

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!**



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

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Recreational Real Estate **AUCTION**

Tues., May 2 6 PM

Auction Location:
815 Rural St.,
Akron, IN

80
Acres
OFFERED IN
5 TRACTS

Pleasant Twp,
Wabash Co., IN



Brecken Kennedy
Auction Manager

260-578-7661



MOSSY OAK®
PROPERTIES



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Exceptional Log Home
Pole Barn • Pond
Recreational & Crop Land

14850 N 700 W Silver Lake, IN

MetzgerAuction.com
MossyOakProperties.com

REAL ESTATE AUCTION TERMS

80+/- Acres with Log Home, Cropland, & Building Sites offered in 5 Tracts!

This property will be offered at Auction on Tuesday, May 2, 2023 at 6:30 pm at the Akron Community Center. Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. 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 23, 2023. Tract 1: Possession will be 30 days after closing, Tract 2: Possession will be at closing, Tracts 3-5: A consent form will be signed at auction allowing for immediate possession of the farmland. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$3,038.30 in total. Metzger Property Services LLC, Chad Metzger, 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Tuesday, May 2, 2023 at 6:30 pm

Bid Live In-Person or Online!

Auction Location: Akron Community Center - 815 Rural St., Akron, IN 46910

Property Location: 14850 N. 700 W., Silver Lake, IN 46982

This is a Joint Venture with Mossy Oak Properties

<https://bidmetzger.com/auctions/>



The image is a promotional banner for Metzger Property Services, LLC. It features a green and yellow color scheme with a background image of a sunlit field. The logo includes a red star inside a yellow circle, followed by the name 'Metzger' in a large, bold, black serif font. Below the name, 'PROPERTY SERVICES, LLC' is written in a smaller, black, sans-serif font. Underneath that, 'CHAD METZGER, CAI, CAGA' is written in a smaller, black, sans-serif font. Below the name, the tagline 'EXPANDING YOUR HORIZON...' is written in a bold, black, sans-serif font, followed by '...GENERATION AFTER GENERATION' in a smaller, black, sans-serif font. To the right of the logo, the phone number '260-982-0238' is displayed in a large, bold, black, sans-serif font. At the bottom left, there is a list of services: '★ FARMLAND AUCTIONS', '★ FARM SALES', '★ REAL ESTATE APPRAISALS', '★ ANTIQUE APPRAISALS', '★ PERSONAL PROPERTY AUCTIONS', and '★ REAL ESTATE SALES'. At the bottom right, the website 'WWW.METZGERAUCTION.COM' is written in a bold, black, sans-serif font.

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

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ST 1300 SOUTH - WEST 1500 N

WEST 1500 SOUTH - WEST 1500 N

TRACT 2
2 ACRES

TRACT 3
21 TILLIABLE

TRACT 1
HOME

N. DTH 700 W

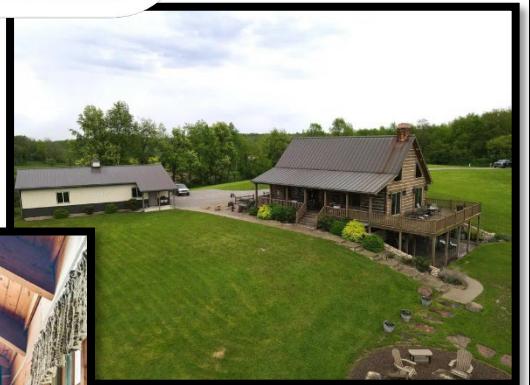
TRACT 4
32 +/- WRP AND REC

TRACT 5
20 +/- WRP AND BUILDING SITE

N. DTH 700 W

TRACT 1: *Beautiful Log Home on 5+/- Acres*

14850 N. 700 W., Silver Lake, IN






Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 03/31/2023

Page 1 of 1

| Property Type | RESIDENTIAL | Status | Active | CDOM | 0 | DOM | 0 | Auction | Yes | |
|----------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------|---------------|-----------------|--------------------|------------|---------|---|
| MLS # | 202309428 | 14850 N 700 W | Silver Lake | IN | 46982 | LP | \$0 | | | |
|  | Area | Wabash County | Parcel ID | 85-01-23-200-008.000-012 | Type | Site-Built Home | Waterfront | Yes | | |
| | Sub | None | Cross Street | | Bedrms | 3 | F Baths | 2 | H Baths | 1 |
| | Township | Pleasant | Style | Two Story | REO | No | Short Sale | No | | |
| | School District | MCS | Elem | Manchester | JrH | Manchester | SrH | Manchester | | |
| | Legal Description | Approximately 5+/- Acres part of: E1/2 NE1/4 23-30-5 77.89AC DITCH 637 | | | | | | | | |
| | Directions | Turn west off of SR 15 on County Line Rd. Go 3 miles to intersection 1500 N & 700 W and turn south. Property is on the west side of | | | | | | | | |
| | Inside City Limits | N | City | | County Zoning | A2 | Zoning Description | | | |
| | | | | | | | | | | |

