

*Expanding your Horizon...*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**



**PROVIDING PROFESSIONAL AUCTION,  
APPRAISAL AND REAL ESTATE SOLUTIONS FOR  
BUYERS AND SELLERS THROUGHOUT INDIANA,  
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,  
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND  
BUSINESS VALUATIONS AND LIQUIDATIONS, WE  
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-  
ALS EVERY YEAR... MAKING US BIG ENOUGH TO  
GUARANTEE PROFESSIONAL SERVICE AND  
SMALL ENOUGH TO VALUE  
YOUR BUSINESS!**



**Metzger**  
*Property Services, LLC*

**Farm Sales • Real Estate • Auctions • Appraisals**

**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

# REAL ESTATE AUCTION TERMS

## **75.5+/- ACRES OF QUALITY CROPLAND & RECREATIONAL WOODS OFFERED IN 3 TRACTS!**

This property will be offered via Simulcast Auction on Thursday, October 2, 2025 at 6:30 pm. Bid Live In-Person or Online! *Tract 3 is a SWING TRACT is must be bid on with Tract 1 or by an adjoining landowner.* 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 November 21, 2025. Possession is subject to the current tenant's rights to the 2025 harvest for the cropland; possession at closing for the woods. Seller to retain the 2025 farm income and pay the 2025 due in 2026 taxes based on the most current rate available at the time of closing. The buyer(s) will pay all taxes thereafter Real estate taxes for all tracts in 24' due in 25' were \$2,371.74. 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, and the auction if held live, your client attends. The Client Registration form is on the bidding website.

**Simulcast Auction: Thursday, October 2, 2025 at 6:30 pm**

**Bid Live In-Person or Online!**

**Tract 3 is a SWING TRACT is must be bid on with Tract 1 or by an adjoining landowner.**

**Auction Location: CLAYPOOL LION'S CLUB - 201 W Calhoun St., Claypool, IN 46510**

**Property Location: 6753 S. Beaver Dam Road, Claypool, IN 46510**

**Auction Manager: Tim Pitts 317.714.0432**

**[www.BidMetzger.com](http://www.BidMetzger.com)**







**TRACT #3**  
18.5 ACRES  
(SWING TRACT)

**TRACT #1**  
38 ACRES

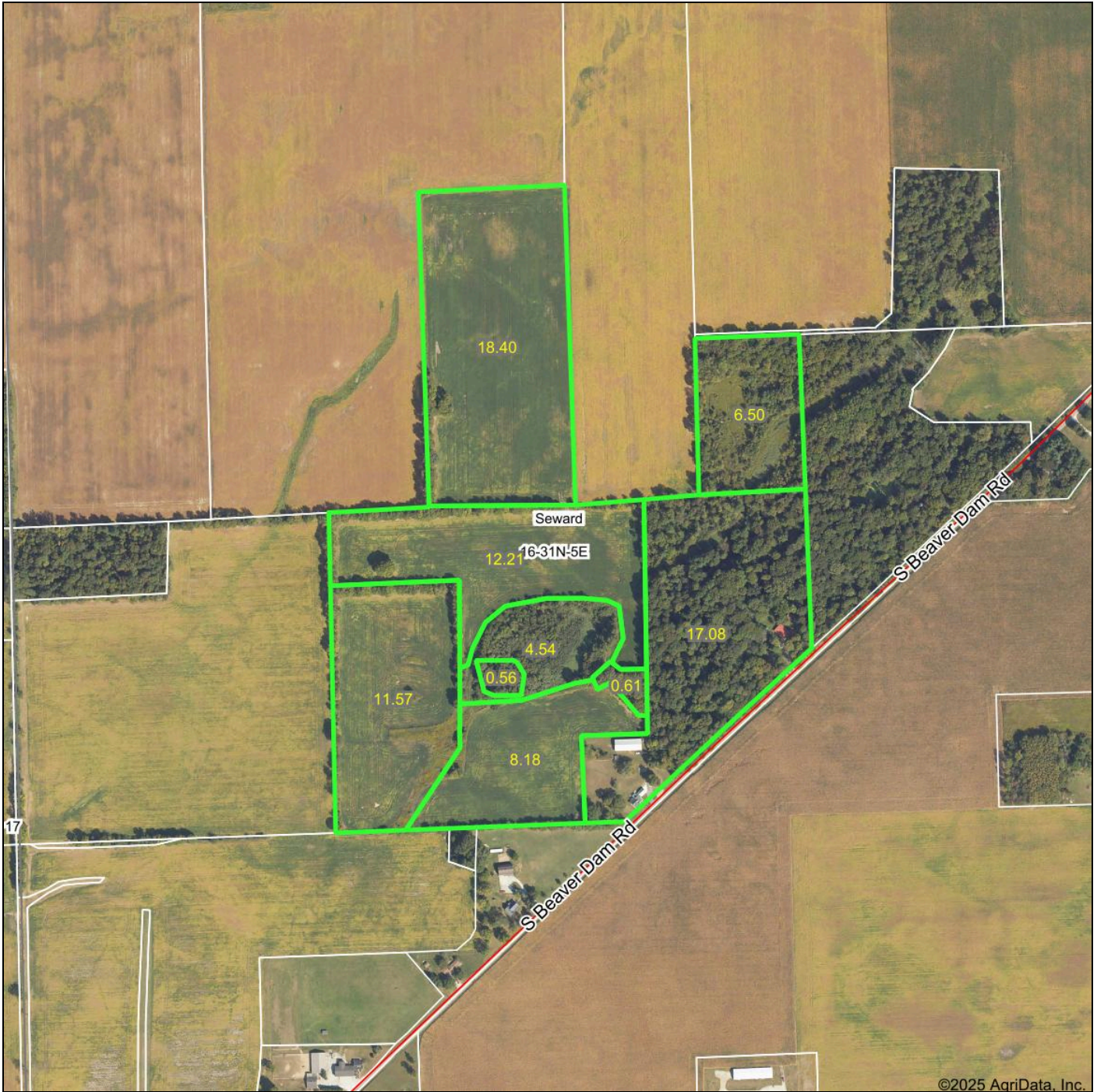
**TRACT #2**  
19 ACRES

S BEAVER DAM RD

S BEAVER DAM RD



# Aerial Map



©2025 AgriData, Inc.



**Metzger**  
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

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

Boundary Center: 41° 8' 12.11, -85° 58' 36.08

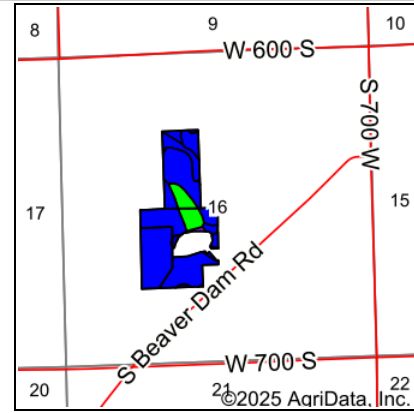
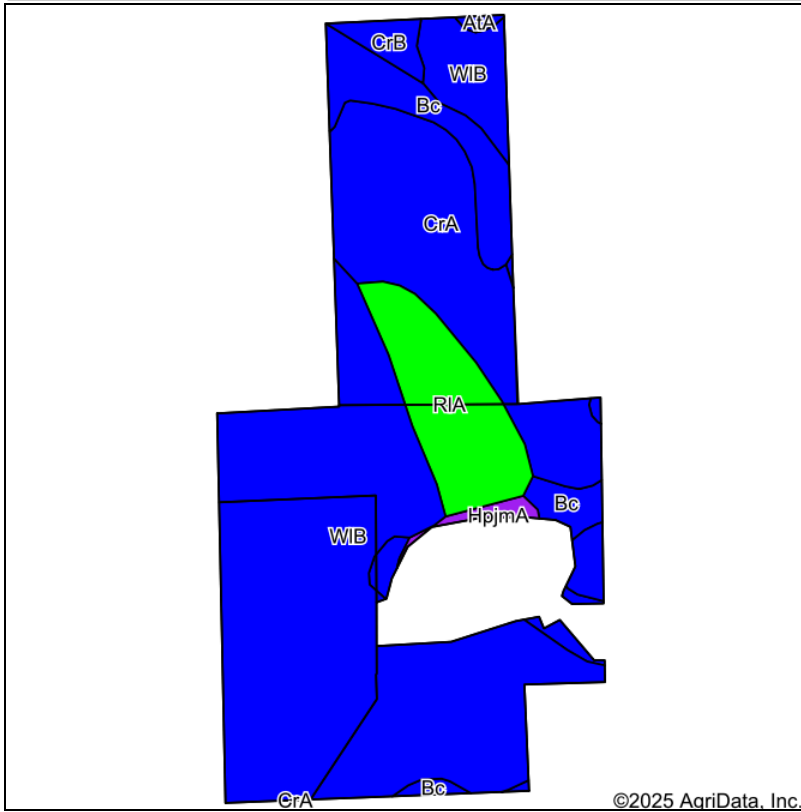
**16-31N-5E**  
**Kosciusko County**  
**Indiana**

0ft 647ft 1294ft



8/25/2025

## Soils Map



State: **Indiana**  
 County: **Kosciusko**  
 Location: **16-31N-5E**  
 Township: **Seward**  
 Acres: **50.36**  
 Date: **8/25/2025**

 **Metzger**  
 Property Services, LLC  
 Real Estate • Auctions • Appraisals

Maps Provided By:








 **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

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
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	29.18	57.8%		Ile	145		5			9	51	58	65
CrA	Crosier loam, 0 to 1 percent slopes	9.95	19.8%		Ilw	154		5			10	50	69	56
RIA	Riddles fine sandy loam, 0 to 2 percent slopes	5.13	10.2%		Ie	141	1	5	8	8	1	49	58	59
Bc	Barry loam	4.77	9.5%		Ilw	175	23	6			12	49	70	71
CrB	Crosier loam, 1 to 4 percent slopes	0.80	1.6%		Ile	155		5			10	50	69	57
HpjmA	Houghton muck, disintegration moraine, 0 to 2 percent slopes	0.39	0.8%		Vw									50
AtA	Aubbeenaubbee fine sandy loam, moderately permeable substratum, 0 to 2 percent slopes	0.14	0.3%		Ilw	135	17	5			9	44	61	66
<b>Weighted Average</b>					<b>1.92</b>	<b>148.2</b>	<b>2.3</b>	<b>5.1</b>	<b>0.8</b>	<b>0.8</b>	<b>8.6</b>	<b>50</b>	<b>61</b>	<b>*n 62.9</b>

\*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.



*...Generation after Generation*



**Metzger**  
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**