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

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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!

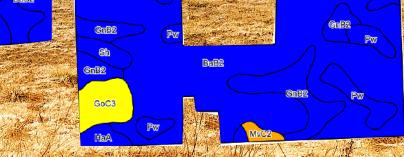
BaB2

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

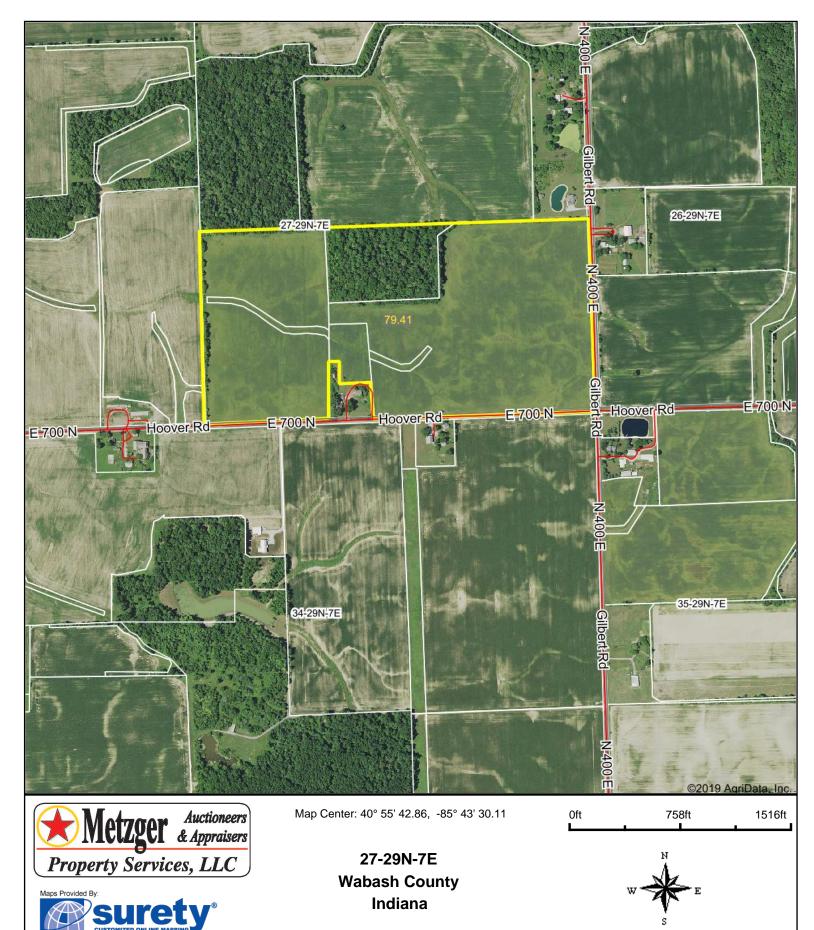
This property will be offered at Auction on Thursday, February 20, 2020, 6:30 pm at the Bippus Lion's Club. This property will be offered in individual tracts, the entirety & any combination you wish to put together. Your bid constitutes a legal offer to purchase and the final bid shall constitute a 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