Remarks 80+/- Acres with Log Home, Cropland, & Recreational Land offered in 5 Tracts going to Auction on Tuesday, May 2, 2023 at 6:30 pm! Tract 1: Escape to the northwestern part of Wabash County to this beautiful country cabin on 5+/- Acres! This 2,792 Sq Ft cabin with 3 beds and 2.5 baths sits just southwest of Silver Lake, IN. The cabin offers an open living concept area with soaring cathedral ceilings and a floor to ceiling stone fireplace with views of the pond. The spacious country kitchen offers granite counter tops with a beautiful rustic island. 2 beds and 1 bath are on the main floor with their own closets. Upstairs is the master suite with a walk-in closet and own unique master bath area, complete with a pedestal tub. The full walk-out basement provides the perfect area for entertaining with a bar and living room/rec area and walks right out to the patio and lake. The home's decor is truly one of a kind and a must see!! The pole barn offers 1500 sq ft and provides a great workshop/storage area. Bid Live In-Person or Online! Bid on each tract individually, any combination, or for the entirety! Open House: Sunday, April 23rd 1-2pm & Wednesday, April 26th 5:30-6pm

Agent Remarks Auction: Tues. 5.2.23 6:30 pm Open House: 4.23.23 1-2pm & 4.26.23 5:30-6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register Clients 24

| Sec | Lot | Lot Ac/SF/Dim | 5.0000 | / | 217,800 | / | 485x400 | Lot Desc | 3-5.9999 | | | | | | | | | | |
|------------|---------|--------------------------|------------|---|------------------------------------------------------------|---------------------------------------------------|---------|--------------------------|----------------|--|--------------------------|------------------------------------------------|--|-----------------------|-------|--|-------------------|------|--|
| | | Above Gd Fin SqFt | 1,792 | | Above Gd Unfin SqFt | 0 | | Below Gd Fin SqFt | 1,000 | | Ttl Below Gd SqFt | 1,232 | | Ttl Fin SqFt | 2,792 | | Year Built | 2010 | |
| Age | 13 | New Const | No | | Date Complete | | | Ext Log | | | Bsmt | Walk-Out Basement | | | | | # Rooms | 5 | |
| | | Room Dimensions | | | Baths | | | Water | WELL | | Basement Material | | | | | | | | |
| | | RM DIM | LVL | | B-Main | 1 | 0 | Sewer | Septic | | Dryer Hookup Gas | No | | Fireplace | Yes | | | | |
| LR | 26 x 22 | M | | | B-Upper | 1 | 0 | Fuel / | Geothermal | | Dryer Hookup Elec | No | | Guest Qtrs | No | | | | |
| DR | x | | | | B-Blw G | 0 | 1 | Heating | | | Dryer Hookup G/E | No | | Split FlrPln | No | | | | |
| FR | x | | | | | | | Cooling | Geothermal | | Disposal | No | | Ceiling Fan | Yes | | | | |
| KT | x | | | | Laundry Rm | Basement | | x | | | Water Soft-Owned | Yes | | Skylight | No | | | | |
| BK | x | | | | AMENITIES | Bar, Ceiling-Cathedral, Ceiling Fan(s), Closet(s) | | | | | Water Soft-Rented | No | | ADA Features | No | | | | |
| DN | x | | | | Walk-in, Countertops-Stone, Deck Open, Deck on Waterfront, | | | | | | Alarm Sys-Sec | No | | Fence | Farm | | | | |
| MB | 13 x 11 | M | | | Garage Door Opener, Kitchen Island, Landscaped, Open Floor | | | | | | Alarm Sys-Rent | No | | Golf Course | No | | | | |
| 2B | 14 x 11 | M | | | Plan, Porch Covered, Tub/Shower Combination, Washer Hook | | | | | | Garden Tub | No | | Nr Wlkg Trails | No | | | | |
| 3B | 16 x 13 | U | | | Garage | / | / | x | / | | Jet Tub | No | | Garage Y/N | No | | | | |
| 4B | x | | | | Outbuilding 1 | None | | x | | | Pool | No | | Off Street Pk | | | | | |
| 5B | x | | | | Outbuilding 2 | | | x | | | Pool Type | | | | | | | | |
| RR | x | | | | Assn Dues | | | Frequency | Not Applicable | | SALE INCLUDES | Dishwasher, Refrigerator, Washer, Water Heater | | | | | | | |
| LF | x | | | | Other Fees | | | | | | | Electric, Water Softener-Owned | | | | | | | |
| EX | x | | | | Restrictions | | | | | | FIREPLACE | Living/Great Rm | | | | | | | |

