82-9050 Allow AVM Yes Show Comments Yes pecial Listing Cond. None ype of Sale CDOM 1
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Inst List Date IDX Include Virtual Tours Pending Date Total Conces	Existing s \$1,640.52 Exemption ler a Real Estate License Metzger Property Services RB14045939 e tr Showingtime or Op 1/15/2020 Exp Date Y Contract Type s: e Clo ssions Paid	n Homestead, Supplementa No S, LLC - office: 260-982-0238 Agent E-mail chade and the second seco	al Year Taxes Paya Possession Af List Agent Cr @metzgerauction.com Co-List Agent errnet Yes Show Ac BBC 0.5% Selling Price emarks Co-Sell Off	TER TENANT'S RIGHT and Metzger - Cell: 260-9 Idr to Public Yes Variable Rate No Si Ty How Sold	Assessed Value S 82-9050 Allow AVM Yes Show Comments Yes becial Listing Cond. None ype of Sale CDOM 1
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Inst List Date IDX Include Virtual Tours Pending Date Total Conces	Existing s \$1,640.52 Exemption ler a Real Estate License Metzger Property Services RB14045939 e tr Showingtime or Op 1/15/2020 Exp Date Y Contract Type s: e Clo ssions Paid	n Homestead, Supplementa No S, LLC - office: 260-982-0238 Agent E-mail chade and the second seco	al Year Taxes Paya Possession AF List Agent Cf @metzgerauction.com Co-List Agent errnet Yes Show Ac BBC 0.5% Selling Price emarks Co-Sell Off ny Reimer / Metzger P is deemed reliable but not	TER TENANT'S RIGHT and Metzger - Cell: 260-9 Idr to Public Yes Variable Rate No Si Ty How Sold	Assessed Value S 82-9050 Allow AVM Yes Show Comments Yes becial Listing Cond. None ype of Sale CDOM 1 Co-Sell Agent



CHESTER TWP S1/2 SE1/4 27-29-7 79AC (Note: Not to be used on legal documents)

Date created: 1/16/2020 Last Data Uploaded: 1/15/2020 11:56:57 PM

Developed by Schneider

Brief Tax Description



Lots & Land Agent Full Detail Report

K Schedule a Showing

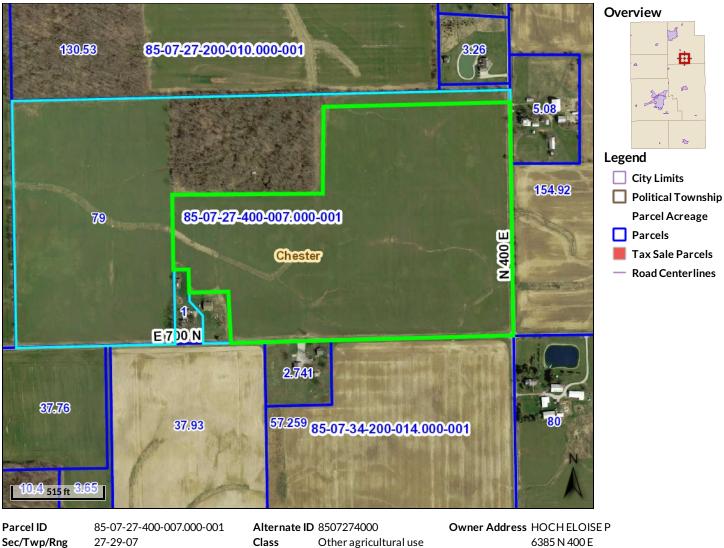
Page 1 of 1

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1 Auction Yes
MLS # 202001871 **** E	700 N. North Manchester	N 46962 Status Ac	tive LP \$0
	Area Wabash County Parcel ID 85-07-2	7-400-007.000-001 Type Agric	ultural Land
Tract & Riders Riders	Sub None Cross Street		Lot #
	School District MCS Elem Manchester	JrH Manchester	SrH Manchester
400 F	REO No Short Sale	No	
	Legal Description Approximately 25+/- Acres part of	S1/2 SE1/4 27-29-7 79AC	
Tract 2 with an a with	Directions From St. Rd. 16, for north on 400 E., proper	ty is at the corner of 700 N. & 4	00 E., look for signs!
the state of the second	Inside City Limits N City Zoning County Z	oning A1 Zoning Description	จก

Remarks 25+/- Acres of Tillable Cropland going to Auction on February 20. This is Tract 4 and features 25+/- Acres of quality cropland with a soils index of 136. Bid on this tract individually or in combination with another tract or bid on the entire 158+/- Acres.

