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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

47.25+/- ACRES OF QUALITY TILLABLE CROPLAND WITH DEVELOPMENT POTENTIAL!

This property will be offered via Simulcast Auction on Thursday, May 15, 2025 at 6:30pm at the Claypool Lions Club. 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before June 13, 2025. Possession will be subject to the current tenant's rights. Buyer will receive & retain the 2025 farm income. Buyer will pay the 2025 to due in 2026 taxes and all taxes going forward. Real estate taxes for all tracts in 24' due in 25' were \$1,386.11. 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 your client attends as well as the auction if held live. The Client Registration form is available upon request.

Simulcast Auction: Thursday, May 15, 2025 at 6:30pm Bid Live In-Person or Online!

Auction Location: Claypool Lions Club - 201 W Calhoun St, Claypool, IN
Property Location: 200 W in Claypool, IN - just off of Church St.
Clay Township • Kosciusko County

www.BidMetzger.com

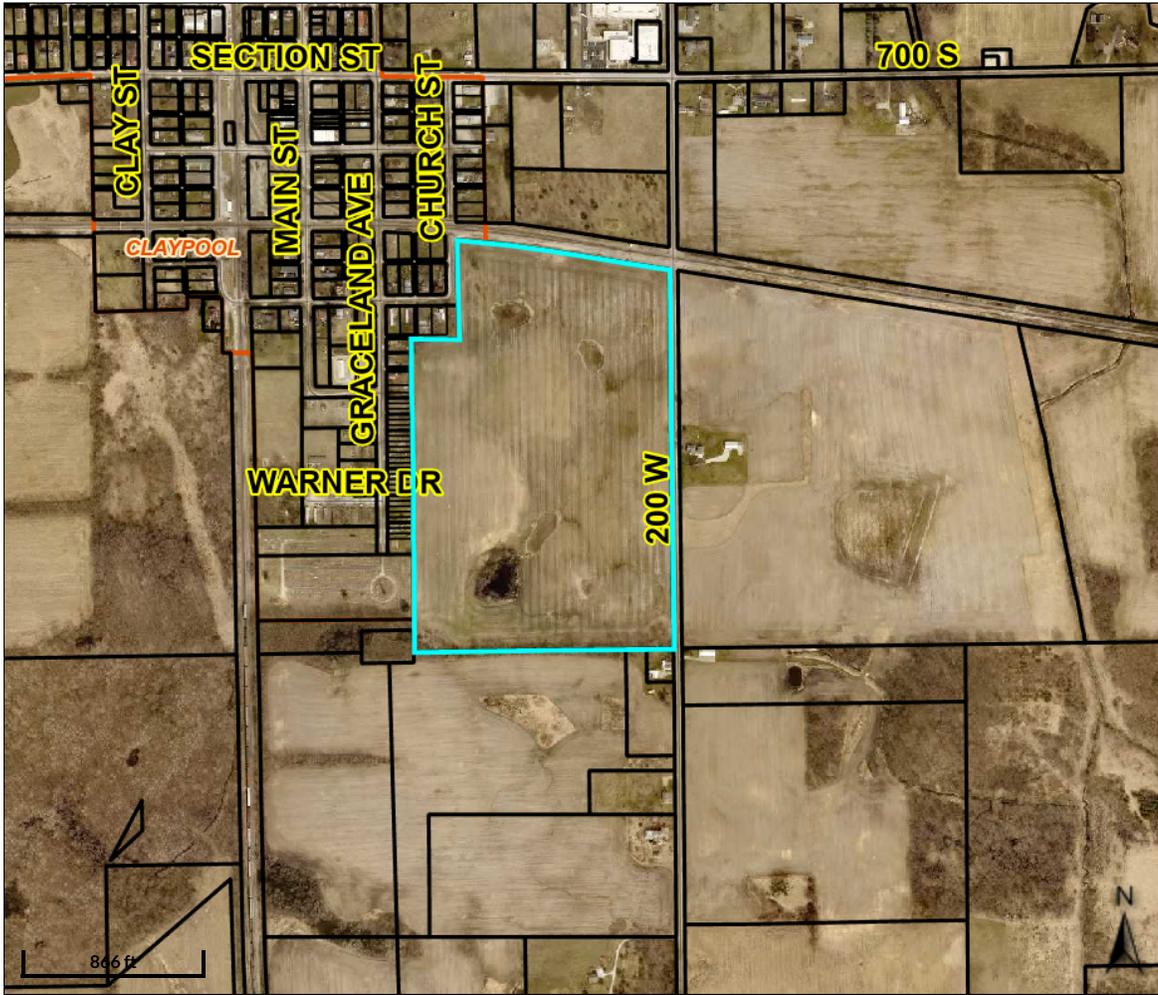


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CHAD METZGER CAL. C.A.G.A.
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...GENERATION AFTER GENERATION