| | | | | | | | |
|-----------------------------|----------------------------------------------------|--------------------------------|-----------------------------------|--------------------------------------------|------------------------|----------------------------|---------|
| Water Access | | Wtr Name | | Water Frontage | | Channel Frontage | |
| Water Features | | | | Water Type | Pond | Lake Type | |
| Auctioneer Name | Chad Metzger | Lic # | AC31300015 | Auction Date | 5/2/2023 | Time | 6:30 PM |
| Financing: | Existing | Proposed | | Location | Akron Community Center | 815 | |
| Annual Taxes | \$2,549.46 | Exemptions | Homestead, Supplemental | Excluded Party | None | Assessed Value | |
| Possession | 30 days after closing | Year Taxes Payable | 2023 | | | | |
| List Office | Metzger Property Services, LLC - Off: 260-982-0238 | List Agent | Chad Metzger - Cell: 260-982-9050 | | | | |
| Agent E-mail | chad@metzgerauction.com | List Agent - User Code | UP388053395 | List Team | | | |
| Co-List Office | | Co-List Agent | | | | | |
| Showing Instr | Showingtime or Open House | | | | | | |
| List Date | 3/31/2023 | Start Showing Date | | Owner/Seller a Real Estate Licensee | No | Agent/Owner Related | No |
| Contract Type | Exclusive Right to Sell | Buyer Broker | 1.0% | Variable Rate | No | Special List Cond. | None |
| Virtual Tours: | | Lockbox Type | None | Lockbox Location | n/a | Type of Sale | |
| Pending Date | | Closing Date | | Selling Price | | How Sold | |
| Ttl Concessions Paid | | Sold/Concession Remarks | | Conc Paid By | | | |
| Sell Office | | Sell Agent | | Co-Sell Agent | | Sell Team | |

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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03/31/2023 10:34 AM

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R6/6-14)

Date (month, day, year)

4-20-22

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by

P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

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

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

14850 N 700 W Silverlake IN 46982

1. The following are in the conditions indicated:

| A. APPLIANCES | None/Not Included/Rented | Defective | Not Defective | Do Not Know |
|-------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Built-in Vacuum System | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Clothes Dryer | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Clothes Washer | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Dishwasher | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Disposal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Freezer | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gas Grill | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hood | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Microwave Oven | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Oven | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Range | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Refrigerator | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Room Air Conditioner(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Trash Compactor | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TV Antenna/Dish | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| B. Electrical System | None/Not Included/Rented | Defective | Not Defective | Do Not Know |
|------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Air Purifier | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Burglar Alarm | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ceiling Fan(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Garage Door Opener / Controls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Inside Telephone Wiring and Blocks/Jacks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Intercom | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Light Fixtures | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sauna | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Smoke/Fire Alarm(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Switches and Outlets | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Vent Fan(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 60/100/200 Amp Service (Circle one) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Generator | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

| C. WATER & SEWER SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know |
|--------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Cistern | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Septic Field/Bed | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Hot Tub | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Plumbing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Aerator System | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sump Pump | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Irrigation Systems | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Heater/Electric | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Water Heater/Gas | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Heater/Solar | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Purifier | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Softener | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Well | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Septic and Holding Tank/Septic Mound | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Geothermal and Heat Pump | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other Sewer System (Explain) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Swimming Pool & Pool Equipment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| D. HEATING & COOLING SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know |
|-----------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| Attic Fan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Central Air Conditioning | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Hot Water Heat | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Furnace Heat/Gas | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Furnace Heat/Electric | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Solar House-Heating | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Woodburning Stove | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fireplace | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fireplace Insert | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Air Cleaner | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Humidifier | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Propane Tank | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other Heating Source | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The information on this disclosure form is provided by the prospective buyer and the purchaser at their own risk.

