

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

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

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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

101 S. RIVER RD.
N. MANCHESTER, IN 46962

WWW.METZGERAUCTION.COM



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAL, CAGA

260-982-0238

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

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

WWW.METZGERAUCTION.COM



April 7, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Live Stream Absolute Land Auction featuring 58+/- Acres offered in 1 Tract. The auction will take place on Thursday, May 7, 2020 at 6:30 pm. You can register to bid at <https://metzgerauction.hibid.com/auctions/>

Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, aerial, FSA & soil map and the terms and conditions for the auction. If you have any questions or would prefer a private tour of any of the properties, 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 your bidding on Thursday, May 7, 6:30pm via <https://metzgerauction.hibid.com/auctions/>

Thanks,



Chad Metzger, CAL, CAGA
Metzger Property Services, LLC

Absolute Auction!

58^{+/-} Acres of Farmland Will Sell Regardless of Price!

Monroe Township • Kosciusko County
Martin Sacks, Owner

SACKS ABSOLUTE LAND AUCTION TERMS

58+/- Acres being Offered Online in 1 Tract!

Property Will Sell Regardless of Price!

This property will be offered via Live Stream Auction on Thursday, May 7, 2020, 6:30 pm. You can register to bid online at <https://metzgerauction.hibid.com/auctions/>

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 amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% down is due 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 June 12, 2020. Possession of the cropland will be 30 days *after* the current tenant completes the 2020 harvest. The Buyer will receive the 2020 income and will pay the 2020 due in 2021 taxes and all taxes due thereafter. This sale will include a deed restriction to prohibit any building or home being placed on this parcel so as long as the Sacks Family owns and/or lives on the adjoining parcel.

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 bid for their client auction night. Client Registration form is in the documents section of the MLS.

Live Stream Absolute Auction: Thursday, May 7, 2020 – 6:30 pm

You Can Start Bidding Now at: <https://metzgerauction.hibid.com/auctions/>



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

260-982-0238

WWW.METZGERAUCTION.COM

Monroe Township,
Kosciusko Co., IN

No Reserve Auction

Live Stream Auction

Farm Location: Northwest of Sidney, IN.
Just west of the intersection of CR 700 S
and 400 E on the south side of the road

58^{+/-} Acres

Quality Farmland

www.MetzgerAuction.com



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockone
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Bumau

260-982-0238

Thur., May 7

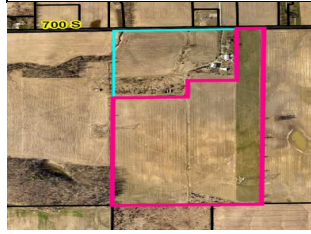
6:30 pm

FARM SELLS ABSOLUTE NO RESERVE

Martin
Sacks,
Owner



Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes
MLS # 202012329 3706 E 700 S Warsaw IN 46580 **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-16-20-100-007.000-015 **Type** Agricultural Land
Sub None **Cross Street**
School District WTK Elem South Whitley JrH Whitko **SrH** Whitko
REO No **Short Sale** No
Legal Description Approximately 58+/- Acres part of 017-077-002 W 1/2 Ne 20-31-7 80.00A
Directions From 400 E., go west on 700 S., property will be on the south side of the road.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 58+/- Acres being Offered Absolute via Live-Stream Auction on Thursday, May 7 at 6:30pm. This quality farm is SELLING ABSOLUTE, NO RESERVE! Farm is located just northwest of Sidney and has a soils index of 127! The auction will be live streamed, bid online, links on our website!

Agent Remarks ABSOLUTE AUCTION: May 7, 6:30pm via Live Stream. TERMS: 10% down with the balance due at closing. Survey costs to be shared 50/50. RE BROKERS: Must register clients 24 hrs in advance of the auction and bid with them auction night. Client registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	58.0000 / 2,526,480 / 2667 x 1329			
Parcel Desc	Undeveloped, Tillable, 15+	Platted Development	No		Platted Y/N	Yes	
Township	Monroe	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	Yes				
Type Sewer	None	Water Frontage					
Type Fuel	None	Assn Dues	Not Applicable				
Electricity	None	Other Fees					