Agent Remarks AUCTION: Feb. 20, 6:30pm at the Bippus Lion's Club. TERMS: 10% down w/ balance due at closing. Survey Costs split 50/50. Seller to pay 19 due in 20 taxes. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be at all showings & the auction to represent client. Client Registration form is in docs.

Sec Lot Zoning	Lot Ac/SF/Dim	25.0000 / 1,089,000	/ 1338x850	
Parcel Desc Level, Tillable, 15+	Platted Developm	nent No	PI	atted Y/N Yes
Township Chester	Date Lots Available		Price per Acre \$\$0.00	
Type Use Agriculture	Road Access County	Road Surface	Tar and Stone Road Frontage	County
Type Water None		Easements	s Yes	
Type Sewer None		Water From	ntage	
Type Fuel None		Assn Dues	Not Applicable	
Electricity None		Other Fees	6	
Features		DOCUMEN	ITS AVAILABLE Aerial Photo, Age	ncy, Soil Map
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	Chad Metzger	Auctio	neer License # AC31300015	
Owner Name				
Financing: Existing	Proposed		Excluded Party	None
Financing:ExistingAnnual Taxes\$1,367.78 Exemption	Proposed No Exemptions	Year Taxes Payable	2019 Excluded Party Assessed Value	None
• •	•	-	•	None
Annual Taxes \$1,367.78 Exemption	No Exemptions	Possession after tena	2019 Assessed Value	None
Annual Taxes \$1,367.78 Exemption Is Owner/Seller a Real Estate Licensee	No Exemptions No LC - office: 260-982-0238	Possession after tena	2019 Assessed Value ant's rights	None
Annual Taxes \$1,367.78 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, L	No Exemptions No LC - office: 260-982-0238	Possession after tena List Agent Chad Me	2019 Assessed Value ant's rights	None
Annual Taxes\$1,367.78 ExemptionIs Owner/Seller a Real Estate LicenseeList OfficeMetzger Property Services, LAgent IDRB14045939	No Exemptions No LC - office: 260-982-0238 Agent E-mail chad@met	Possession after tena List Agent Chad Me zgerauction.com	2019 Assessed Value ant's rights	None
Annual Taxes\$1,367.78 ExemptionIs Owner/Seller a Real Estate LicenseeList OfficeMetzger Property Services, LAgent IDRB14045939Co-List OfficeShowing InstrShowingtime or Open	No Exemptions No LC - office: 260-982-0238 Agent E-mail chad@met	Possession after tena List Agent Chad Me zgerauction.com Co-List Agent	2019 Assessed Value ant's rights tzger - Cell: 260-982-9050	None
Annual Taxes \$1,367.78 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, L Agent ID RB14045939 Co-List Office Showing Instr Showingtime or Open List Date 1/15/2020 Exp Date 3/	No Exemptions No LC - office: 260-982-0238 Agent E-mail chad@met House 31/2020 Publish to Internet	Possession after tena List Agent Chad Me zgerauction.com Co-List Agent Yes Show Addr to F	2019 Assessed Value ant's rights tzger - Cell: 260-982-9050	es Show Comments Yes
Annual Taxes \$1,367.78 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, L Agent ID RB14045939 Co-List Office Showing Instr Showingtime or Open List Date 1/15/2020 Exp Date 3/	No Exemptions No LC - office: 260-982-0238 Agent E-mail chad@met House 31/2020 Publish to Internet	Possession after tena List Agent Chad Me zgerauction.com Co-List Agent Yes Show Addr to F	2019 Assessed Value ant's rights tzger - Cell: 260-982-9050 Public Yes Allow AVM Ye	es Show Comments Yes
Annual Taxes \$1,367.78 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, L Agent ID RB14045939 Co-List Office Showing Instr Showingtime or Open List Date 1/15/2020 Exp Date 3/ IDX Include Y Contract Type Ex Virtual Tours:	No Exemptions No LC - office: 260-982-0238 Agent E-mail chad@met House 31/2020 Publish to Internet kclusive Right to Sell	Possession after tena List Agent Chad Me zgerauction.com Co-List Agent Yes Show Addr to F	2019 Assessed Value ant's rights tzger - Cell: 260-982-9050 Public Yes Allow AVM Ye le Rate No Special Listing Cor	es Show Comments Yes