Signature of Seller

Signature of Seller

The Seller hereby certifies that

Signature of Seller (at closing)

Date (mm/dd/yy)

Date (mm/dd/yy)

I certify to the truth of the information on this disclosure form and may not be required to disclose any information as it was when the Seller's Disclosure was completed.

Signature of Buyer

Signature of Buyer

Signature of Seller (at closing)

Date (mm/dd/yy)

Date (mm/dd/yy)

| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------|-----------------------------------------|
| Property address (number and street, city, state, and ZIP code) | | | |
| 2. ROOF | | | |
| Age, if known <u>12</u> Years. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | DO NOT KNOW <input type="checkbox"/> |
| Does the roof leak? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there present damage to the roof? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there more than one layer of shingles on the house? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, how many layers? _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. HAZARDOUS CONDITIONS | | | |
| Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Explain: | | | |
| | | | |
| E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary) | | | |
| | | | |
| 4. OTHER DISCLOSURES | | | |
| Do structures have aluminum wiring? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are there any foundation problems with the structures? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are there any encroachments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are there any violations of zoning, building codes, or restrictive covenants? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is the present use of non-conforming use? Explain: | | | |
| | | | |
| Is the access to your property via a private road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is the access to your property via a public road? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Is the access to your property via an easement? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Have you received any notices by any governmental or quasi-governmental agencies affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are there any structural problems with the building? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Have any substantial additions or alterations been made without a required building permit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are there moisture and/or water problems in the basement, crawl space area, or any other area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there any damage due to wind, flood, termites, or rodents? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Have any structures been treated for wood destroying insects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Are the furnace/woodstove/chimney/flue all in working order? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Is the property in a flood plain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Do you currently pay for flood insurance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Does the property contain underground storage tank(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is the homeowner a licensed real estate salesperson or broker? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there any threatened or existing litigation regarding the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is the property located within one (1) mile of an airport? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p> | | | |
| Signature of Seller | <u>Greg Whitman 4-20-22</u> | | Signature of Buyer |
| Signature of Seller | <u>Rebecca Whitman 4-20-22</u> | | Signature of Buyer |
| The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer. | | | |
| Signature of Seller (at closing) | | | Signature of Seller (at closing) |



FORM #03.



TRACT 2-5



| Property Type | LOTS AND LAND | Status | Active | CDOM | 1 | DOM | 1 | Auction | Yes |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------|-----------------------|------------------|---------------------------|-----------|------------|-----|
| MLS # | 202309432 | 7117 W 1500 N | Silver Lake | IN 46982 | Status | Active | LP | \$0 | |
| Area | Wabash County | Parcel ID | 85-01-23-200-009.000-012 | Type | Residential Land | | | | |
| Sub | None | Cross Street | | Lot # | | | | | |
| School District | MCS Elem | Manchester | JrH | Manchester | SrH | Manchester | | | |
| REO | No | Short Sale | No | Waterfront Y/N | N | | | | |
| Legal Description | PT E1/2 NE1/4 23-30-5 2.11AC DITCH 637 | | | | | | | | |
| Directions | Turn west off of SR 15 on County Line Rd. Go 3 miles to intersection 1500 N. Property is on the south side of the road. | | | | | | | | |
| Inside City Limits | N | City Zoning | | County Zoning | A2 | Zoning Description | | | |



Remarks 80+/- Acres with Log Home, Cropland, & Recreational Land offered in 5 Tracts going to Auction on Tuesday, May 2, 2023 at 6:30 pm! Tract 2: 2+/- Acres with old farm outbuildings. Great Potential Building Site for your dream home! Bid Live In-Person or Online! Bid on each tract individually, any combination, or for the entirety!

Agent Remarks Auction: Tues. 5.2.23 6:30 pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register

| | | | | | | | |
|--------------------|--------------------------|----------------------------|---------------------------|----------------------------|---------------|----------------------|--------|
| Sec | Lot | Lot Ac/SF/Dim | 2.1100 / 91,912 / 315x300 | Platted Development | No | Platted Y/N | Yes |
| Parcel Desc | 0-2.9999 | Date Lots Available | | Price per Acre | \$ \$0.00 | | |
| Township | Pleasant | Road Access | County | Road Surface | Tar and Stone | Road Frontage | County |
| Type Use | Agriculture, Residential | | | | | | |
| Water Type | Unknown | Easements | Yes | Water Frontage | | | |
| SEWER TYPE | None | Assn Dues | Not Applicable | Other Fees | | | |
| Type Fuel | None | | | | | | |
| Electricity | Available | | | | | | |