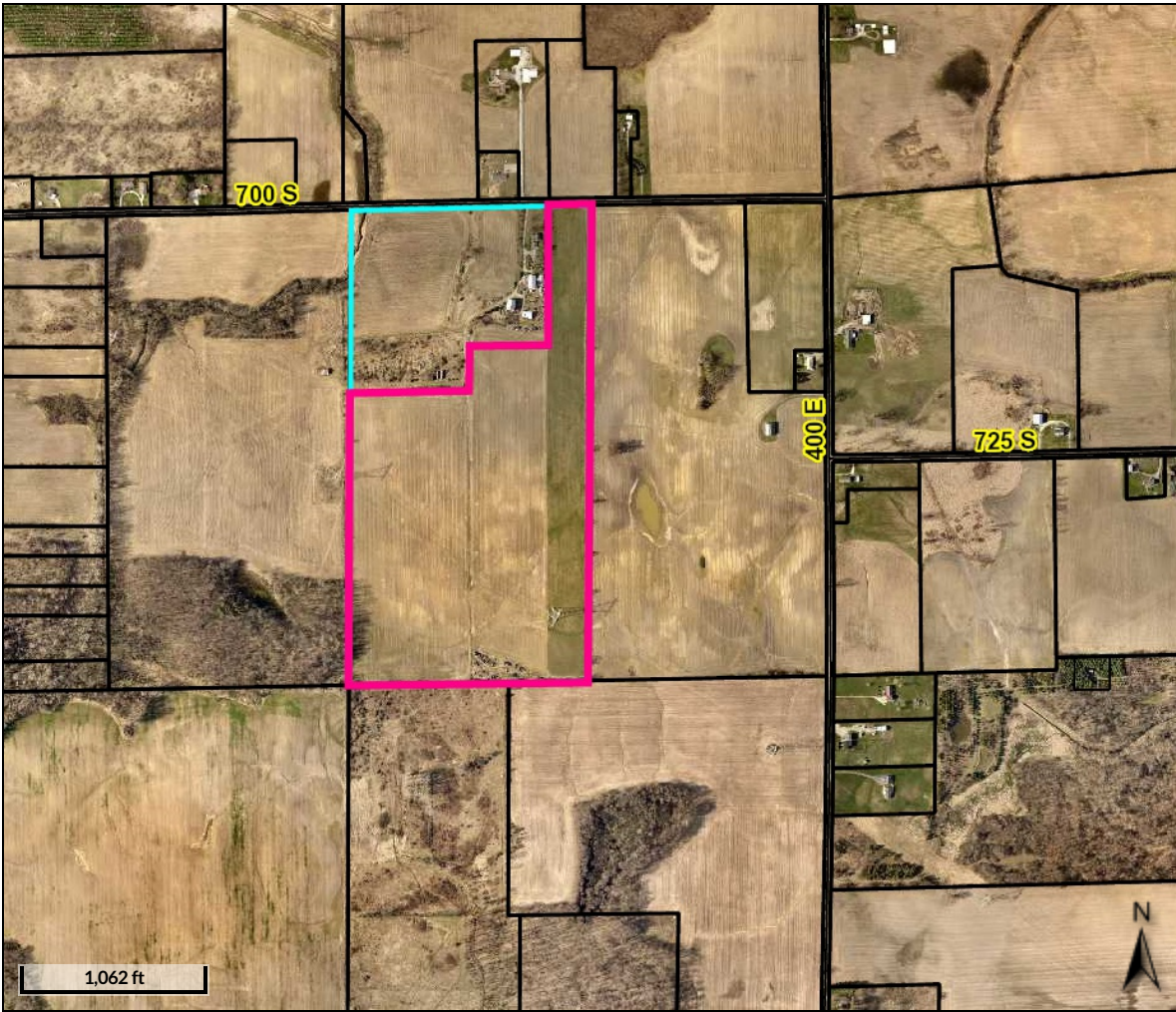
Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency, Soil Map

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 **Auctioneer License #** AC31300015
Owner Name

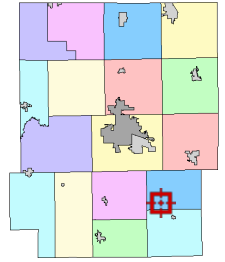
Financing: Existing Proposed Excluded Party None
Annual Taxes \$2,710.62 **Exemption** Homestead, Mortgage, **Year Taxes Payable** 2020 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** 30 Days after Harvest 2020
List Office Metzger Property Services, LLC - office: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com
Co-List Office **Co-List Agent**

Showing Instr
List Date 4/6/2020 **Exp Date** 12/31/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC
 Information is deemed reliable but not guaranteed.