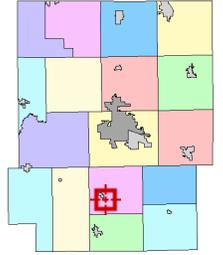
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★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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Overview



Legend

-  Lot Lines
-  Parcels
-  Lakes
-  Cities and Towns
-  House Numbers
-  State Roads and US Highways
-  Road Centerlines

Parcel ID	001-077-003	Alternate ID	001-701001-30	Owner Address	Ault Donald G & Martha Lee LE
Sec/Twp/Rng	0020-0031-6	Class	AGRICULTURAL - VACANT LAND		920 Shady Lane
Property Address		Acres	47.5		Warsaw, IN 46580
District	Clay				
Brief Tax Description	001-077-003 E PT NE LESS RR & T PLAT 20-31-6 47.50A <i>(Note: Not to be used on legal documents)</i>				

Date created: 3/31/2025
Last Data Uploaded: 3/31/2025 8:35:15 AM

Listings as of 04/11/2025

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS 202512396 * **S 200 W** **Claypool** **IN 46510** **Status Active** **LP \$0**



Area Kosciusko County **Parcel ID** 43-15-20-100-922.000-001 **Type** Agricultural Land

Sub None **Cross Street**

School District WRS Elem **Claypool** **JrH** Edgewood **SrH** Warsaw

REO No **Short Sale** No **Waterfront Y/N** Y

Legal Description 1-77-3 E PT NE LESS RR & T PLAT 20-31-6 47.50A

Directions Take Section St (700 S) east out of Claypool. Turn south onto 200 W. Property is on your right after crossing the

Inside City Limits **City** **County Zoning** **Zoning Description** agriculture

Remarks 47.25+/- Acres of Quality Tillable Cropland with Development Potential going to Simulcast Auction on Thursday, May 15, 2025 at 6:30pm! Bid Live In -Person or Online! Exceptional opportunity with this 47.25+/- acres of prime tillable cropland, perfectly suited for agricultural endeavors or future development. Soil index of 143.6. Beyond its agricultural value, the property boasts development potential, making it an excellent investment for developers or those seeking to create a custom project. The expansive acreage includes multiple potential building sites, offering endless possibilities for residential, commercial, or mixed-use development. Whether you're looking to expand your farming operations, invest in a promising piece of land, or build your dream property, this versatile tract of land is ready to meet your needs. Don't miss this unique opportunity to own a piece of prime real estate with unlimited potential!

Agent Remarks Simulcast Auction: Thurs. 5.15.25 6:30pm Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding website. The seller has the right to accept offers prior to closing.

Sec **Lot** **Lot Ac/SF/Dim** 47.5000 / 2,069,100 / 1730x1180

Parcel Desc Tillable, 15+ **Platted Development** No **Platted Y/N** Yes

Township Clay **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 **Well Type** **Easements** Yes

SEWER TYPE None **Water Frontage**

Type Fuel None **Assn Dues** Not Applicable

Electricity Available **Other Fees**

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

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 Claypool Lions Club 201 W **Auction Start Date** 5/15/2025

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

Annual Taxes \$1,386.1 **Exemption** No Exemptions **Year Taxes Payable** 2025 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** subject to current tenant's rights

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 **Co-List Agent**

Showing Instr

List Date 4/11/2025 **Exp Date** 7/31/2025

Contract Type Exclusive Right to Sell **Special Listing Cond.** None

Seller Concessions Offer Y/N **Seller Concession Amount \$**

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0

Total Concessions Paid **Sold/Concession Remarks**

Sell Office **Sell Agent** **Sell Team**

Co-Sell **Co-Sell Agent**

Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.