Annual Taxes \$1,367.78 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, L Agent ID RB14045939 Co-List Office Showing Instr Showingtime or Open List Date 1/15/2020 Exp Date 3/ IDX Include Y Contract Type Ex Virtual Tours:	No Exemptions No LC - office: 260-982-0238 Agent E-mail chad@met House 31/2020 Publish to Internet kclusive Right to Sell	Possession after tena List Agent Chad Me zgerauction.com Co-List Agent Yes Show Addr to F BBC 0.5% Variab Selling Price Variab	2019 Assessed Value ant's rights tzger - Cell: 260-982-9050 Public Yes Allow AVM Ye le Rate No Special Listing Cor Type of Sale	es Show Comments Yes n d. None
Annual Taxes \$1,367.78 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, L Agent ID RB14045939 Co-List Office Showing Instr Showingtime or Open List Date 1/15/2020 Exp Date 3/ IDX Include Y Contract Type Ex Virtual Tours: Pending Date Closin Total Concessions Paid	No Exemptions No LC - office: 260-982-0238 Agent E-mail chad@met House 31/2020 Publish to Internet kclusive Right to Sell	Possession after tena List Agent Chad Me zgerauction.com Co-List Agent Yes Show Addr to F BBC 0.5% Variab Selling Price Variab	2019 Assessed Value ant's rights tzger - Cell: 260-982-9050 Public Yes Allow AVM Ye le Rate No Special Listing Cor Type of Sale	es Show Comments Yes nd. None CDOM 1
Annual Taxes \$1,367.78 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, L Agent ID RB14045939 Co-List Office Showing Instr Showingtime or Open List Date 1/15/2020 Exp Date 3/ IDX Include Y Contract Type Ex Virtual Tours: Pending Date Closin Total Concessions Paid	No Exemptions No LC - office: 260-982-0238 Agent E-mail chad@met House 31/2020 Publish to Internet kclusive Right to Sell Ing Date Sold/Concession Remark Agent	Possession after tena List Agent Chad Me zgerauction.com Co-List Agent Yes Show Addr to F BBC 0.5% Variab Selling Price	2019 Assessed Value ant's rights stzger - Cell: 260-982-9050 Public Yes Allow AVM Ye le Rate No Special Listing Cor Type of Sale How Sold Co-Sell Ager	es Show Comments Yes nd. None CDOM 1
Annual Taxes \$1,367.78 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, L Agent ID RB14045939 Co-List Office Showing Instr Showingtime or Open List Date 1/15/2020 Exp Date 3/ IDX Include Y Contract Type Est Virtual Tours: Pending Date Closin Total Concessions Paid Sell Off Sell	No Exemptions No LC - office: 260-982-0238 Agent E-mail chad@met House 31/2020 Publish to Internet kclusive Right to Sell ag Date Sold/Concession Remark Agent ed by: Tiffany Rei	Possession after tena List Agent Chad Me zgerauction.com Co-List Agent Yes Show Addr to F BBC 0.5% Variab Selling Price ts Co-Sell Off	2019 Assessed Value ant's rights stzger - Cell: 260-982-9050 Public Yes Allow AVM Ye le Rate No Special Listing Cor Type of Sale How Sold Co-Sell Ager	es Show Comments Yes nd. None CDOM 1
Annual Taxes \$1,367.78 Exemption Is Owner/Seller a Real Estate Licensee List Office Metzger Property Services, L Agent ID RB14045939 Co-List Office Showing Instr Showingtime or Open List Date 1/15/2020 Exp Date 3/ IDX Include Y Contract Type Est Virtual Tours: Pending Date Closin Total Concessions Paid Sell Off Sell	No Exemptions No LC - office: 260-982-0238 Agent E-mail chad@met House 31/2020 Publish to Internet kclusive Right to Sell ag Date Sold/Concession Remark Agent ed by: Tiffany Rei	Possession after tena List Agent Chad Me zgerauction.com Co-List Agent Yes Show Addr to F BBC 0.5% Variab Selling Price ts Co-Sell Off mer / Metzger Property med reliable but not guaran	2019 Assessed Value ant's rights tzger - Cell: 260-982-9050 Public Yes Allow AVM Ye le Rate No Special Listing Cor Type of Sale How Sold Co-Sell Ager Services, LLC iteed.	es Show Comments Yes nd. None CDOM 1