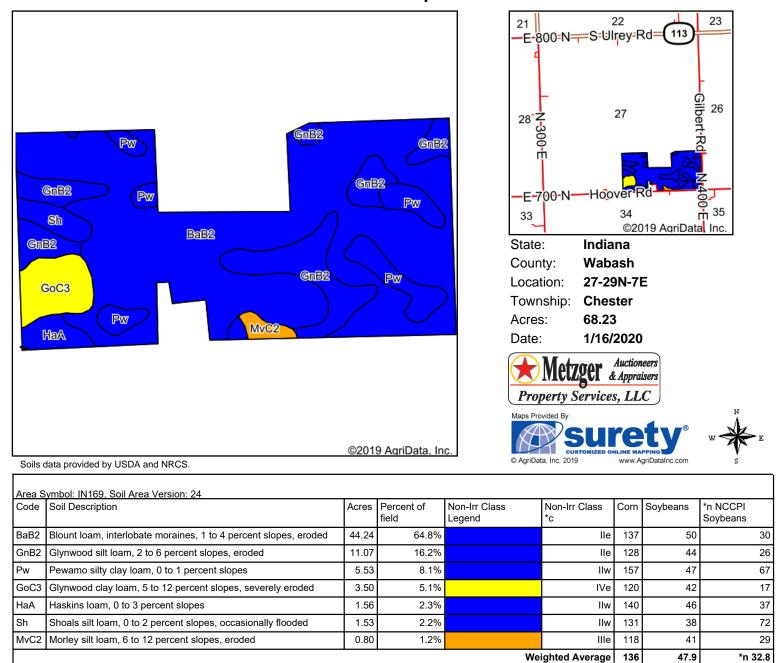


1/16/2020

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

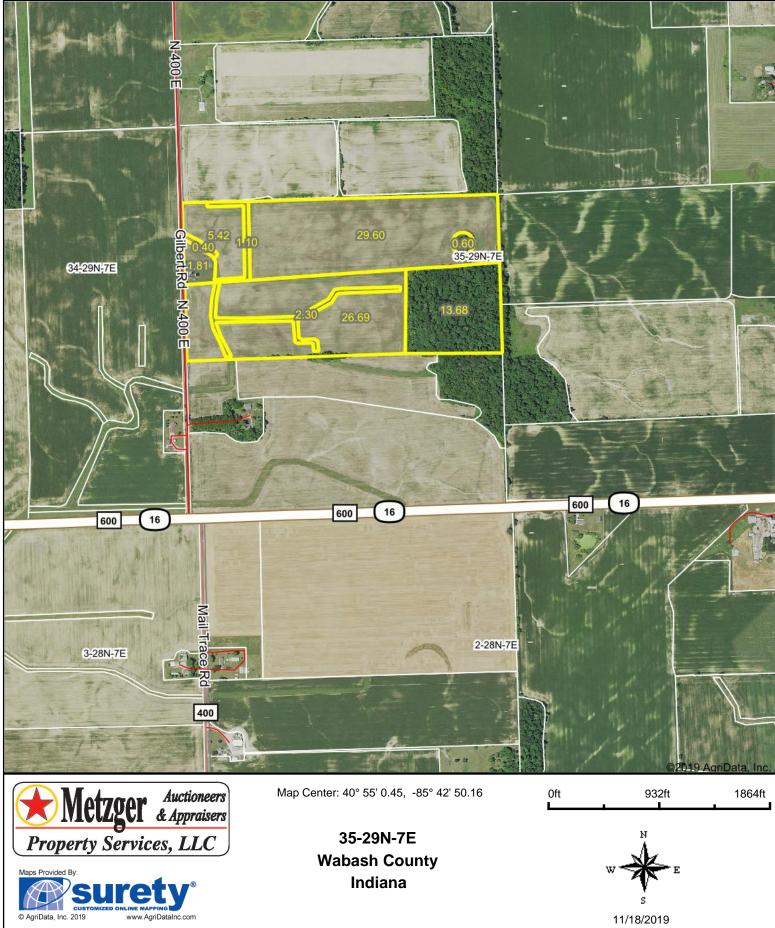
Soils Map



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

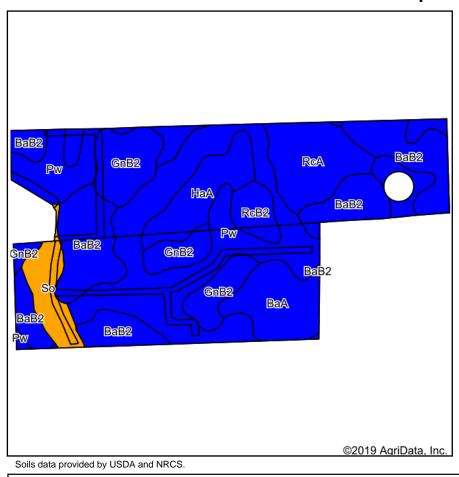
Soils data provided by USDA and NRCS.