Aerial Map



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Boundary Center: 41° 7' 32.17, -85° 52' 34.84



4/4/2025



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Maps Provided By:

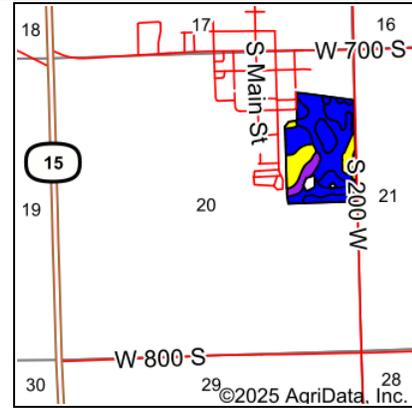
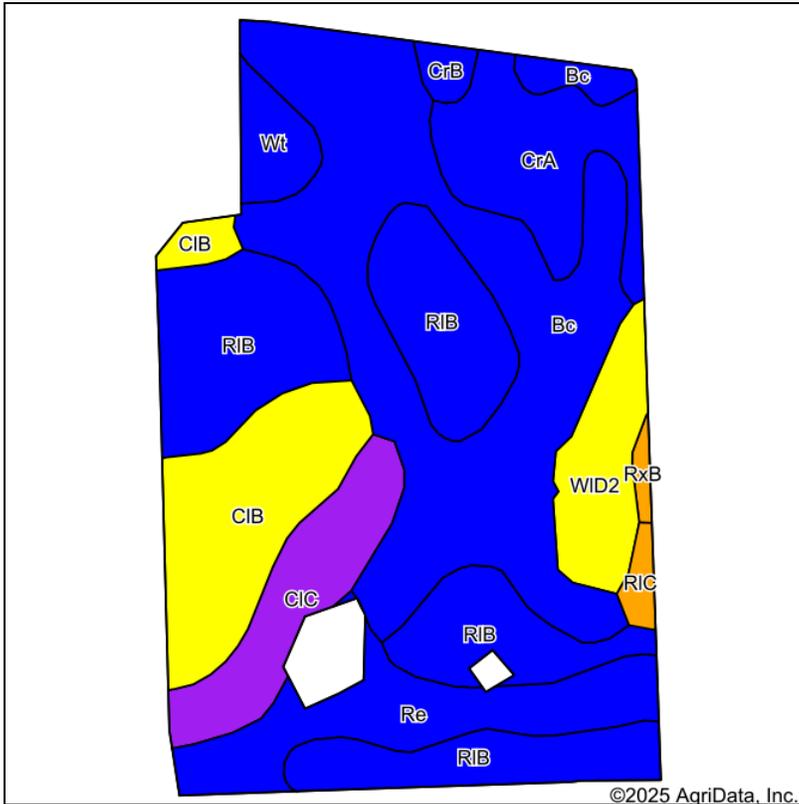


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Field borders provided by Farm Service Agency as of 5/21/2008.

20-31N-6E
Kosciusko County
Indiana

Soils Map



State: **Indiana**
 County: **Kosciusko**
 Location: **20-31N-6E**
 Township: **Clay**
 Acres: **48.22**
 Date: **4/4/2025**

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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
Bc	Barry loam	14.90	30.9%		Ilw	175	23	6			12	49	70	71
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	12.03	24.9%		Ile	141	1	5	8	8	1	49	58	58
CIB	Coloma loamy sand, 0 to 6 percent slopes, fine-loamy minor components	5.33	11.1%		IVs	88	15	3			6	31	36	30
Re	Rensselaer loam, 0 to 1 percent slopes	4.21	8.7%		Ilw	167		6			11	49	68	81
CrA	Crosier loam, 0 to 1 percent slopes	3.89	8.1%		Ilw	154		5			10	50	69	56
CIC	Coloma loamy sand, 6 to 12 percent slopes, fine-loamy minor components	3.23	6.7%		VIs	78	2	3			5	27	31	29
WID2	Wawasee fine sandy loam, 12 to 18 percent slopes, eroded	2.50	5.2%		Ive	115		4			8	40	46	50
Wt	Whitaker loam	1.13	2.3%		Ilw	154		5			10	50	69	71

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
CrB	Crosier loam, 1 to 4 percent slopes	0.41	0.9%		lle	155		5			10	50	69	57
RIC	Riddles fine sandy loam, 6 to 12 percent slopes	0.38	0.8%		lle	130	18	4			9	46	65	65
RxB	Riddles-Ormas-Kosciusko complex, 2 to 6 percent slopes	0.21	0.4%		lle	113	17	4			7	39	57	52
Weighted Average					2.60	143.6	9.4	5	2	2	7.6	45.1	59	*n 58.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