79

Property Address 700 N Acreage URBANA District CHESTER TWP **Brief Tax Description** S1/2 SE1/4 27-29-7 79AC (Note: Not to be used on legal documents) NORTH MANCHESTER, IN 46962

Date created: 1/16/2020 Last Data Uploaded: 1/15/2020 11:56:57 PM

Developed by Schneider



Lots & Land Agent Full Detail Report

🖄 Schedule a Showing

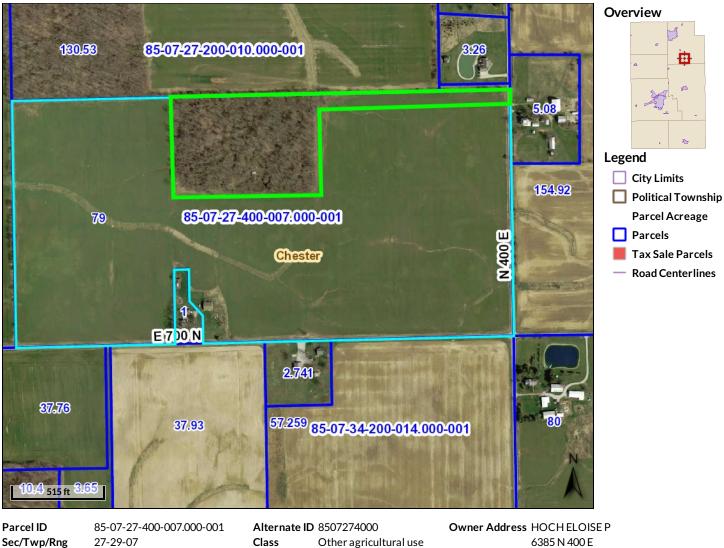
Page 1 of 1

Property Type LOTS AND LAND	Status Active		CDOM 1	DOM 1	Auction Yes
MLS # 202001872 ***** E	700 N. No	rth Manchester IN 4	6962 Statu	s Active	LP \$0
	Area Wabash County	Parcel ID 85-07-27-40	0-013.000-001 Type	Agricultural Land	
Tract & Store & Rices & -700 N	Sub None	Cross Street			Lot #
	School District MCS Elem	Manchester	JrH Manchester	SrH	Manchester
400 E	REO No	Short Sale No			
	Legal Description Approximate	ely 42+/- Acres part of S1/2	SE1/4 27-29-7 79AC		
Tract 2 23 Jaces Tract 1 14 Alexandres Tract 1	Directions From St. Rd. 16 for n	orth on 400 E., property is a	at the intersection fo 4	00 E. & 700 N., look	for signs
The State State	Inside City Limits N City Zoni	ng County Zonin	g A1 Zoning Desc	ription	

Remarks Tract 5 features 42+/- Acres of Quality Cropland going to Auction on February 20. This tillable cropland has a soils index of 136. Nice area for a potential building site! Bid on this tract individually, in combination or on the entire 158+/- Acres!

Agent Remarks AUCTION: Feb. 20, 6:30pm at the Bippus Lion's Club. TERMS: 10% down w/ balance due at closing. Survey Costs split 50/50. Seller to pay 19 due in 20 taxes. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be at all showings & the auction to represent client. Client Registration form is in docs.

