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# ONLINE REAL ESTATE AUCTION TERMS

## **POTENTIAL BUILDING SITES IN CHERRY SPRING ESTATES OFFERED IN 4 TRACTS!**

This property will be offered at Online Auction on Wednesday, September 24, 2025 – Bidding begins closing at 6 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and 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 Seller and the Buyer. A 6% Buyer's Premium will be added to the winning invoice & an earnest money deposit of \$2,000 down per tract will be due on the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyers 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 & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 24, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 24' due in 25' were approximately \$417.62 for all 4 tracts. Metzger Property Services LLC, Chad Metzger, and 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. The Client Registration form is available on the bidding website.

### **Online Auction: Wednesday, Sept. 24 • 6 pm**

**Tract 1: Corner lot on SR 15 & 895 N. in Cherry Springs Estates, Roann, IN**

**Tract 2: 4846 W. 895 N. in Cherry Springs Estates, Roann, IN**

**Tract 3: 4796 W. 895 N. in Cherry Springs Estates, Roann, IN**

**Tract 4: 4720 W. 895 N. in Cherry Springs Estates, Roann, IN**

**Pleasant Township • Wabash County**

***Auction Manager: John Burnau 574.376.5340***

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# TRACT MAP

W 900 N

N STATE ROAD 15

TRACT 1

1.69+/- ac

TRACT 2

1.58+/- ac

TRACT 3

1.5+/- ac

TRACT 4

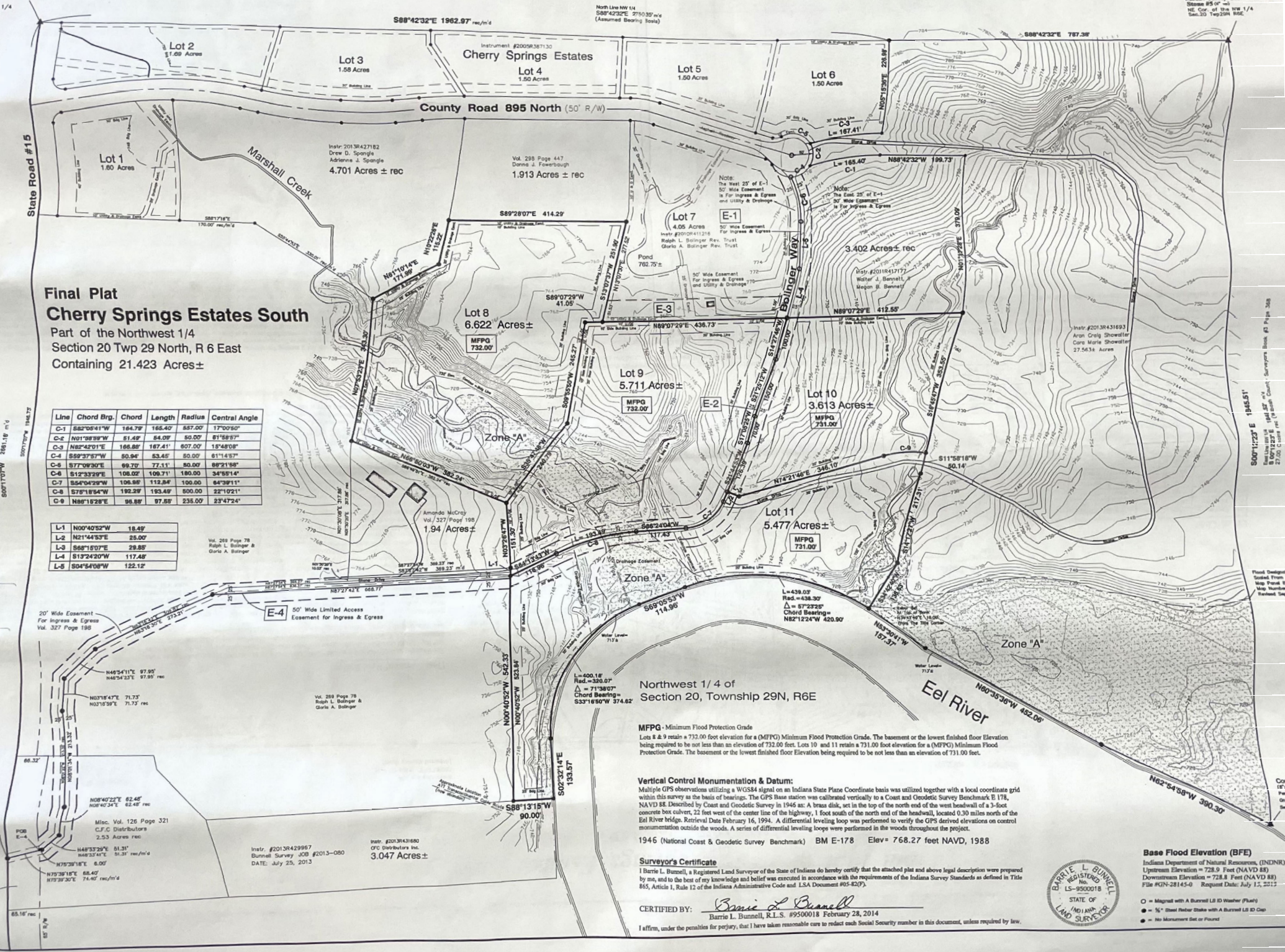
1.5+/- ac



# Final Plat Cherry Springs Estates South Part of the Northwest 1/4 Section 20 Twp 29 North, R 6 East Containing 21.423 Acres±

| Line | Chord Brg.  | Chord  | Length | Radius | Central Angle |
|------|-------------|--------|--------|--------|---------------|
| C-1  | S82°05'41"W | 164.79 | 165.40 | 557.00 | 17°00'50"     |
| C-2  | N01°38'38"W | 51.48  | 54.09  | 50.00  | 61°58'57"     |
| C-3  | N62°42'01"E | 166.88 | 167.41 | 607.00 | 15°48'08"     |
| C-4  | S59°37'57"W | 50.94  | 53.45  | 50.00  | 61°14'57"     |
| C-5  | S77°09'30"E | 99.70  | 77.11  | 80.00  | 88°21'58"     |
| C-6  | S12°33'29"E | 108.02 | 109.71 | 180.00 | 34°55'14"     |
| C-7  | S54°04'29"W | 106.95 | 113.34 | 100.00 | 64°39'11"     |