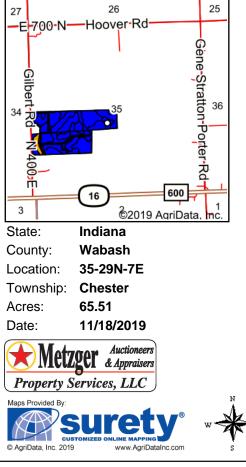
Aerial Map



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

Soils Map

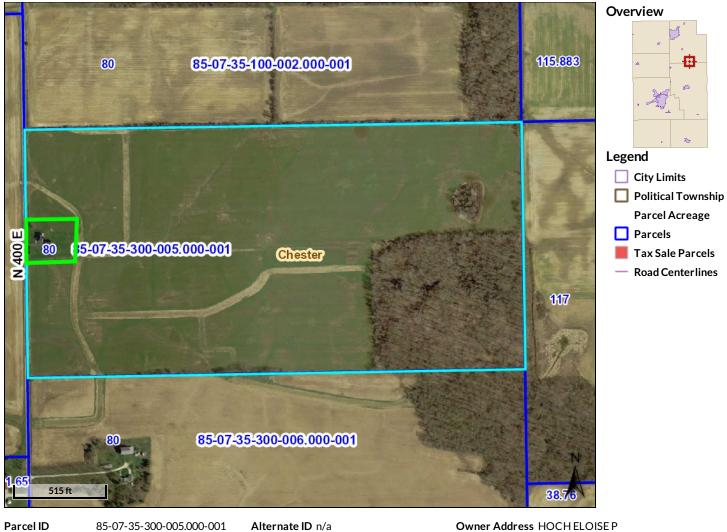




| Area S | ymbol: IN169, Soil Area Version: 24 | | | | | | | |
|--------|--|-------|---------------------|-------------------------|---------------------|-------|----------|----------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Corn | 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

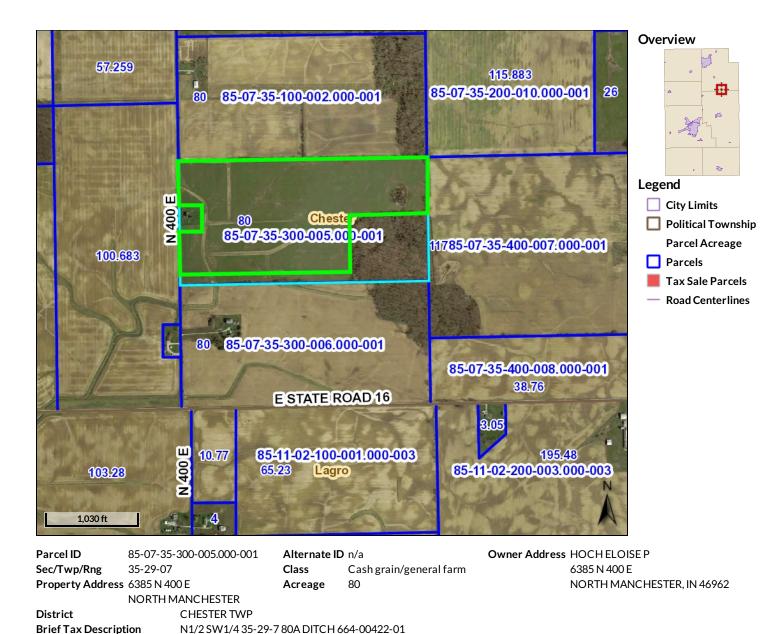
Page 1 of 1

| 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 | | | | | |
| | | | | | | Informer | | | | _ h.u+ | of avances | ~~d | | | | | |
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Date created: 1/16/2020 Last Data Uploaded: 1/15/2020 11:56:57 PM