Sec Lot	Zoning	Lot Ac/SF/Dim	42.0000 / 1,829,52	0 / 1545x1170	
Parcel Desc	Undeveloped, Tillable, 15+	Platted Develop	pment No		Platted Y/N Yes
Township	Chester	Date Lots Available		Price per Acre \$\$0.	00
Type Use	Agriculture, Residential	Road Access County	Road Surface	Tar and Stone Road Front	age County
Type Water	None		Easemer	nts Yes	
Type Sewer	None		Water Fr	rontage	
Type Fuel	None		Assn Du	Not Applicat	ble
Electricity	None		Other Fe	es	
Features			DOCUM	ENTS AVAILABLE Aerial Photo, A	Agency, Soil Map
Strctr/Bldg	I mprv No				
Can Propert	ty Be Divided? No				
Water Acces	SS				
Water Name)		Lake Type		
Water Featu	ires				
Water Front	age	Channel Frontage		Water Access	
Auction Y	es Auctioneer Name	Chad Metzger	Auc	tioneer License # AC313000)15
Owner Nam	e				
Financing:	Existing	Proposed		Excluded Par	ty None
Annual Taxe	es \$1,367.78 Exemption	No Exemptions	Year Taxes Payable	2019 Assessed Val	ue
Is Owner/Se	eller a Real Estate Licensee	No	Possession after te	enant's rights	
List Office	Metzger Property Services, LL	_C - office: 260-982-0238	List Agent Chad M	Metzger - Cell: 260-982-9050	
Agent ID	RB14045939	Agent E-mail chad@m	etzgerauction.com		
Co-List Offic	ce		Co-List Agent		
Showing Ins	str Showingtime or Open H	House			
List Date	1/15/2020 Exp Date 3/3	Publish to Interne	et Yes Show Addr t	o Public Yes Allow AVM	Yes Show Comments Yes
		clusive Right to Sell	BBC 0.5% Vari	able Rate No Special Listing	Cond. None
IDX Include	Y Contract Type Ex				
IDX Include Virtual Tour	••	clusive rught to Sen		Type of Sale	
	s:	C C	Selling Price	Type of Sale How Sold	CDOM 1
Virtual Tour Pending Dat	s:	C C	Selling Price	••	CDOM 1
Virtual Tour Pending Dat	s: te Closing ssions Paid	g Date	Selling Price	••	
Virtual Tour Pending Da Total Conce	s: te Closing ssions Paid	g Date Sold/Concession Rema Agent	Selling Price rks	How Sold Co-Sell A	
Virtual Tour Pending Da Total Conce	s: te Closing essions Paid Sell J	g Date Sold/Concession Rema Agent d by: Tiffany R	Selling Price rks Co-Sell Off	How Sold Co-Sell A rty Services, LLC	
Virtual Tour Pending Da Total Conce	s: te Closing essions Paid Sell J	g Date Sold/Concession Rema Agent d by: Tiffany R	Selling Price rks Co-Sell Off eimer / Metzger Prope eemed reliable but not guar	How Sold Co-Sell A rty Services, LLC ranteed.	



Property Address 700 N Acreage 79 URBANA District CHESTER TWP **Brief Tax Description** S1/2 SE1/4 27-29-7 79AC

(Note: Not to be used on legal documents)

NORTH MANCHESTER, IN 46962

Date created: 1/16/2020 Last Data Uploaded: 1/15/2020 11:56:57 PM

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Lots & Land Agent Full Detail Report

Schedule a Showing

Page 1 of 1

Property Type LOTS AND LAND	Status Active		CDOM 1	DOM 1	Auction Yes
MLS # 202001878 ******	E 700 N. No	rth Manchester IN	46962 Stat	us Active	LP \$0
	Area Wabash County	Parcel ID 85-07-27-4	00-007.000-001 Type	Agricultural Land	
Tract 4 Stores Closes	Sub None	Cross Street			Lot #
	School District MCS Elem	Manchester	JrH Manchester	SrH	Manchester
400 E	REO No	Short Sale No			
	Legal Description Approximate	ely 11+/- Acres part of S1/	2 SE1/4 27-29-7 79AC	;	
Directions From St. Rd. 16, go north onto 400 E., property is at the corner of 70		0 N. & 400 E., look for	r signs		
The states	Inside City Limits N City Zonin	ng County Zon	ing A1 Zoning Des	cription	

Remarks Tract 6 feature 11+/- Acres of Recreational Woods going to Auction on February 20. Great piece for hunting or to utilize as a secluded potential building site! Bid on this tract individually, in combination or on the entire 158+/- Acres.

Agent Remarks AUCTION: Feb. 20, 6:30pm at the Bippus Lion's Club. TERMS: 10% down w/ balance due at closing. Survey Costs split 50/50. Seller to pay 19 due in 20 taxes. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be at all showings & the auction to represent client. Client Registration form is in docs.