General Information

Parcel Number
43-15-20-100-922.000-001

Local Parcel Number
0170100130

Tax ID:

Routing Number
001-077-003

Property Class 100
Vacant Land

Ownership

AULT DONALD G & MARTHA LEE LE
920 SHADY LANE
WARSAW, IN 46580

Legal

1-77-3
E PT NE LESS RR & T PLAT 20-31-6 47.50A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/29/2020	AULT DONALD G & M	2020061477	QC	/	/	
12/17/2018	AULT DOUGLAS L &	2018120673	QC	/	/	
08/27/1976	AULT DONALD G & M	0	WD	/	/	
01/01/1900	AULT DOUGLAS		WD	/	/	

Notes

12/20/2018 ETAL: JACQUELYN L NEGUS & D GREGORY AULT



Agricultural

Year: 2024

Location Information

County
Kosciusko

Township
CLAY

District 001 (Local 001)
CLAY TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 9109010-001
CLAY TWP ACREAGE - AG

Section/Plat
20-31-6

Location Address (1)
200 W
CLAYPOOL, IN 46510

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$102,200	\$85,200	\$67,300	\$57,900	\$57,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$102,200	\$85,200	\$67,300	\$57,900	\$57,400
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$102,200	\$85,200	\$67,300	\$57,900	\$57,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$102,200	\$85,200	\$67,300	\$57,900	\$57,400
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**

Streets or Roads **TIF**

Neighborhood Life Cycle Stage
Other

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	BC	0	14.29	1.19	\$2,280	\$2,713	\$38,769	0%	1.0000	0.00	100.00	0.00	\$38,770
4	A	CLB	0	5.140	0.51	\$2,280	\$1,163	\$5,978	0%	1.0000	0.00	100.00	0.00	\$5,980
4	A	CLC	0	3.130	0.50	\$2,280	\$1,140	\$3,568	0%	1.0000	0.00	100.00	0.00	\$3,570
4	A	CRA	0	3.710	1.02	\$2,280	\$2,326	\$8,629	0%	1.0000	0.00	100.00	0.00	\$8,630
4	A	CRB	0	0.380	1.02	\$2,280	\$2,326	\$884	0%	1.0000	0.00	100.00	0.00	\$880
4	A	RE	0	3.980	1.28	\$2,280	\$2,918	\$11,614	0%	1.0000	0.00	100.00	0.00	\$11,610
4	A	RLB	0	10.96	0.98	\$2,280	\$2,234	\$24,485	0%	1.0000	0.00	100.00	0.00	\$24,480
4	A	RLC	0	0.290	0.89	\$2,280	\$2,029	\$588	0%	1.0000	0.00	100.00	0.00	\$590
4	A	RXB	0	0.140	0.72	\$2,280	\$1,642	\$230	0%	1.0000	0.00	100.00	0.00	\$230
4	A	WLD	0	2.370	0.64	\$2,280	\$1,459	\$3,458	0%	1.0000	0.00	100.00	0.00	\$3,460
4	A	WT	0	1.180	1.11	\$2,280	\$2,531	\$2,987	0%	1.0000	0.00	100.00	0.00	\$2,990
5	A	BC	0	0.030	1.19	\$2,280	\$2,713	\$81	-60%	1.0000	0.00	100.00	0.00	\$30
5	A	CLC	0	0.050	0.50	\$2,280	\$1,140	\$57	-60%	1.0000	0.00	100.00	0.00	\$20
5	A	RE	0	0.400	1.28	\$2,280	\$2,918	\$1,167	-60%	1.0000	0.00	100.00	0.00	\$470
5	A	RLB	0	0.350	0.98	\$2,280	\$2,234	\$782	-60%	1.0000	0.00	100.00	0.00	\$310

Land Computations

Calculated Acreage	47.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	47.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.80
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	46.70
Farmland Value	\$102,230
Measured Acreage	46.70
Avg Farmland Value/Acre	2189
Value of Farmland	\$102,230
Classified Total	\$0
Farm / Classified Value	\$102,200
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$102,200
CAP 3 Value	\$0
Total Value	\$102,200

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')														
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
72	A	RE	0	0.300	0.50	\$2,280	\$1,140	\$342	-40%	1.0000	0.00	100.00	0.00	\$210
82	A		0	0.800	1.00	\$2,280	\$2,280	\$1,824	-100%	1.0000	0.00	100.00	0.00	\$00

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