Overview



Legend

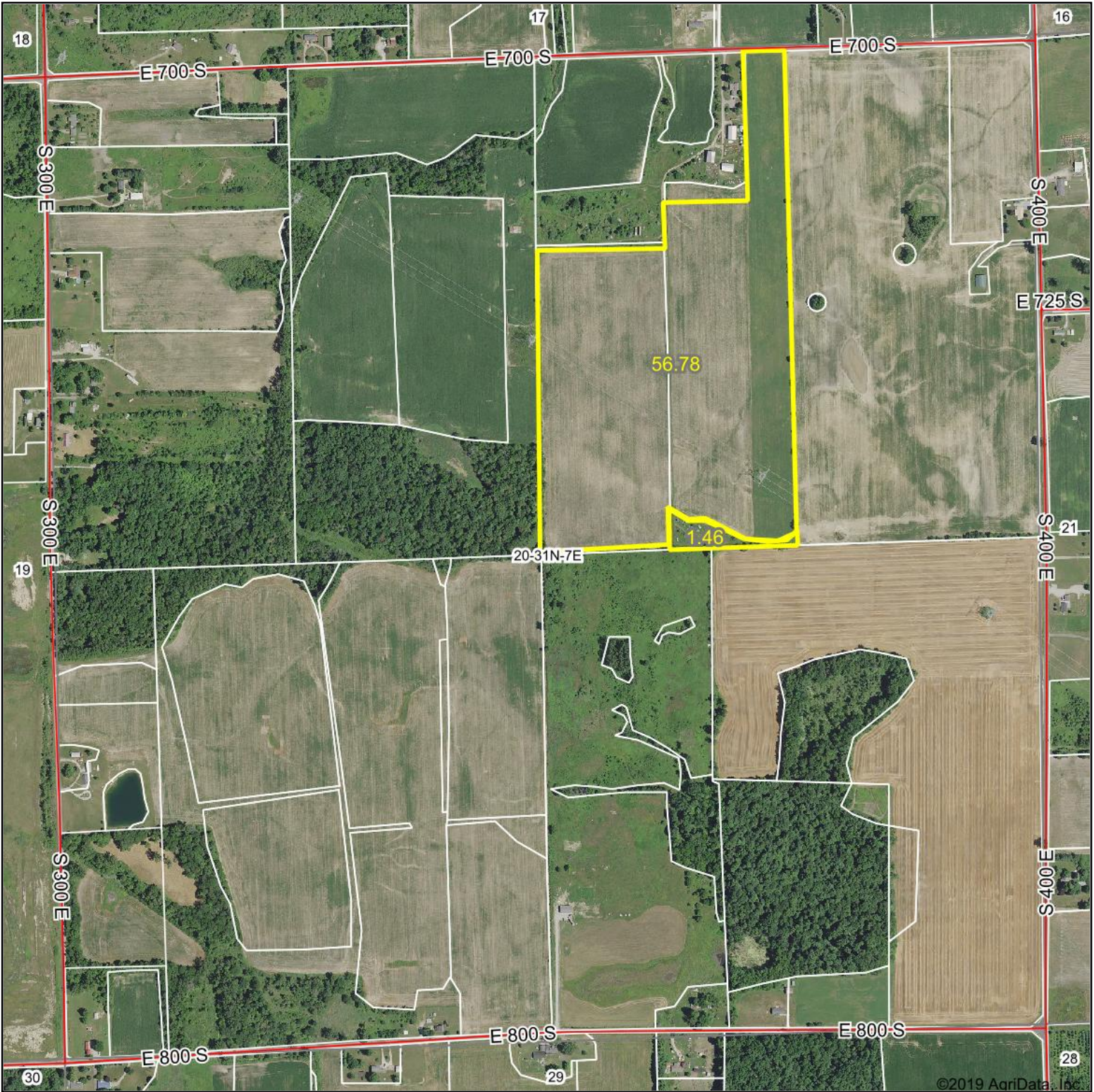
- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	017-077-002	Alternate ID	017-713002-70	Owner Address	Sacks Martin B
Sec/Twp/Rng	0020-0031-7	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		3705 E 700 S
Property Address	3705 E 700 S	Acreage	80		Warsaw, IN 46580
	WARSAW				
District	Monroe				
Brief Tax Description	017-077-002 W 1/2 Ne 20-31-7 80.00A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/7/2020
 Last Data Uploaded: 4/7/2020 3:08:05 AM