Sec Lot	Zoning	Lot A	Ac/SF/Dim 11.0000 /	479,160 / 555x1830	0
Parcel Desc	Heavily Wooded, Level, I	Undeveloped, Platt	ed Development No		Platted Y/N Yes
Township	Chester	Date Lots Availab	le	Price p	ber Acre \$\$0.00
Type Use	Residential, Recreational	Road Access	County Road	Surface Tar and Stone	Road Frontage County
Type Water	None			Easements Yes	
Type Sewer	None			Water Frontage	
Type Fuel	None			Assn Dues	Not Applicable
Electricity	None			Other Fees	
Features				DOCUMENTS AVAILABLI	E Aerial Photo, Agency, Soil Map
Strctr/Bldg li	mprv No				
Can Property	y Be Divided? No				
Water Acces	S				
Water Name			Lake Type		
Water Featur	res				
Water Fronta	age	Channel Fr	ontage	Water Ad	ccess
Auction Ye	es Auctioneer Name	Chad Metzger		Auctioneer License #	AC31300015
Owner Name	9				
Owner Name Financing:	e Existing	I	Proposed		Excluded Party None
	Existing		Proposed Year Taxes F	Payable 2019	Excluded Party None Assessed Value
Financing: Annual Taxe	Existing	No Exemptions	•	Payable 2019 After Tenant's Rights	•
Financing: Annual Taxe Is Owner/Sel	Existing s \$1,367.78Exemption	No Exemptions No	Year Taxes F Possession 238 List Agent	After Tenant's Rights Chad Metzger - Cell: 260	Assessed Value
Financing: Annual Taxe Is Owner/Sel List Office	Existing s \$1,367.78 Exemption ller a Real Estate License	No Exemptions No	Year Taxes F Possession	After Tenant's Rights Chad Metzger - Cell: 260	Assessed Value
Financing: Annual Taxe Is Owner/Sel List Office	Existing s \$1,367.78 Exemption ller a Real Estate Licensed Metzger Property Services, RB14045939 se	No Exemptions No LLC - office: 260-982-0 Agent E-mail	Year Taxes F Possession 238 List Agent	After Tenant's Rights Chad Metzger - Cell: 260	Assessed Value
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Ins	Existing s \$1,367.78 Exemption ller a Real Estate Licensed Metzger Property Services, RB14045939 se tr Showingtime or Ope	No Exemptions No LLC - office: 260-982-(Agent E-mail	Year Taxes F Possession 0238 List Agent chad@metzgerauction.com Co-List Ager	After Tenant's Rights Chad Metzger - Cell: 260 I	Assessed Value
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Ins	Existing s \$1,367.78 Exemption ller a Real Estate Licensed Metzger Property Services, RB14045939 se tr Showingtime or Ope 1/15/2020 Exp Date	No Exemptions No LLC - office: 260-982-(Agent E-mail Mouse 3/31/2020 Publist	Year Taxes F Possession 0238 List Agent chad@metzgerauction.com Co-List Ager	After Tenant's Rights Chad Metzger - Cell: 260 In It w Addr to Public Yes	Assessed Value -982-9050 Allow AVM Yes Show Comments Yes
Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Ins List Date IDX Include	Existing s \$1,367.78 Exemption Iler a Real Estate Licensed Metzger Property Services, RB14045939 se tr Showingtime or Ope 1/15/2020 Exp Date Y Contract Type	No Exemptions No LLC - office: 260-982-(Agent E-mail	Year Taxes F Possession 0238 List Agent chad@metzgerauction.com Co-List Ager	After Tenant's Rights Chad Metzger - Cell: 260 ht w Addr to Public Yes Variable Rate No	Assessed Value -982-9050 Allow AVM Yes Show Comments Yes Special Listing Cond. None
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Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Ins List Date IDX Include Virtual Tours	Existing s \$1,367.78 Exemption ller a Real Estate Licensed Metzger Property Services, RB14045939 se tr Showingtime or Ope 1/15/2020 Exp Date Y Contract Type s: e Close ssions Paid	No Exemptions No No LLC - office: 260-982-(Agent E-mail Agent E-mail Sing Date Sold/Concest	Year Taxes F Possession 0238 List Agent chad@metzgerauction.com Co-List Ager n to Internet Yes Sho BBC 0.5% Selling Price	After Tenant's Rights Chad Metzger - Cell: 260 ht w Addr to Public Yes Variable Rate No	Assessed Value -982-9050 Allow AVM Yes Show Comments Yes Special Listing Cond. None Type of Sale
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Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Ins List Date IDX Include Virtual Tours Pending Dat Total Conces	Existing s \$1,367.78 Exemption ller a Real Estate Licensed Metzger Property Services, RB14045939 se tr Showingtime or Ope 1/15/2020 Exp Date Y Contract Type s: e Close ssions Paid	No Exemptions No No LLC - office: 260-982-0 Agent E-mail an House 3/31/2020 Publish Exclusive Right to Sell Sing Date Sold/Concess all Agent nted by: Inforr MLS content is Cop	Year Taxes F Possession 2238 List Agent chad@metzgerauction.com Co-List Ager to Internet Yes Sho BBC 0.5% Selling Price sion Remarks Co-Sell Off Tiffany Reimer / Metzg	After Tenant's Rights Chad Metzger - Cell: 260 ht w Addr to Public Yes Variable Rate No How Sold her Property Services, LLC not guaranteed. hal Multiple Listing Service I	Assessed Value -982-9050 Allow AVM Yes Show Comments Yes Special Listing Cond. None Type of Sale CDOM 1 Co-Sell Agent