(Note: Not to be used on legal documents)

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Lots & Land Agent Full Detail Report

🔀 Schedule a Showing

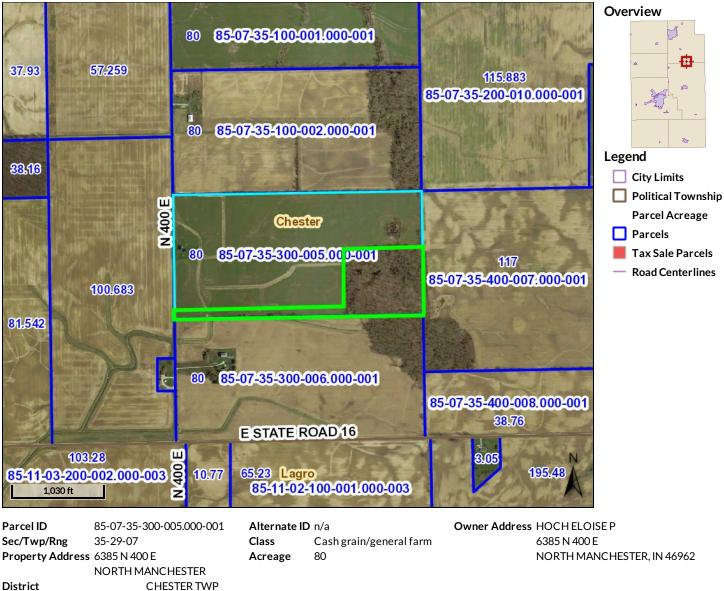
Page 1 of 1

| 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

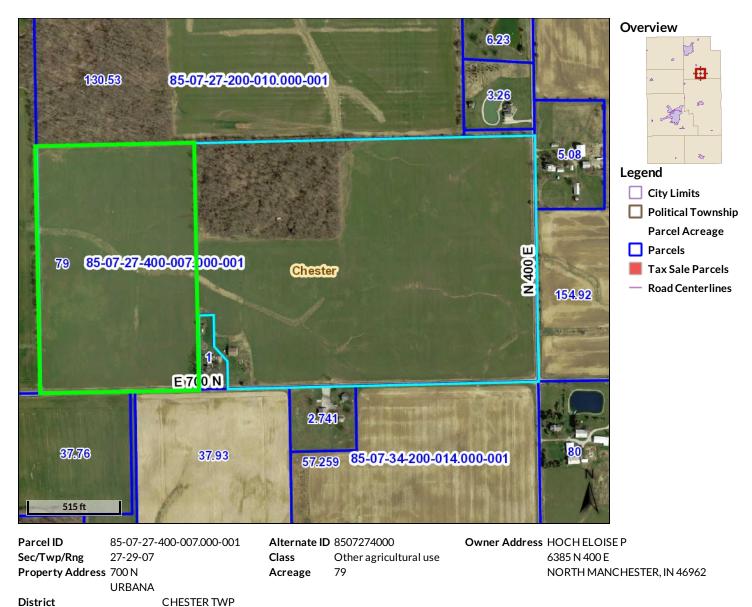
Page 1 of 1

| 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

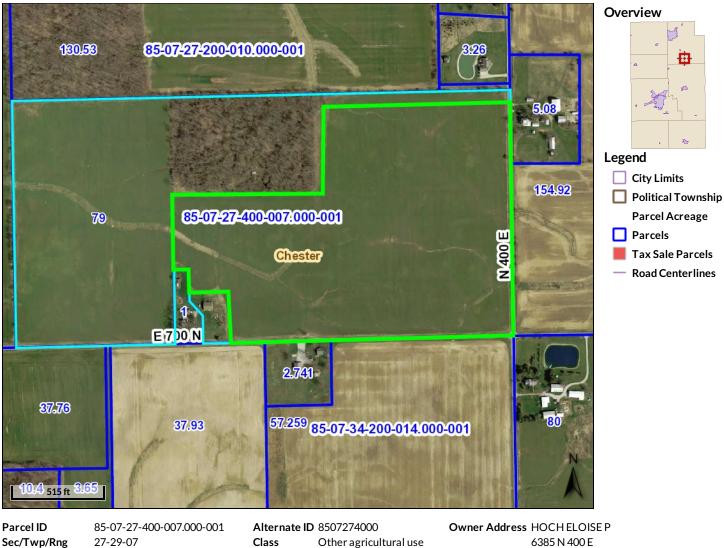
Page 1 of 1

| 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

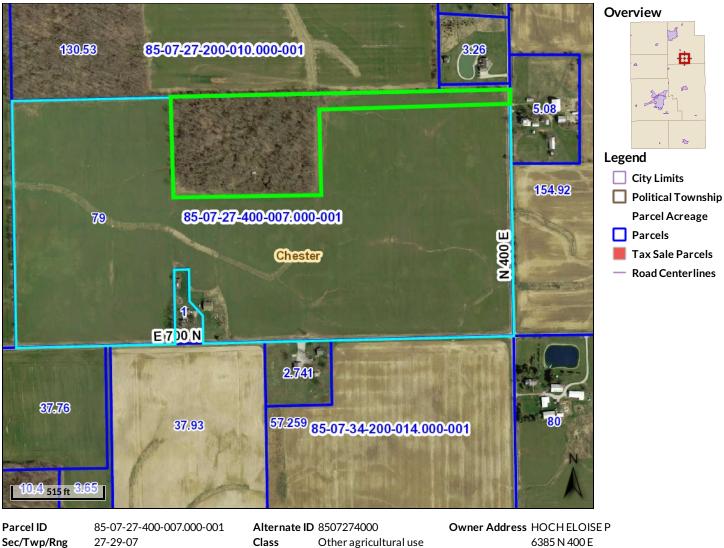
Page 1 of 1

| 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

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 # 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 |
| Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Ins List Date | 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 Mouse 3/31/2020 Publist | Year Taxes F Possession 238 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 Type of Sale |
| Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Ins List Date IDX Include Virtual Tours Pending Dat | Existing es \$1,367.78 Exemption ller a Real Estate Licensed Metzger Property Services, RB14045939 ee tr Showingtime or Ope 1/15/2020 Exp Date Y Contract Type s: e Close | No Exemptions No LLC - office: 260-982-(Agent E-mail Mouse 3/31/2020 Publist | Year Taxes F Possession 238 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 |
| 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 |