Developed by 

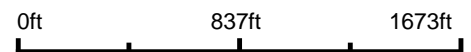
Aerial Map



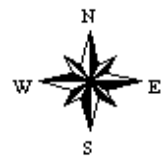
 **Metzger** Auctioneers
& Appraisers
Property Services, LLC

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2019 www.AgriDataInc.com

Map Center: 41° 7' 26.34, -85° 46' 19.87

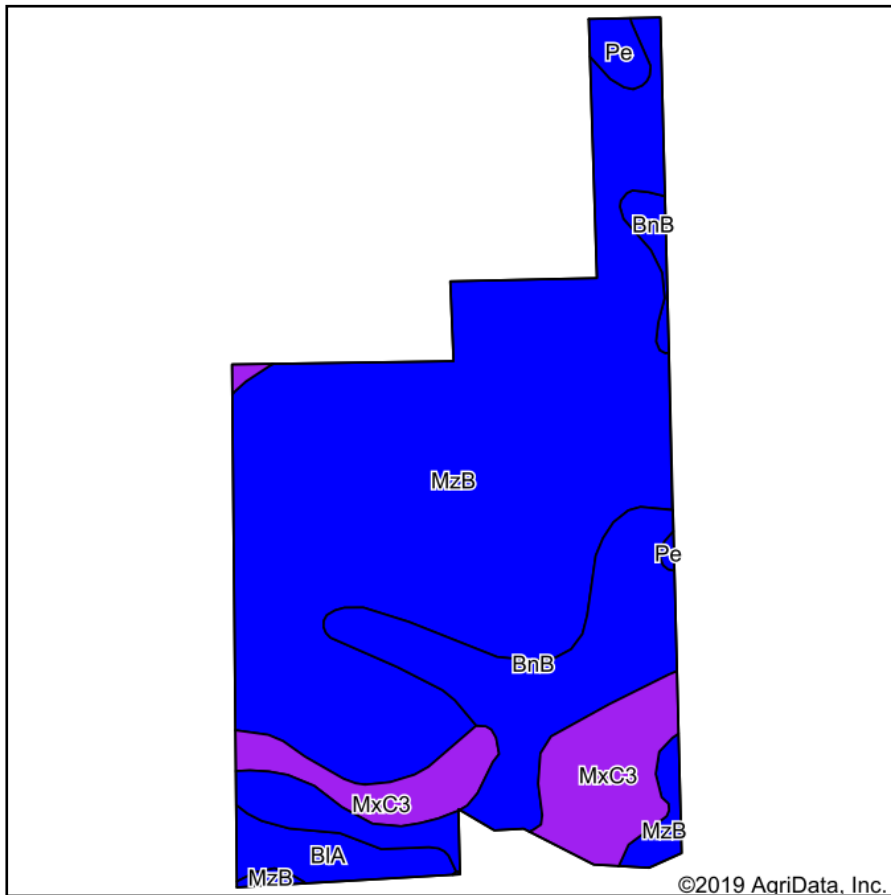


20-31N-7E
Kosciusko County
Indiana

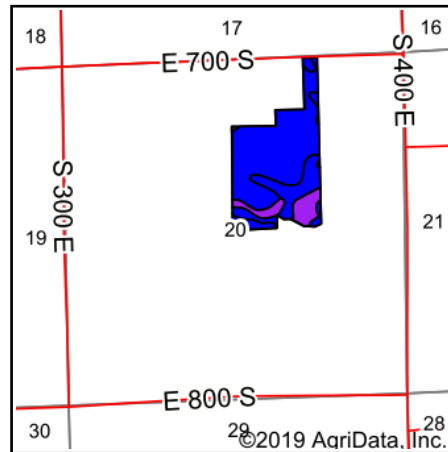


4/7/2020

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **20-31N-7E**
 Township: **Monroe**
 Acres: **56.78**
 Date: **4/7/2020**



Area Symbol: IN085. Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
MzB	Morley-Glynwood complex, 1 to 4 percent slopes	37.17	65.5%		Ile	130	46	50
BnB	Blount-Glynwood complex, 1 to 3 percent slopes	10.32	18.2%		Ile	123	41	42
MxC3	Morley silty clay loam, 5 to 15 percent slopes, severely eroded	6.52	11.5%		VIe	105	37	19
BIA	Blount loam, interlobate moraines, 0 to 2 percent slopes	1.98	3.5%		Ilw	142	52	49
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	0.79	1.4%		Ilw	157	47	67
Weighted Average						126.7	44.3	*n 45.2

*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.

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM