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**PROVIDING PROFESSIONAL AUCTION,
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**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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Quality Cropland & Woods
AUCTION

- 34+ Acres
- Kosciusko Co.
- Jackson Twp.



34 ACRES CROPLAND & WOODS!
LOCATED JUST SOUTH OF SIDNEY, IN ON
SR 13 TO 1000 S. THEN EAST.

The property includes 20 Acres of cropland
and approximately 14 Acres of woods.

Dec. 7 6 pm

5303 E. 100 S.,
Claypool, IN 46510



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Bumau

260-982-0238
BidMetzger.com



REAL ESTATE AUCTION TERMS

34+/- Acres of Quality Cropland & Woods!

This property will be offered at Online Only Auction on Tuesday, December 7, 2021— Bidding begins closing out at 6:00 pm. 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 January 28, 2022. Possession of the cropland will be after the Sellers right to the 2021 crop harvest, Possession of the woods will be at closing. Seller will pay the 2021 due in 2022 taxes based on the most current tax rate available at the time of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$825.36. 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.

Online Auction: Tuesday, December 7, 2021
Bidding begins closing out at 6:00 pm!

**Property Location: Just South of Sidney, IN on SR 13 to 1000 S. then East
Jackson Township • Kosciusko County**

<https://bidmetzger.com/auctions/>



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

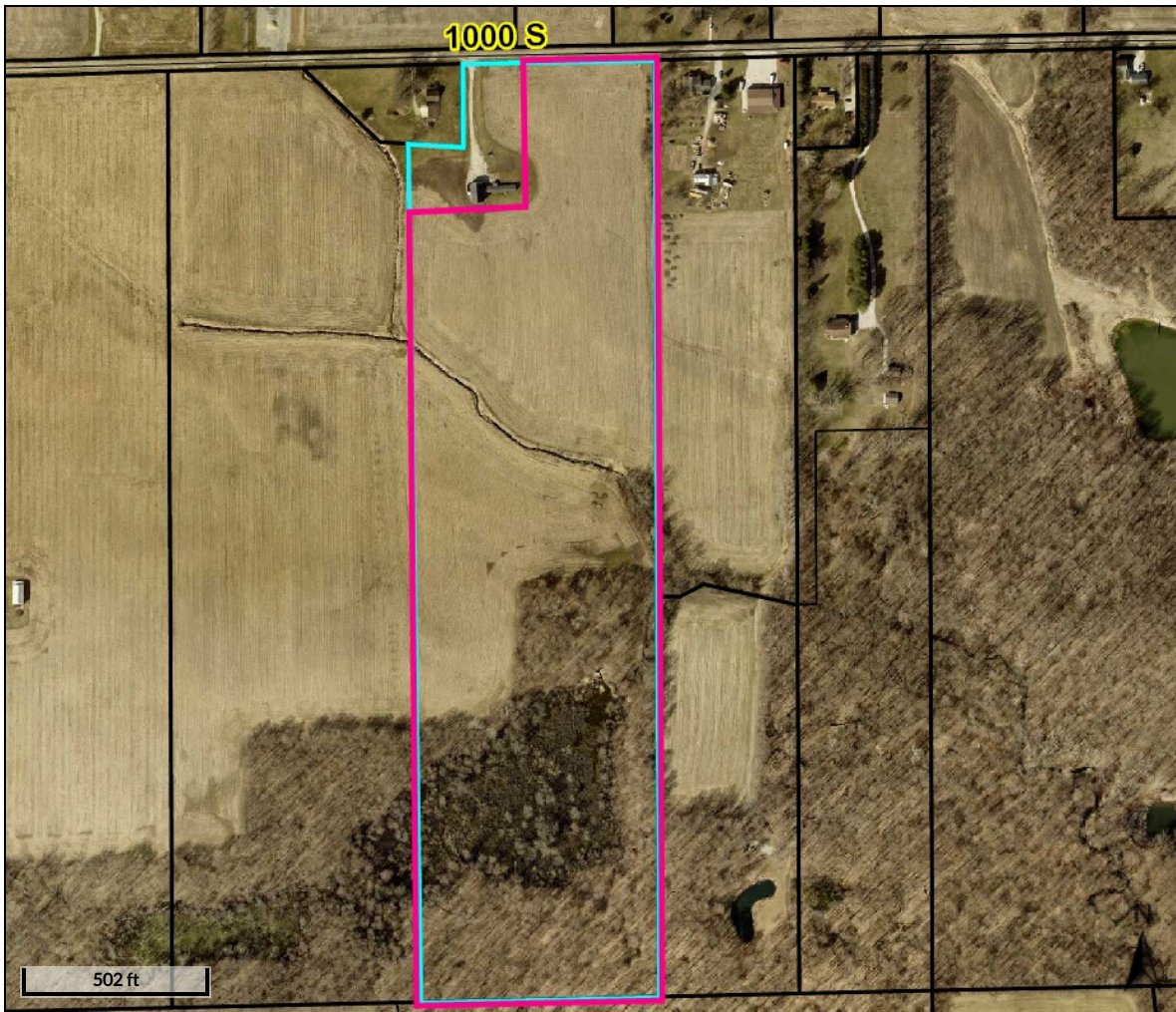
260-982-0238

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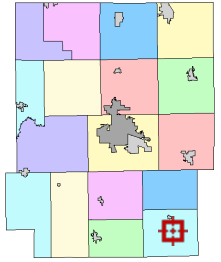


Beacon™

Kosciusko County, IN



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID 019-058-002 Alternate ID 019-704001-35
Sec/Twp/Rng 0003-0030-7 Class AGRICULTURAL LAND WITH MOBILE HOME
Property Address 5303 E 1000 S Acreage 35
CLAYPOOL

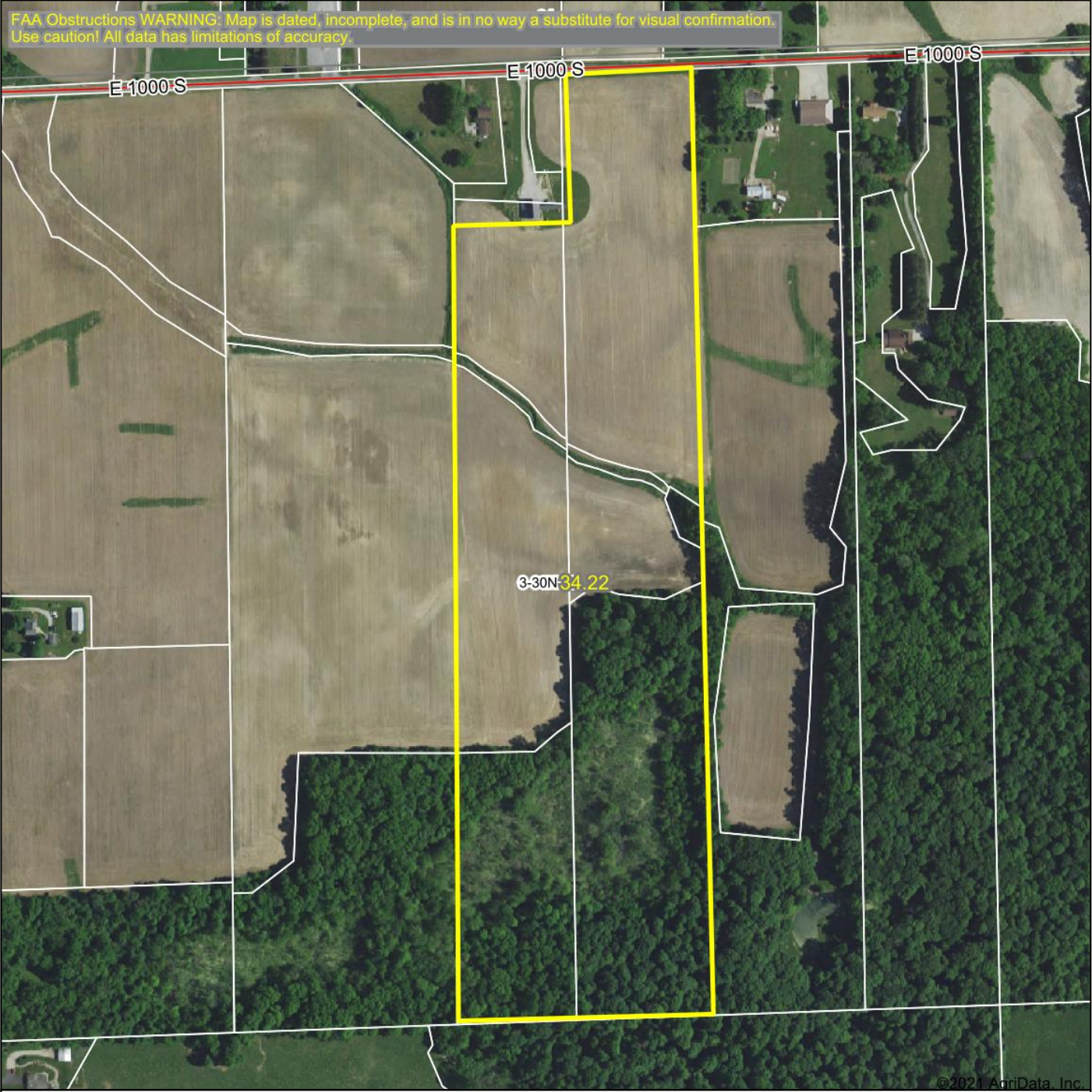
Owner Address Garber E Scott & Lorry M
5303 E 1000 S
Claypool, IN 46510

District Jackson
Brief Tax Description 019-058-002 | Mdl Pt Nw 3-30-7 35.00A
(Note: Not to be used on legal documents)

Date created: 11/8/2021
Last Data Uploaded: 11/8/2021 3:13:41 AM

Developed by Schneider
GEOSPATIAL

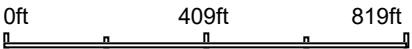
Aerial Map



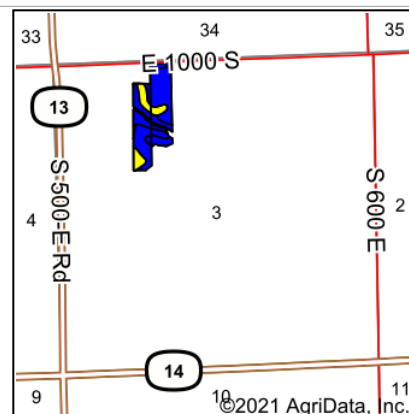
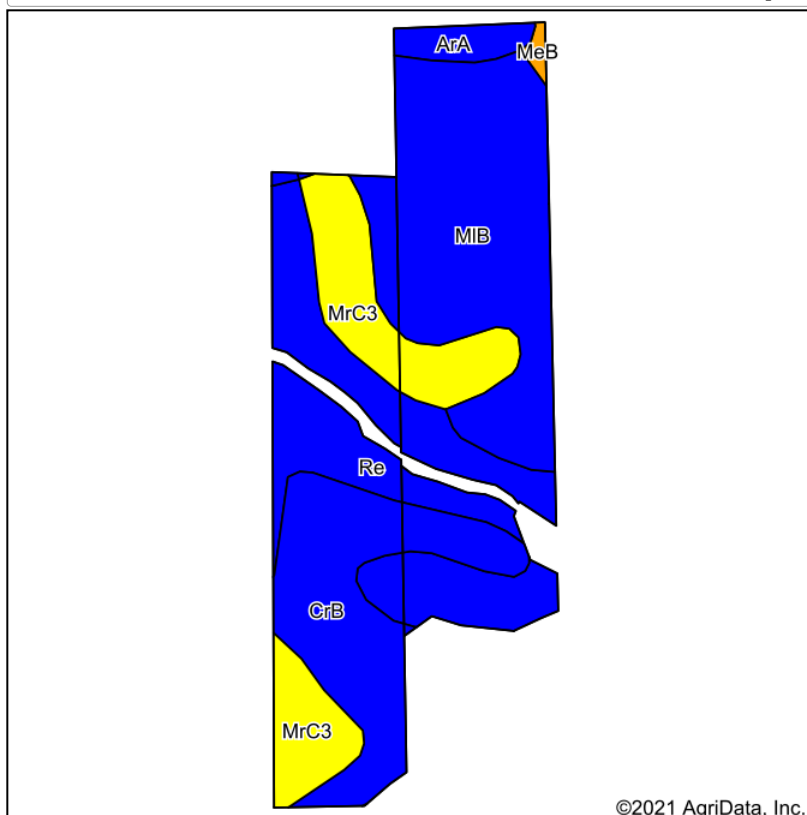
Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 41° 5' 5.26, -85° 44' 14.52

3-30N-7E
Kosciusko County
Indiana



Soils Map



State: **Indiana**
 County: **Kosciusko**
 Location: **3-30N-7E**
 Township: **Jackson**
 Acres: **20.05**
 Date: **11/8/2021**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
MIB	Miami loam, 2 to 6 percent slopes	6.59	32.9%		Ile	144	48	47
Re	Rensselaer loam, 0 to 1 percent slopes	5.29	26.4%		Ilw	167	49	81
CrB	Crosier loam, 1 to 4 percent slopes	4.17	20.8%		Ile	155	50	55
MrC3	Miami clay loam, Saginaw lobe, 6 to 12 percent slopes, severely eroded	3.33	16.6%		IVe	110	39	25
ArA	Aubbeenaubbee sandy loam, 0 to 2 percent slopes	0.57	2.8%		Ilw	135	44	65
MeB	Metea loamy fine sand, moderately slowly permeable, 2 to 6 percent slopes	0.10	0.5%		IIIe	110	39	45
Weighted Average					2.34	146.3	47	*n 54.5

*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.

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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