| Financing: Annual Taxe Is Owner/Sel List Office Agent ID Co-List Offic Showing Ins List Date IDX Include Virtual Tours Pending Dat | 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 Agent E-mail Sing Date Sold/Concess Bil Agent | Year Taxes F Possession 238 List Agent chad@metzgerauction.com Co-List Ager n to Internet Yes Sho BBC 0.5% Selling Price sion Remarks Co-Sell Off | After Tenant's Rights Chad Metzger - Cell: 260 ht w Addr to Public Yes Variable Rate No How Sold | Assessed Value -982-9050 Allow AVM Yes Show Comments Yes Special Listing Cond. None Type of Sale |
| 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 ell Agent nted by: | 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 h w Addr to Public Yes Variable Rate No How Sold | Assessed Value -982-9050 Allow AVM Yes Show Comments Yes Special Listing Cond. None Type of Sale CDOM 1 |
| 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 ell Agent nted by: Inforr | Year Taxes F Possession 2238 List Agent chad@metzgerauction.com Co-List Ager n to Internet Yes Sho BBC 0.5% Selling Price sion Remarks Co-Sell Off Tiffany Reimer / Metzg nation is deemed reliable but | 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. | Assessed Value -982-9050 Allow AVM Yes Show Comments Yes Special Listing Cond. None Type of Sale CDOM 1 Co-Sell Agent |
| 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 | | | | | |
| 40 | | | | | |
| 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