Features

DOCUMENTS AVAILABLE Aerial Photo
LAND FEATURES Barn

Strctr/Bldg Imprv Yes
Can Property Be Divided? No

Water Access

Water Name Lake Type

Water Features

Water Frontage Channel Frontage

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Auction Location Akron Community Center 815 **Auction Start Date** 5/2/2023

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$488.84 **Exemption** **Year Taxes Payable** 2023 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** At closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com

Co-List Office Mossy Oak Properties/Indiana Land and Lifestyle **Co-List Agent** Brecken Kennedy - Cell: 260-578-7661

Showing Instr

List Date 3/30/2023 **Exp Date** 5/30/2023

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:


Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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Page 1 of
1

03/31/2023 10:38 AM

| | | | | | | | | | | | | | | | | | | | | |
|----------------------------------------------------------------------------------|--------------------|---------------|--------------------------------------------------------------------------------------------------------------------|-------------|--------------|-------------|--------------------------|------|----------------|-------|--------------------|--------|-------|--------|------------|---------|--|-----|--|--|
| Property Type | | LOTS AND LAND | | Status | | Active | | CDOM | | 1 | | DOM | | 1 | | Auction | | Yes | | |
| MLS # | | 202309433 | | *** N 700 W | | Silver Lake | | IN | | 46982 | | Status | | Active | | LP | | \$0 | | |
|  | Area | | Wabash County | | Parcel ID | | 85-01-23-200-008.000-012 | | Type | | Agricultural Land | | | | | | | | | |
| | Sub | | None | | Cross Street | | | | | | | | Lot # | | | | | | | |
| | School District | | MCS Elem | | Manchester | | JrH | | Manchester | | | | SrH | | Manchester | | | | | |
| | REO | | No | | Short Sale | | No | | Waterfront Y/N | | N | | | | | | | | | |
| | Legal Description | | Approximately 22+/- Acres part of: E1/2 NE1/4 23-30-5 77.89AC DITCH 637 | | | | | | | | | | | | | | | | | |
| | Directions | | Turn west off of SR 15 on County Line Rd. Go 3 miles to intersection 1500 N & 700 W and turn south. Property is on | | | | | | | | | | | | | | | | | |
| | Inside City Limits | | N | | City Zoning | | County Zoning | | A2 | | Zoning Description | | | | | | | | | |

Remarks 80+/- Acres with Log Home, Cropland, & Recreational Land offered in 5 Tracts going to Auction on Tuesday, May 2, 2023 at 6:30 pm! Tract 3: 21+/- Acres of Quality Cropland! Bid Live In-Person or Online! Bid on each tract individually, any combination, or for the entirety!

Agent Remarks Auction: Tues. 5.2.23 6:30 pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register

| | | | | | | | |
|-------------|---------------|---------------------|--------|-----------------------------|----------------|-----------------|--------|
| Sec | Lot | Lot Ac/SF/Dim | | 22.0000 / 958,320 / 920x835 | | | |
| Parcel Desc | Tillable, 15+ | Platted Development | | No | | Platted Y/N Yes | |
| Township | Pleasant | Date Lots Available | | Price per Acre | | \$ \$0.00 | |
| Type Use | Agriculture | Road Access | County | Road Surface | Tar and Stone | Road Frontage | County |
| | | | | | | | |
| Water Type | None | | | Easements | Yes | | |
| SEWER TYPE | None | | | Water Frontage | | | |
| Type Fuel | None | | | Assn Dues | Not Applicable | | |
| Electricity | Available | | | Other Fees | | | |