| C-8  | S78°18'54"W | 192.29 | 193.48 | 500.00 | 22°10'21"     |
| C-9  | N85°15'28"E | 95.88  | 97.88  | 235.00 | 23°47'24"     |

|     |             |         |
|-----|-------------|---------|
| L-1 | N00°40'53"W | 18.48'  |
| L-2 | N21°44'53"E | 25.00'  |
| L-3 | S68°15'07"E | 29.85'  |
| L-4 | S13°24'20"W | 117.48' |
| L-5 | N04°54'08"W | 122.12' |



Northwest 1/4 of  
Section 20, Township 29N, R6E

**MFPG - Minimum Flood Protection Grade**  
Lots 8 & 9 retain a 732.00 foot elevation for a (MFPG) Minimum Flood Protection Grade. The basement or the lowest finished floor elevation being required to be not less than an elevation of 732.00 feet. Lots 10 and 11 retain a 731.00 foot elevation for a (MFPG) Minimum Flood Protection Grade. The basement or the lowest finished floor elevation being required to be not less than an elevation of 731.00 feet.

**Vertical Control Monumentation & Datum:**  
Multiple GPS observations utilizing a WGS84 signal on an Indiana State Plane Coordinate basis was utilized together with a local coordinate grid within this survey as the basis of bearings. The GPS Base station was calibrated vertically to a Coast and Geodetic Survey Benchmark B 171, NAVD 88. Described by Coast and Geodetic Survey in 1946 as: A brass disk, set in the top of the north end of the west headwall of a 3-foot concrete box culvert, 22 feet west of the center line of the highway, 1 foot south of the north end of the west headwall of a 3-foot concrete bridge. Retrieval Date February 16, 1994. A differential leveling loop was performed to verify the GPS derived elevations on control monumentation outside the woods. A series of differential leveling loops were performed in the woods throughout the project.

1946 (National Coast & Geodetic Survey Benchmark) BM E-178 Elev = 768.27 feet NAVD, 1988

## Surveyor's Certificate

I, Barrie L. Bunnell, a Registered Land Surveyor of the State of Indiana do hereby certify that the attached plat and above legal descriptions were prepared by me, and to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Statutes as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code and LSA Document #05-82(P).

CERTIFIED BY: Barrie L. Bunnell  
Barrie L. Bunnell, R.L.S. #9500018 February 28, 2014

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.

## Base Flood Elevation (BFE)

Indiana Department of Natural Resources, (INDNR) D  
Upstream Elevation = 728.9 Feet (NAVD 88)  
Downstream Elevation = 728.8 Feet (NAVD 88)  
File #G2N-28145-0 Request Date: July 17, 2012

- = Magnet with a Buried L.S. ID Washer (Flat)
- = 5/8" Steel Rod with a Buried L.S. ID Cap
- = No Monument Set or Found

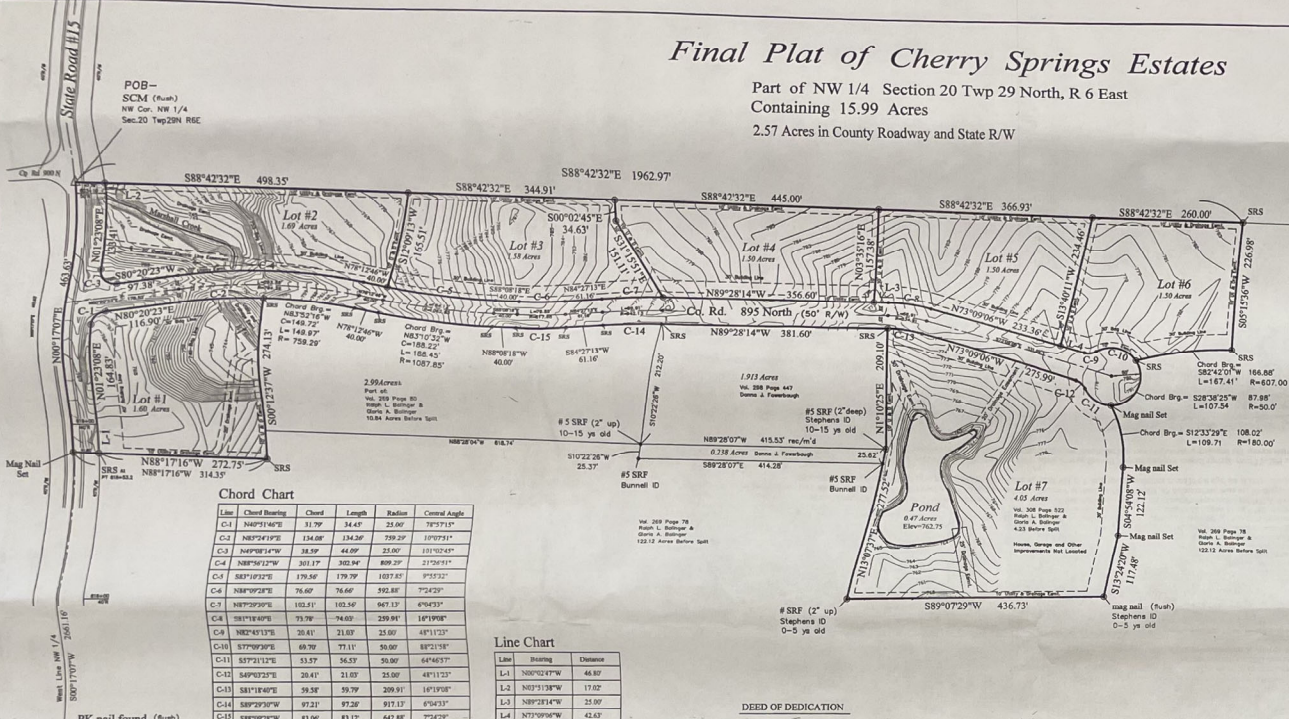




# Final Plat of Cherry Springs Estates

Part of NW 1/4 Section 20 Twp 29 North, R 6 East  
Containing 15.99 Acres

2.57 Acres in County Roadway and State R/W



## Description of Real Estate

The following tract of land was protected from portions of a 10.84 acre tract, described in Volume 769 Page 80, R 6, 12.13 acres tract of land described in Volume 269 Page 78 and the entire 4.23 acre tract of land described in Volume 308 Page 222 in the Office of the Wabash County Recorder's Office. A tract of land, being a part of Lots numbered 3, 4, and 5 and being in the Northwest Quarter of Section twenty (20), Township twenty-nine (29) North, Range Six (6) East of the second principal meridian, Wabash County, Indiana, being more particularly described as follows:

BEGINNING at the northwest corner of the northwest Quarter of said Section 20, marked by a Wabash County section corner monument; thence South 88 degrees 42 minutes 32 seconds East (assumed bearing), along the north line of said Section, 1962.97 feet to a steel rebar stake with a marker stamped RLS 9500018; thence South 03 degrees 15 minutes 36 seconds West, 226.98 feet to a steel rebar stake with a marker stamped RLS 9500018 and the point of curvature of a non-tangent curve to the left; thence southwesterly along said curve, having a radius of 607.00 feet, an arc length of 1674.1 feet, a central angle of 15 degrees 48 minutes 09 seconds, and subtended by a chord that bears South 82 degrees 02 minutes 01 seconds West, 166.88 feet to a steel rebar stake with a marker stamped RLS 9500018 and the point of curvature of a non-tangent curve to the right; thence southwesterly along said curve, having a radius of 180.00 feet, an arc length of 109.71 feet, a central angle of 34 degrees 25 minutes 14 seconds, and subtended by a chord that bears South 28 degrees 38 minutes 25 seconds West, 87.98 feet to a mag nail with a marker stamped RLS 9500018 and the point of curvature of a non-tangent curve to the right; thence southwesterly along said curve, having a radius of 50.00 feet, an arc length of 107.54 feet, a central angle of 122 degrees 13 minutes 51 seconds, and subtended by a chord that bears South 28 degrees 38 minutes 25 seconds West, 87.98 feet to a mag nail with a marker stamped RLS 9500018 and the point of curvature of a non-tangent curve to the right; thence southwesterly along said curve, having a radius of 10.84 feet, an arc length of 10.84 feet, a central angle of 180 degrees, and subtended by a chord that bears South 88 degrees 42 minutes 32 seconds East, 10.84 feet to a steel rebar stake with a marker stamped RLS 9500018; thence South 88 degrees 42 minutes 32 seconds West, 122.12 feet to a mag nail with a marker stamped RLS 9500018; thence South 13 degrees 24 minutes 20 seconds West, 117.48 feet to a mag nail with a marker stamped RLS 9500018; thence South 89 degrees 07 minutes 11 seconds West, 435.77 feet to a steel rebar stake with a marker stamped RLS 9500018; thence North 13 degrees 07 minutes 37 seconds East, 277.52 feet to a steel rebar stake with a marker stamped RLS 9500018 marking the southeast corner of a 2.00 acre tract of land described in Volume 298 Page 447 in the Wabash County Recorder's Office; thence North 01 degrees 18 minutes 25 seconds East, along the east line of said 2.00 acre tract, 209.10 feet to a steel rebar stake with a marker stamped RLS 9500018; thence North 88 degrees 27 minutes 13 seconds West, 316.00 feet to a steel rebar stake with a marker stamped RLS 9500018 and the point of curvature of a standard curve to the left; thence southwesterly along said curve, having a radius of 97.26 feet, an arc length of 97.26 feet, a central angle of 90 degrees 14 minutes 3 seconds, and subtended by a chord that bears South 89 degrees 29 minutes 30 seconds West, 97.21 feet to a steel rebar stake with a marker stamped RLS 9500018; thence South 84 degrees 27 minutes 13 seconds West, 61.16 feet to the point of curvature of a standard curve to the right; thence southwesterly along said curve, having a radius of 642.88 feet, an arc length of 83.12 feet, a central angle of 07 degrees 24 minutes 20 seconds, and subtended by a chord that bears South 88 degrees 09 minutes 24 seconds West, 83.16 feet to a steel rebar stake with a marker stamped RLS 9500018; thence North 88 degrees 08 minutes 18 seconds West, 40.00 feet to the point of curvature of a standard curve to the right; thence northwesterly along said curve, having a radius of 1087.85 feet, an arc length of 188.45 feet, a central angle of 09 degrees 55 minutes 22 seconds, and subtended by a chord that bears North 83 degrees 10 minutes 32 seconds West, 188.22 feet to a steel rebar stake with a marker stamped RLS 9500018; thence North 78 degrees 12 minutes 46 seconds West, 40.00 feet to a steel rebar stake with a marker stamped RLS 9500018 and the point of curvature of a standard curve to the left; thence northwesterly along said curve, having a radius of 759.29 feet, an arc length of 149.97 feet, a central angle of 11 degrees 18 minutes 59 seconds, and subtended by a chord that bears North 83 degrees 52 minutes 16 seconds West, 149.72 feet to a steel rebar stake with a marker stamped RLS 9500018; thence South 00 degrees 12 minutes 37 seconds West, 274.13 feet to a steel rebar stake with a marker stamped RLS 9500018; thence North 88 degrees 17 minutes 16 seconds West, 314.35 feet to a mag nail with a marker stamped RLS 9500018 on the west line of the northwest Quarter, thence North 00 degrees 07 minutes 07 seconds East along the west line of said Quarter, 463.69 feet, to the POINT OF BEGINNING containing 15.99 acres more or less.

Subject to right of way for Indiana State Road Number 15 and subject to easements, rights of way and restrictions of record.

## Theory of Location - Surveyors Report

A Wabash County section corner monument was found marking the northwest corner of the northwest Quarter of Section 20, Twp 29N, R 6E. A monument with no markings was found monumenting the northeast corner of the northwest Quarter. The stone was found 5.5 feet up of a concrete fence corner post that appeared to be 80-100 years old. Fence lines were found running monumenting the northeast corner of the northwest Quarter. The stone appears to be Stone #5 as recorded in Surveyors Record Book #5 on Page 104 in the Wabash County Surveyors Office. A PK nail with a marker stamped RLS 9500018 was found marking the southeast corner of the northwest Quarter. The nail was accepted as the Quarter section corner per common report. A survey performed by John Stephens of a 10.84 acre tract of land was found in Misc. Volume 124 Page 63 in the Wabash County Recorder's Office. The nail was found on the aforementioned Stephens survey #21232, and agrees with the location of the section stone as per State Highway #15 plans on sheet 6, dated 1954. The easterly right-of-way of State Road #15 was established by the section survey. The survey found in Misc. Volume 90 Page 270, utilized a concrete fence corner post as the perpetuation of the northeast corner of Lot #4. The concrete post was found to be 6.43 feet from the north line of the northwest Quarter as established. A survey of a 4.23 acre tract of land was found in Misc. Volume 120 page 254, and was performed by John Stephens, who used nails with Stephens ID markers were found marking the 4.23 acre tract measuring within 3.10 feet. The aforementioned Stephens Survey, section lines as established and 1954 State Highway Number 15 plans were utilized as the basis for this survey. The boundary of the subject tract was established under the direction of Ralph L. Bollinger in accordance with the Wabash County Area Plan Commission guidelines.

- A) Variations in the reference monument  
A concrete fence corner post, described as the northeast corner of Lot #4 of the government survey by John Stephens, was found 6.9 feet south of the north line of the northwest Quarter. Steel rebar and nails with Stephens ID markers were found monumenting the 4.23 acre tract of land measuring within 0.10 feet.
- B) Discrepancies in record distances and area  
There are no gaps or over/unders along or being written along quarter section lines. The 2.00 acre tract, 4.23 acre tract, and the 10.84 acre tract were described with the same bearing back and beginning point, creating no apparent title overlaps or gaps.
- C) Inconsistency of active lines of possession  
Possession on the north is in a partial fence line from 2.5 to 6.0 feet south of the north line of the subject tract.  
Possession to the west is in the fence line of the Stephens survey.  
Possession to the south is in the north line of a wooded area of land.  
Unwritten title rights may be associated with the fence line found south of the north line of the subject tract. It is recommended to clarify the possibility of a title overlap by written means.
- D) THEORETICAL UNCERTAINTY (Due to random errors in measurements)  
The survey performed meets the requirements of a Class "C" survey according to TITLE 85 IAC, 1-1-12-12 REQ. The allowable theoretical uncertainty is plus or minus 0.50 feet for the net measurements. The variances in measurements are shown on the plat of survey.  
The within tract lines within Zone "C" as depicted from FIRM Flood Insurance Rate Map Panel #1816C002SD, on Panel #25 of 150, Dated November 19, 1997, and is subject to map scale accuracy.

## SURVEYORS CERTIFICATION

I, Barrie L. Bunnell, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by me on March 31, 2005, do hereby certify that all the monuments shown thereon actually exist, and that the location, size, type and material of said monuments are accurately shown, and to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 86, Article 1, Rule 12 of the Indiana Administrative Code.

CERTIFIED BY: *Barrie L. Bunnell*  
Barrie L. Bunnell, RLS 9500018  
SUBDIVIDER and TITLE HOLDER: Ralph L. Bollinger and Gloria A. Bollinger  
TITLE HOLDERS ADDRESS: #8949 North State Road #15, Rowan, IN

## COMMISSION CERTIFICATE

Under the authority provided by Chapter 174-Acts of 1947, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the board of trustees of Wabash County, Indiana. This plat was given approval as follows:

Approved by the Wabash County Plan Commission at a meeting held on the 7 day of April, 2005.

## WABASH COUNTY PLAN COMMISSION

*Morris Miller*  
President: Morris Miller

*David Schuler*  
Secretary: David Schuler

## NOTARY PUBLIC CERTIFICATION

The right to enforce, these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation thereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness my Hands and Seals this 11 day of April, 2005.

*Ralph L. Bollinger*  
Ralph L. Bollinger

*Gloria A. Bollinger*  
Gloria A. Bollinger

State of Indiana )  
County of Wabash )

Before me the undersigned Notary Public in the County and State, personally appeared Ralph L. Bollinger and Gloria A. Bollinger, and each separately and severally acknowledged execution of the foregoing instrument as his and her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this 7 day of April, 2005.

*Conda Harris*  
(signature)

## DEED OF DEDICATION

We the undersigned, Ralph L. Bollinger and Gloria A. Bollinger, owners of said real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be re-named and now known and designated as Cherry Springs Estates, an addition to the County of Wabash, Indiana. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building lines are hereby established as shown on this plat, between which lines are the property lines of the street, these plat be erected or maintained no building or structure.

There are strips of ground varying in width as shown on this plat marked EASEMENTS, reserved for the use of public utilities for the installation of water and sewer mains, surface drainage, poles, ducts, lines and wires and gas mains, subject to all times to proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

The foregoing covenants, (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them.

## COUNTY COMMISSIONERS CERTIFICATE

Under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana. This plat was given approval by the Board of County Commissioners of Wabash County, Indiana, at a meeting held on the 15 day of April, 2005.

## BOARD OF COUNTY COMMISSIONERS

President: *Barrie L. Bunnell*  
Barrie L. Bunnell

*David Schuler*  
David Schuler

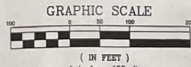
*Lester Tempin*  
Lester Tempin

*Darle Daves*  
Darle Daves

## FILED

AUG 15 2005

*John L. Bollinger*  
John L. Bollinger



## Bench Mark

Site BM = A mag nail and washer stamped Bunnell Land Surveying set 1.0' up in east face of Wabash County REMC power pole # 3551 0-8-14 located 75' north of asphalt drive entrance. The elevation on the top of the nail is 754.19' above mean sea level. The elevation datum is based on BM # 178 National Geodetic Survey retrieval Date of Feb 16, 1994, utilizing NAVD 83 vertical datum.

- Denotes: A 5/8 inch diameter steel rebar stake with a plastic ID cap stamped RLS 9500018 Bunnell Land Surveying or a Mag Nail with a stainless steel washer stamped RLS 9500018 Bunnell Land Surveying.

**BUNNELL LAND SURVEYING**  
458/202/04105 8733 S. CO. RD. 50 EAST  
OWING Cherry Springs Estates WABASH, INDIANA 46992  
DATE: 4/27/05 Ph: (317) 365-9110  
DRAWN BY: RLS E-mail: bunnellsurvey@comcast.net  
FIELDCRATOR: RLS

## Cherry Springs Estates

Part of NW 1/4 Section 20 Twp 29 North, R 6 East  
Ralph and Gloria Bollinger Owners and Developers







**E-3 Easement for Ingress and Egress & Utilities and Drainage      Private Driveway to Lot 8 and Lot 9**

A tract of land fifty (50.00) feet in width for the purposes of Ingress and Egress and for the placement and maintenance of utilities and storm drainage, being a part of the Northwest Quarter of Section twenty (20), Township twenty-nine (29) North, Range Six (6) East of the second principal meridian, Wabash County, Indiana, and being the south fifty (50) feet of Lot Number seven (7) in Cherry Springs Estates as recorded in Instrument #2005R387130 and found on file in the Wabash County Recorder's Office, and being more particularly described as follows:

*BEGINNING at the southwest corner of Lot seven (7) in Cherry Springs Estates; thence North 13 degrees 07 minutes 37 seconds East, (assumed bearing) along the west line of said Lot, 51.53 feet; thence North 89 degrees 07 minutes 29 seconds East, parallel with the south line of said Lot, 411.21 feet to a point being 25.00 feet from the east line of said Lot; thence South 13 degrees 24 minutes 20 seconds West, and parallel with the east line of said Lot, 51.59 feet to the south line of said Lot; thence South 89 degrees 07 minutes 29 seconds West, along the south line of said Lot, 410.95 feet to the POINT OF BEGINNING, containing 0.47 acres more or less.*



# 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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