

Expanding your Horizon...



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Property Services, LLC

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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. On the left, there is a logo with a red star inside a yellow circle, followed by the word "Metzger" in a large, bold, black serif font. Below "Metzger" is "CHAD METZGER, CAI, CAGA" in a smaller, black, sans-serif font. To the right of the logo, the text "PROPERTY SERVICES, LLC" is written in a small, black, sans-serif font. Below the logo and name, the tagline "EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION" is written in a black, sans-serif font. On the right side of the banner, the phone number "260-982-0238" is displayed in a large, 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 black, sans-serif font. The background of the banner is a photograph of a field with rows of crops, possibly corn, under a bright sky.

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

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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	Full	Half	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)																
DN	x		Walk-in, Countertops-Stone, Deck Open, Deck on Waterfront,																
MB	13 x 11	M	Garage Door Opener, Kitchen Island, Landscaped, Open Floor																
2B	14 x 11	M	Plan, Porch Covered, Tub/Shower Combination, Washer Hook																
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 Location Akron Community Center 815
Financing: Existing		Proposed		Excluded Party		None	
Annual Taxes \$2,549.46		Exemptions Homestead, Supplemental		Year Taxes Payable		2023	
Possession		30 days after closing		Assessed Value			
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	
Co-List Office				List Team			
Showing Instr		Showingtime or Open House		Co-List Agent			
List Date		3/31/2023	Start Showing Date	Exp Date	5/30/2023	Owner/Seller a Real Estate Licensee	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 Off		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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Page 1 of 1

03/31/2023 10:34 AM

Date (month, day, year)
4-20-22

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)

1. The following are in the conditions indicated:

A. APPLIANCES					C. WATER & SEWER SYSTEM					
	None/Not Included/Rented	Defective	Not Defective	Do Not Know		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"/>	Cistern	<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"/>	Septic Field/Bed	<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"/>	Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing	<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"/>	Aerator System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<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"/>	Irrigation Systems	<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"/>	Water Heater/Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater/Gas	<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"/>	Water Heater/Solar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Range	<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"/>	
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Softener	<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"/>	Well	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic and Holding Tank/Septic Mound	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
TV Antenna/Dish	<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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Sewer System (Explain)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input 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"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				Yes	No	Do Not Know
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the structures connected to a public water system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	Are the structures connected to a public sewer system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any additions that may require improvements to the sewage disposal system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Burglar Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If yes, have the improvements been completed on the sewage disposal system?			<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"/>	Are the improvements connected to a private/community water system?			<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"/>	Are the improvements connected to a private/community sewer system?			<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"/>	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic Fan	<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"/>	Central Air Conditioning	<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"/>	Hot Water Heat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Smoke/Fire Alarm(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Heat/Gas	<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"/>	Furnace Heat/Electric	<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"/>	Solar House-Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
60/100/200 Amp Service (Circle one)	<input 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"/>	
Generator	<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"/>	
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.					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					

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

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known <u>12</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do structures have aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<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"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any encroachments?	<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"/>	Are there any violations of zoning, building codes, or restrictive covenants?	<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"/>	Is the present use of non-conforming use? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
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 the access to your property via a private road?	<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"/>	Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input 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"/>	Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				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"/>
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: <i>(Use additional pages, if necessary)</i>				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"/>				

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.

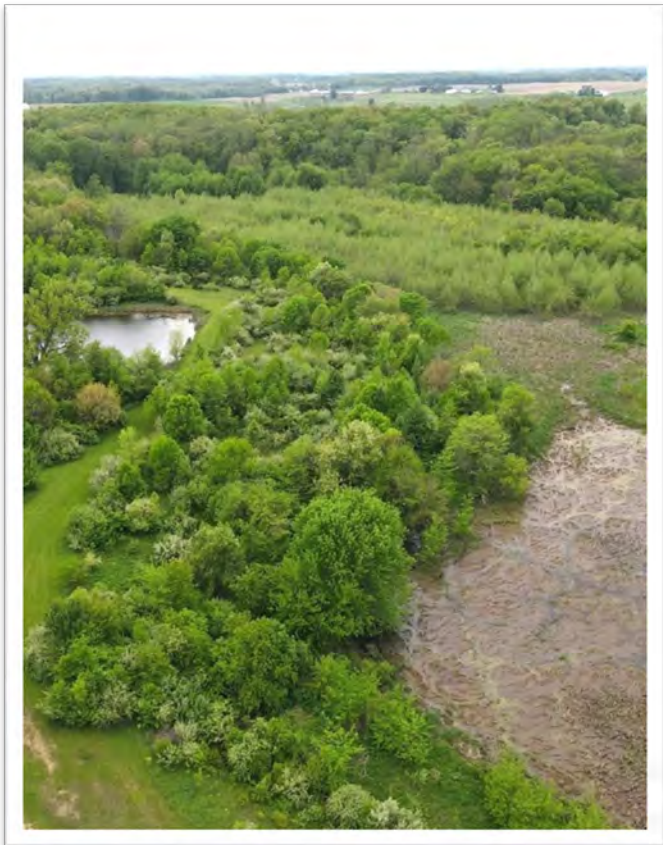
Signature of Seller	Signature of Buyer
Signature of Seller	Signature of Buyer
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.	
Signature of Seller (at closing)	Signature of Seller (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						
Parcel Desc	0-2.9999	Platted Development	No	Platted Y/N	Yes				
Township	Pleasant	Date Lots Available		Price per Acre	\$ \$0.00				
Type Use	Agriculture, Residential	Road Access	County	Road Surface	Tar and Stone	Road Frontage	County		
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		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	\$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