Features**DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? No

Water Access**Water Name** Lake Type**Water Features****Water Frontage**

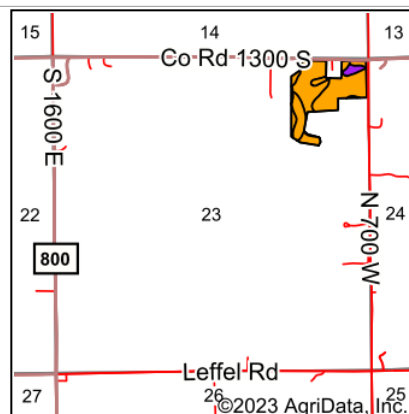
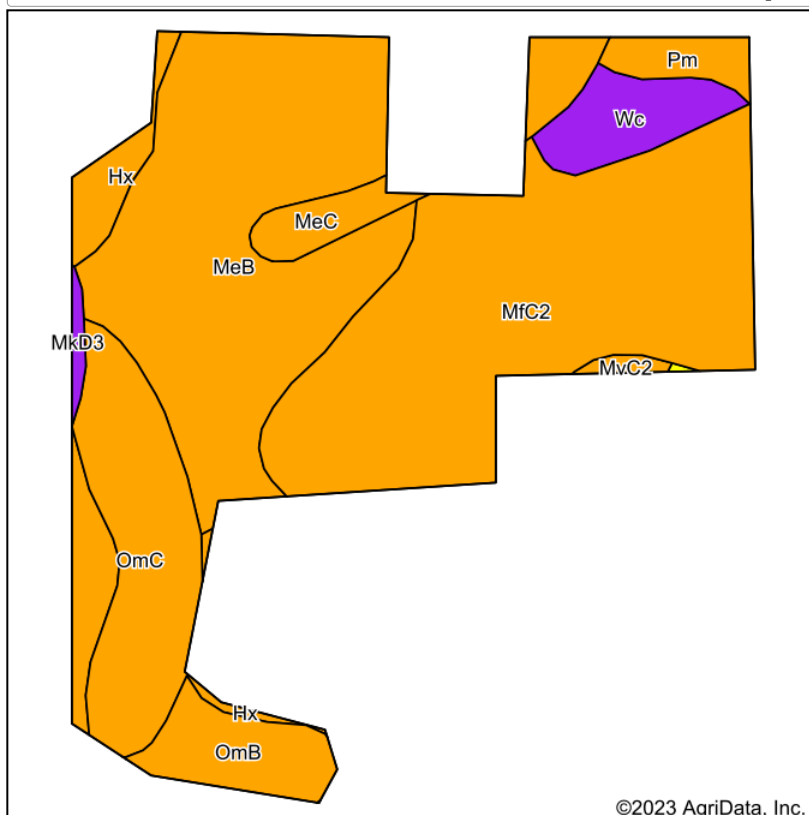
| | | | | | | | | | | |
|-----------------------------------------------|----------------------------------------------------|------------------------|---------------------|---------------------------|-------------|-----------------------------|--------------------------------------|--|-----------------------|------|
| Auction | Yes | Auctioneer Name | Chad Metzger | | | Auctioneer License # | AC31300015 | | | |
| Auction Location | Akron Community Center 815 | | | Auction Start Date | 5/2/2023 | | | | | |
| Financing: | Existing | | | Proposed | | | Excluded Party | | | None |
| Annual Taxes | \$2,549.46 | | Exemption | Homestead, Supplemental | | Year Taxes Payable | 2023 | | Assessed Value | |
| Is Owner/Seller a Real Estate Licensee | No | | | Possession | Immediately | | | | | |
| List Office | Metzger Property Services, LLC - Off: 260-982-0238 | | | | | List Agent | Chad Metzger - Cell: 260-982-9050 | | | |
| Agent ID | RB14045939 | | Agent E-mail | chad@metzgerauction.com | | | | | | |
| Co-List Office | Mossy Oak Properties/Indiana Land and Lifestyle | | | | | Co-List Agent | Brecken Kennedy - Cell: 260-578-7661 | | | |
| Showing Instr | | | | | | | | | | |

Showing Instr**List Date** 3/30/2023 **Exp Date** 5/30/2023**Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None**Virtual Tours:****Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 1**Total Concessions Paid****Sold/Concession Remarks** **Sell Agent** **Co-Sell Off** **Co-Sell Agent****Presented by:**

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

Soils Map



State: **Indiana**
 County: **Wabash**
 Location: **23-30N-5E**
 Township: **Pleasant**
 Acres: **23.23**
 Date: **3/30/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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www.AgriDataInc.com