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.

Metzger Property Services, LLC and <u>Chad Metzger</u> represent, (MPS, LLC Agent)

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.

inda S. Moore 1-11-2020 Date

Owner

Date

Purchaser

Date

Purchaser

Date



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

	closure (initially) Initial: <u>fm</u>
Che	eck below which best applies:
I.	Presence of lead-based paint and or lead-based hazards:
	Known lead-based paint and/or lead-based paint hazards are present in the housing. Explain:
<u>_X</u>	Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing
II.	Reports & Records available to the seller
	Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below List:
<u></u>	Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

- III. Purchaser has received copies of all information listed above
- IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"
- V. Purchaser has: (check which applies)
 - Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Initial:

Agent's Acknowledgment (initial)

Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

CAM

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

Linda S. Moore	1-11-20	20	
Seller's Signature	Date	Seller's Signature	Date
Agent's Signature	1-11-70 Date	Agent's Signature	Date
Purchaser's Signature	Date	Purchaser's Signature	Date

Metzger	Auctioneers & Appraisers
Property Servic	es, LLC

Broker Compensation Agreement

3	This agreement is entered into and shall initiate	on February 20, 2020 by Listing Broker, Metzger Property Services.			
4	LLC, on behalf of Listing Licensee, Chad Metzger and Selling Broker, on the				
5	properties owned by the Eloise Hoch Estate:				
6	<u>Approximately 78 +/- acres, S ½ SE ¼ 27-29-7, 79 Ac. on 700 N., Urbana, IN 46990</u>				
7	Approximately 80+/- Acres, N ½ SW ¼ 35-29-7	80A Ditch 664-00422-01, more commonly known as 9385 N. 400 E.,			
8	North Manchester, IN 46962				
9					
10	Potential Buyer's Name:				
11		tative must be present at the open house, all showings prior to the			
12	· ·	. Buyer representative must turn in this form completed, 24 hours			
13		ove listed Selling Broker represents a purchaser who enters into a			
14	e	on the above-mentioned property, the above-mentioned Listing Broker			
15	agrees to pay the Selling Broker 0.5% of the sel	lling/exchange price or option selling price.			
16	LISTING BROKER:				
17	Metzger Property Services, LLC	Chad Metzger			
18	BROKER COMPANY NAME	ACCEPTED BY: MANAGING BROKER			
		Ethat 2)			
19 20	<u>Chad Metzger</u> LISTING BROKER				
20 21	LISTING BROKER				
22	101 S. River Road	North Manchester, IN 46962			
23	ADDRESS	CITY, STATE, ZIP			
24					
25	260-982-0238	chad@metzgerauction.com			
26	PHONE	EMAIL ADDRESS			
27					
28					
29	SELLING BROKER:				
30					
31					
32	BROKER COMPANY NAME	ACCEPTED BY: MANAGING BROKER			
33					
34 35	SELLING BROKER				
36	SELLING DROKER				
37					
38	ADDRESS	CITY, STATE, ZIP			
39					
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41	PHONE	EMAIL ADDRESS			
42					
43					
44 45	This is a logally hindi	ng contract, if not understood seek legal advice.			
75		ng commun, ij noi anacisiova seen iegal aaviee.			

... Generation after Generation



260-982-0238 WWW.METZGERAUCTION.COM