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Property Services, LLC

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**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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REAL ESTATE AUCTION TERMS

61.61+/- Acres of Productive Cropland offered in 4 Tracts!

This property will be offered via Simulcast Auction on Tuesday, March 25, 2025 at 6:30 pm! 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost 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 buyer is responsible for all costs associated with the financing process. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within 24 hours via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Trustee's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before May 16, 2025. Possession will be at closing. Buyer(s) retain 2025 income. Sellers pay '24 due in '25 taxes with buyer(s) to assume all income thereafter. Real estate taxes for all tracts in '23 due in '24 were \$1,252.04 in total. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on 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 any showings, & the auction if held live, your client attends. The Client Registration form is available upon request.

Bid Live or Online: Tuesday, March 25, 2025 at 6:30 pm

Auction Location: Claypool Lions Club - 201 W Calhoun St, Claypool, IN 46510

Property Address: North & West of Claypool Elementary School on corner of 700 S & 200 W

Clay Township • Kosciusko County

www.BidMetzger.com



TRACT #1
14.2 ACRES

TRACT #2
14.89 ACRES

TRACT #4
14.52 ACRES

TRACT #3
18 ACRES

SOUTH 200 W

SOUTH 200 W

SOUTH 200 W

SOUTH 200 W

SOUTH 200 W

SOUTH 200 W

WALNUT ST

N MAIN ST

E WALNUT ST

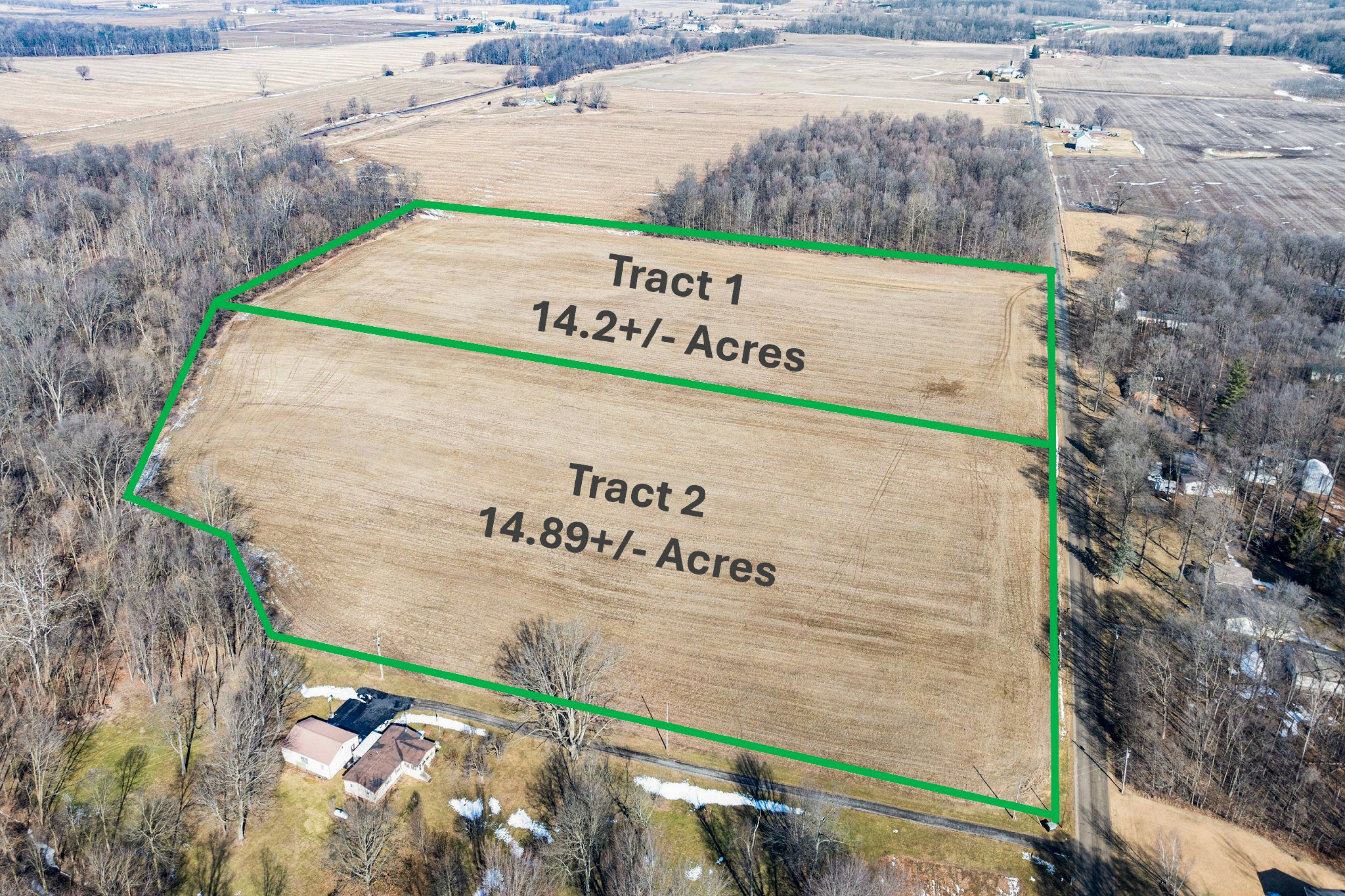
W SECTION ST

E SECTION ST

WEST 700 S

WEST 700 S

Claypool
Elementary
School



Tract 1
14.2+/- Acres

This aerial photograph shows two large, rectangular land tracts outlined in green. The tracts are situated in a rural area with surrounding fields and forests. Tract 1 is the upper portion, and Tract 2 is the lower portion. A road runs along the right side of the tracts, and a house is visible in the bottom left corner. The text 'Tract 1' and '14.2+/- Acres' is overlaid on the upper tract, and 'Tract 2' and '14.89+/- Acres' is overlaid on the lower tract.

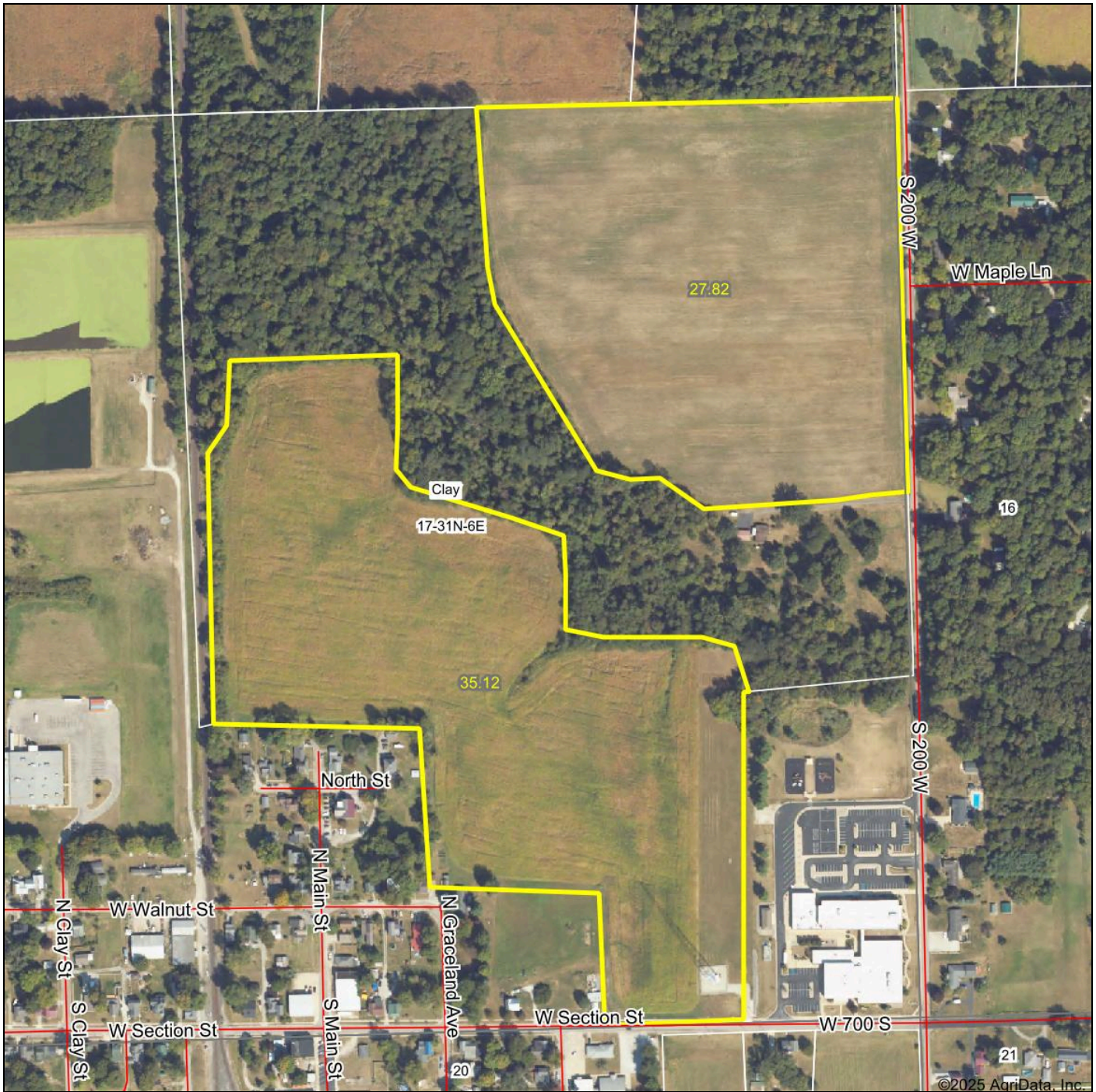
Tract 2
14.89+/- Acres



Tract 3
18+/- Acres

Tract 4
14.52+/- Acres

Aerial Map



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Maps Provided By:



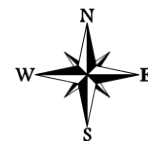
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 41° 8' 1.92, -85° 52' 40.45

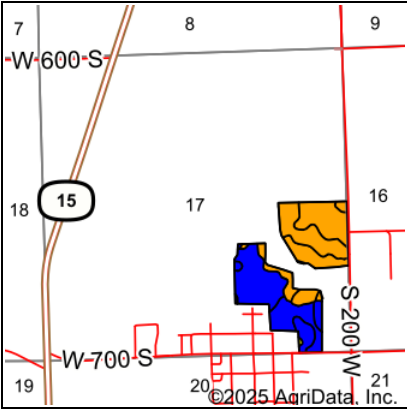
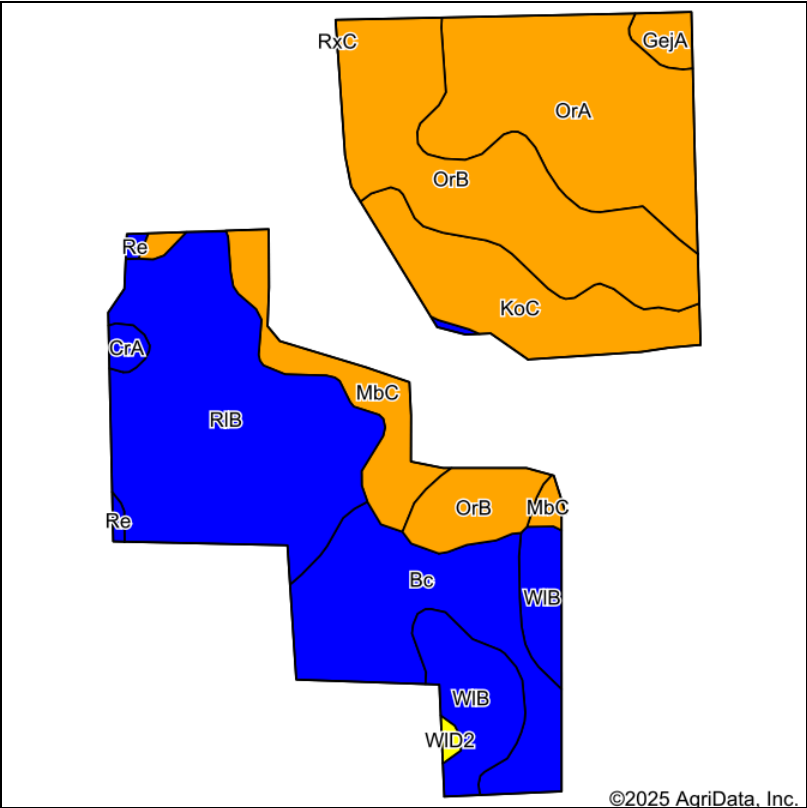
17-31N-6E
Kosciusko County
Indiana

0ft 440ft 881ft



2/27/2025

Soils Map



State: **Indiana**
County: **Kosciusko**
Location: **17-31N-6E**
Township: **Clay**
Acres: **62.94**
Date: **2/27/2025**

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Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IN085, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Grass legume pasture Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	14.90	23.7%		Ile	141	1	5	8	8	1	49	58	58
OrB	Ormas loamy sand, 2 to 6 percent slopes	12.86	20.4%		IIle	100	16	3			7	35	50	38
OrA	Ormas loamy sand, 0 to 2 percent slopes	10.59	16.8%		IIIs	100	16	3			7	35	50	39
Bc	Barry loam	8.72	13.9%		IIw	175	23	6			12	49	70	71
KoC	Kosciusko sandy loam, 6 to 12 percent slopes	5.82	9.2%		IIle	85	16	3			6	30	43	54
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	4.56	7.2%		Ile	145		5			9	51	58	65
MbC	Metea loamy sand, 6 to 12 percent slopes	3.87	6.1%		IIle	100	16	3			7	35	50	42

Soils data provided by USDA and NRCS.

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Grass legume pasture Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
GejA	Gilford sandy loam, till plain, 0 to 2 percent slopes	0.75	1.2%		Illw	152		5	10	10		53	49	50
CrA	Crosier loam, 0 to 1 percent slopes	0.41	0.7%		Ilw	154		5			10	50	69	56
Re	Rensselaer loam, 0 to 1 percent slopes	0.30	0.5%		Ilw	167		6			11	49	68	81
WID2	Wawasee fine sandy loam, 12 to 18 percent slopes, eroded	0.16	0.3%		IVe	115		4			8	40	46	50
Weighted Average					2.54	123.3	11.8	4.1	2	2	6.3	41.3	54.8	*n 51.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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



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