Area Symbol: IN169, Soil Area Version: 27


| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Corn Bu | Soybeans Bu | *n NCCPI Soybeans |
|-------------------------|-------------------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------|-------------|-------------------|
| MfC2 | Miami loam, 6 to 12 percent slopes, eroded | 8.12 | 35.0% | | IIIe | 135 | 47 | 39 |
| MeB | Metea loamy sand, 2 to 6 percent slopes | 7.30 | 31.4% | | IIIe | 110 | 39 | 39 |
| OmC | Ormas loamy sand, 6 to 15 percent slopes | 2.79 | 12.0% | | IIIe | 81 | 29 | 35 |
| OmB | Ormas loamy sand, 2 to 6 percent slopes | 1.70 | 7.3% | | IIIe | 90 | 32 | 36 |
| Wc | Wallkill silt loam | 1.02 | 4.4% | | Vw | 165 | 49 | 49 |
| MeC | Metea loamy sand, 6 to 12 percent slopes | 0.94 | 4.0% | | IIIe | 100 | 35 | 38 |
| Hx | Houghton muck, drained | 0.62 | 2.7% | | IIIw | 159 | 42 | 91 |
| Pm | Palms muck, drained | 0.50 | 2.2% | | IIIw | 158 | 43 | 91 |
| Mkd3 | Miami clay loam, Saginaw lobe, 12 to 18 percent slopes, severely eroded | 0.13 | 0.6% | | VIe | 110 | 39 | 25 |
| MvC2 | Morley silt loam, 6 to 12 percent slopes, eroded | 0.11 | 0.5% | | IIIe | 118 | 41 | 44 |
| Weighted Average | | | | | 3.10 | 118.2 | 40.5 | *n 41.2 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



| | | | | | | | | | |
|----------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------|-----------------------|-------------------|---------------------------|----------------|-----|
| Property Type | LOTS AND LAND | Status | Active | CDOM | 1 | DOM | 1 | Auction | Yes |
| MLS # | 202309447 | **** N 700 W | Silver Lake | IN 46982 | Status | Active | LP | \$0 | |
|  | Area | Wabash County | Parcel ID | 85-01-23-200-008.000-012 | Type | Agricultural Land | Lot # | | |
| | Sub | None | Cross Street | | | | | | |
| | School District | MCS Elem | Manchester | JrH | Manchester | | SrH | Manchester | |
| | REO | No | Short Sale | No | Waterfront Y/N | Y | | | |
| | Legal Description | Approximately 32+/- Acres part of: E1/2 NE1/4 23-30-5 77.89AC DITCH 637 | | | | | | | |
| | Directions | Turn west off of SR 15 on County Line Rd. Go 3 miles to intersection 1500 N & 700 W and turn south. Property is on | | | | | | | |
| | Inside City Limits | N | City Zoning | | County Zoning | A2 | Zoning Description | | |

Remarks 80+/- Acres with Log Home, Cropland, & Recreational Land offered in 5 Tracts going to Auction on Tuesday, May 2, 2023 at 6:30 pm! Tract 4: 32+/- Acres of Cropland, Recreational Land, & Pond! Bid Live In-Person or Online! Bid on each tract individually, any combination, or for the entirety!

Agent Remarks Auction: Tues. 5.2.23 6:30 pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register

| | | | | | | | | | |
|-----------------------------------------------|----------------------------------------------------|--------------------------------|--------------------------------------|-----------------------------|---------------|------------------------------|--------|-------------|---|
| Sec | Lot | Lot Ac/SF/Dim | 32.0000 / 1,393,920 / 1330x860 | | | | | | |
| Parcel Desc | Partially Wooded, Tillable, 15+ | Platted Development | No | Platted Y/N | Yes | | | | |
| Township | Pleasant | Date Lots Available | | Price per Acre | \$ \$0.00 | | | | |
| Type Use | Agriculture, Recreational | Road Access | County | Road Surface | Tar and Stone | Road Frontage | County | | |
| Water Type | None | Easements | Yes | Water Frontage | | | | | |
| SEWER TYPE | None | Assn Dues | Not Applicable | Other Fees | | | | | |
| Type Fuel | None | | | | | | | | |
| Electricity | Available | | | | | | | | |
| Features | | DOCUMENTS AVAILABLE | Aerial Photo | | | | | | |
| Strctr/Bldg Imprv | No | | | | | | | | |
| Can Property Be Divided? | No | | | | | | | | |
| Water Access | Pond | | | | | | | | |
| Water Name | | Lake Type | | | | | | | |
| Water Features | | | | | | | | | |
| Water Frontage | | Channel Frontage | | Water Access | | | | | |
| Auction | Yes | Auctioneer Name | Chad Metzger | Auctioneer License # | AC31300015 | | | | |
| Auction Location | Akron Community Center 815 | Auction Start Date | 5/2/2023 | | | | | | |
| Financing: | Existing | Proposed | | Excluded Party | None | | | | |
| Annual Taxes | \$2,549.46 | Exemption | Homestead, Supplemental | Year Taxes Payable | 2023 | Assessed Value | | | |
| Is Owner/Seller a Real Estate Licensee | No | Possession | Immediately | | | | | | |
| List Office | Metzger Property Services, LLC - Off: 260-982-0238 | List Agent | Chad Metzger - Cell: 260-982-9050 | | | | | | |
| Agent ID | RB14045939 | Agent E-mail | chad@metzgerauction.com | | | | | | |
| Co-List Office | Mossy Oak Properties/Indiana Land and Lifestyle | Co-List Agent | Brecken Kennedy - Cell: 260-578-7661 | | | | | | |
| Showing Instr | | | | | | | | | |
| List Date | 3/30/2023 | Exp Date | 5/30/2023 | | | | | | |
| 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:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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| Property Type | LOTS AND LAND | Status | Active | CDOM | 1 | DOM | 1 | Auction | Yes |
|---------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------|------------------------|-------------------|---------------------------|---------------|------------|------------|
| MLS # | 202309448 | ***** | N 700 W | Silver Lake | IN 46982 | Status | Active | LP | \$0 |
| Area | Wabash County | Parcel ID | 85-01-23-200-008.000-012 | Type | Agricultural Land | Lot # | | | |
| Sub | None | Cross Street | | School District | MCS Elem | JrH | Manchester | SrH | Manchester |
| REO | No | Short Sale | No | Waterfront Y/N | Y | | | | |
| Legal Description | Approximately 20+/- Acres part of: E1/2 NE1/4 23-30-5 77.89AC DITCH 637 | | | | | | | | |
| Directions | Turn west off of SR 15 on County Line Rd. Go 3 miles to intersection 1500 N & 700 W and turn south. Property is on | | | | | | | | |
| Inside City Limits | N | City Zoning | | County Zoning | A2 | Zoning Description | | | |