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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 **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 \$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**

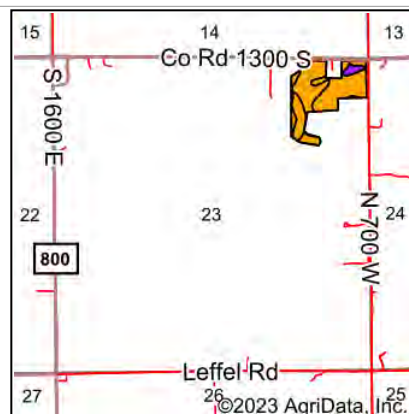
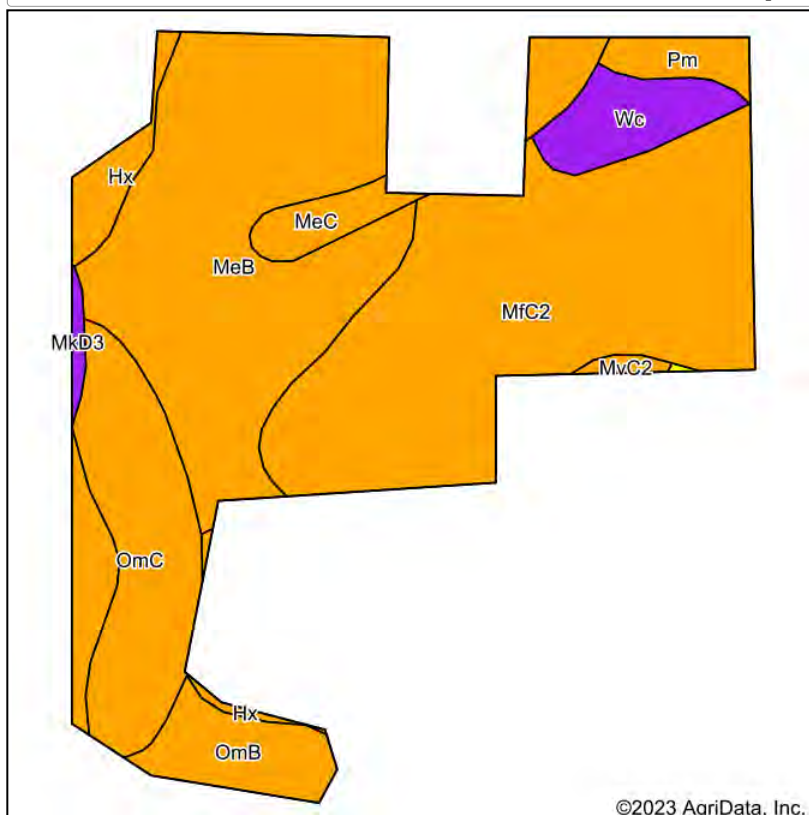
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

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

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Soils Map



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



Maps Provided By:



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Soils data provided by USDA and NRCS.

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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			
	Sub	None	Cross Street	Lot #					
	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			
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		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				
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				
	Sub	None	Cross Street				Lot #			
	School District	MCS Elem	Manchester	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		
Parcel Desc	Partially Wooded, 15+	Platted Development	No					Platted Y/N	Yes
Township	Pleasant	Date Lots Available					Price per Acre	\$0.00	
Type Use	Agriculture, Residential,	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		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						
Total Concessions Paid		Sold/Concession Remarks										
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent						

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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

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