Remarks 80+/- Acres with Log Home, Cropland, & Recreational Land offered in 5 Tracts going to Auction on Tuesday, May 2, 2023 at 6:30 pm! Tract 5: 20+/- Acres of Recreational Land with Pond! Would make a great building site for your dream home! Bid Live In-Person or Online! Bid on each tract individually, any combination, or for the entirety!

Agent Remarks Auction: Tues. 5.2.23 6:30 pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register

| | | | | | | | |
|-----------------------------------------------|----------------------------------------------------|--------------------------------|--------------------------------------|-----------------------------|---------------|------------------------------|--------|
| Sec | Lot | Lot Ac/SF/Dim | 20.0000 / 871,200 / 1330x635 | Platted Development | No | Platted Y/N | Yes |
| Parcel Desc | Partially Wooded, 15+ | Date Lots Available | | Price per Acre | \$ \$0.00 | | |
| Township | Pleasant | Road Access | County | Road Surface | Tar and Stone | Road Frontage | County |
| Type Use | Agriculture, Residential, | | | | | | |
| Water Type | None | Easements | Yes | Water Frontage | | | |
| SEWER TYPE | None | Assn Dues | Not Applicable | Other Fees | | | |
| Type Fuel | None | | | | | | |
| Electricity | Available | | | | | | |
| Features | | DOCUMENTS AVAILABLE | Aerial Photo | | | | |
| Strctr/Bldg Imprv | No | | | | | | |
| Can Property Be Divided? | No | | | | | | |
| Water Access | Pond | | | | | | |
| Water Name | | Lake Type | | | | | |
| Water Features | | | | | | | |
| Water Frontage | | Channel Frontage | | Water Access | | | |
| Auction | Yes | Auctioneer Name | Chad Metzger | Auctioneer License # | AC31300015 | | |
| Auction Location | Akron Community Center 815 | Auction Start Date | 5/2/2023 | | | | |
| Financing: | Existing | Proposed | | Excluded Party | None | | |
| Annual Taxes | \$2,549.46 | Exemption | Homestead, Supplemental | Year Taxes Payable | 2023 | Assessed Value | |
| Is Owner/Seller a Real Estate Licensee | No | Possession | Immediately | | | | |
| List Office | Metzger Property Services, LLC - Off: 260-982-0238 | List Agent | Chad Metzger - Cell: 260-982-9050 | | | | |
| Agent ID | RB14045939 | Agent E-mail | chad@metzgerauction.com | | | | |
| Co-List Office | Mossy Oak Properties/Indiana Land and Lifestyle | Co-List Agent | Brecken Kennedy - Cell: 260-578-7661 | | | | |
| Showing Instr | | | | | | | |
| List Date | 3/30/2023 | Exp Date | 5/30/2023 | | | | |
| 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:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to **bidmetzger.com** - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - ***This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.***
 - ***We WILL NOT charge your card if you are the winning bidder***
 - ***IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY***
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM