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**PROVIDING PROFESSIONAL AUCTION,
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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February 9, 2022

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 68^{+/-} Acres being offered in 7 Tracts on Saturday, March 31, 2022. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, FSA & soil maps, aerial map, and the terms and conditions for the auction.

If you have any questions or would prefer a private tour of the property, please do not hesitate to contact the office at 260.982.0238. You can also email tiff@metzgerauction.com if that is easier for you.

We look forward to seeing you on Thursday, March 31 at 6:30pm at the Lima Township Community Center - 205 Defiance St, Howe, IN 46746. The Auction will Begin at 6:30 pm!

Thanks,

Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

68^{+/-} Acres Being Offered in 7 Tracts!

Quality Cropland

Recreational Woods • Building Sites

TRACT MAP



REAL ESTATE AUCTION TERMS

**68^{+/-} ACRES OF CROPLAND OFFERED IN 7 TRACTS!
SELLING REGARDLESS OF PRICE!**

This property will be offered at Absolute Auction on Thursday, March 31, 2022, at 6:30 pm at the Lima Township Community Center in Howe, IN. Bid Live In-Person or Online! Selling regardless of price! This property will be offered in individual tracts, any combination, or the entirety. 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. Tracts 3-6 will have a shared driveway with a shared maintenance agreement. 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 May 20, 2022. Possession will be at closing. The Sellers will pay the 2021 due in 2022 taxes with the buyer(s) to assume the 2022 due in 2023 taxes and all taxes due thereafter. Real estate taxes for the entirety in 20' due in 21' were approximately \$625.67. 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.

Auction: Thursday, March 31, 2022 at 6:30 pm
Lima Township Community Center - 205 Defiance St, Howe, IN 46746

Property Location: South of SR 120 on SR 9

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



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

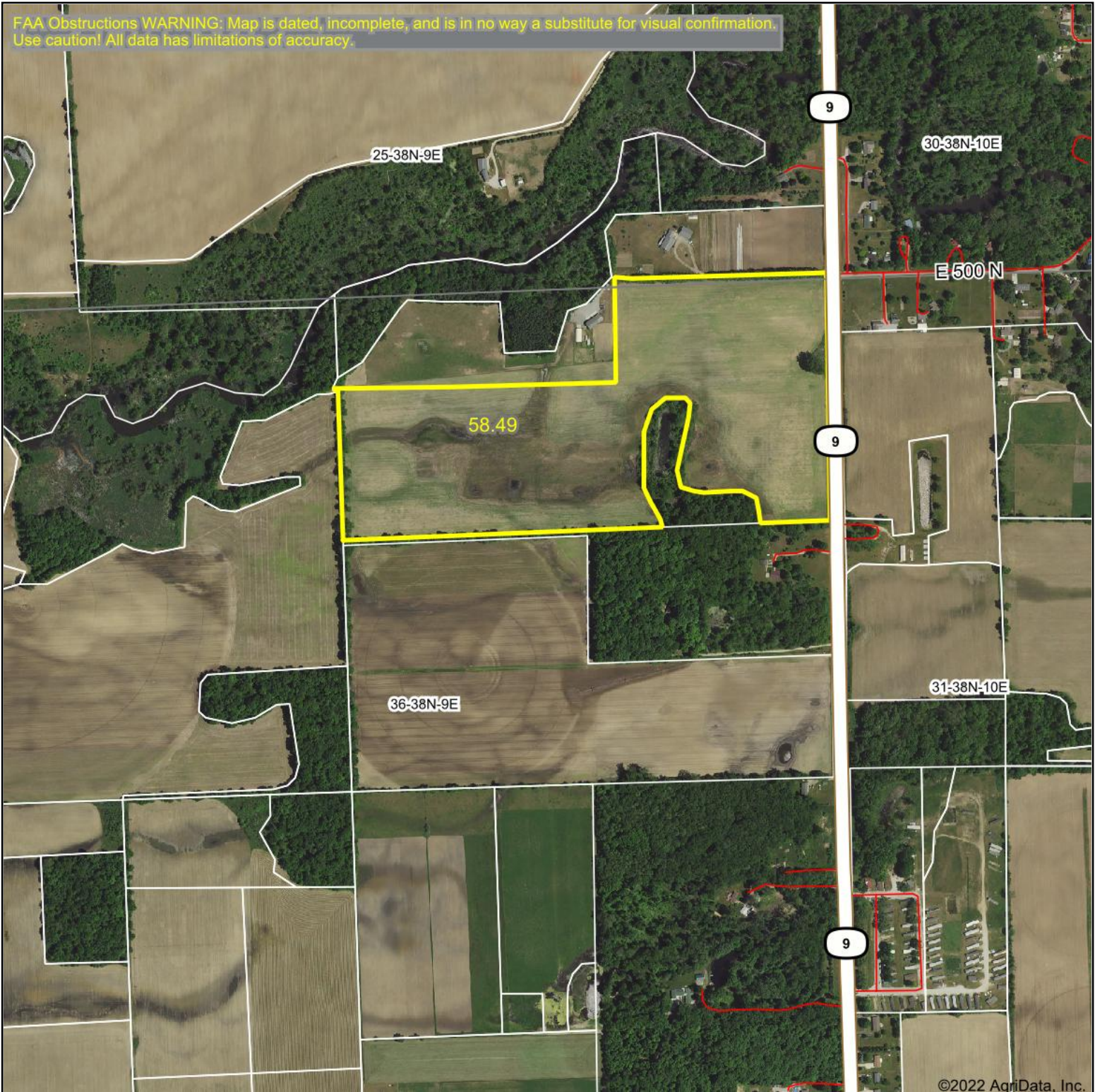
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Aerial Map

FAA Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. Use caution! All data has limitations of accuracy.



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Map Center: 41° 42' 37.19, -85° 25' 54.17

0ft 843ft 1685ft

36-38N-9E
Lagrange County
Indiana

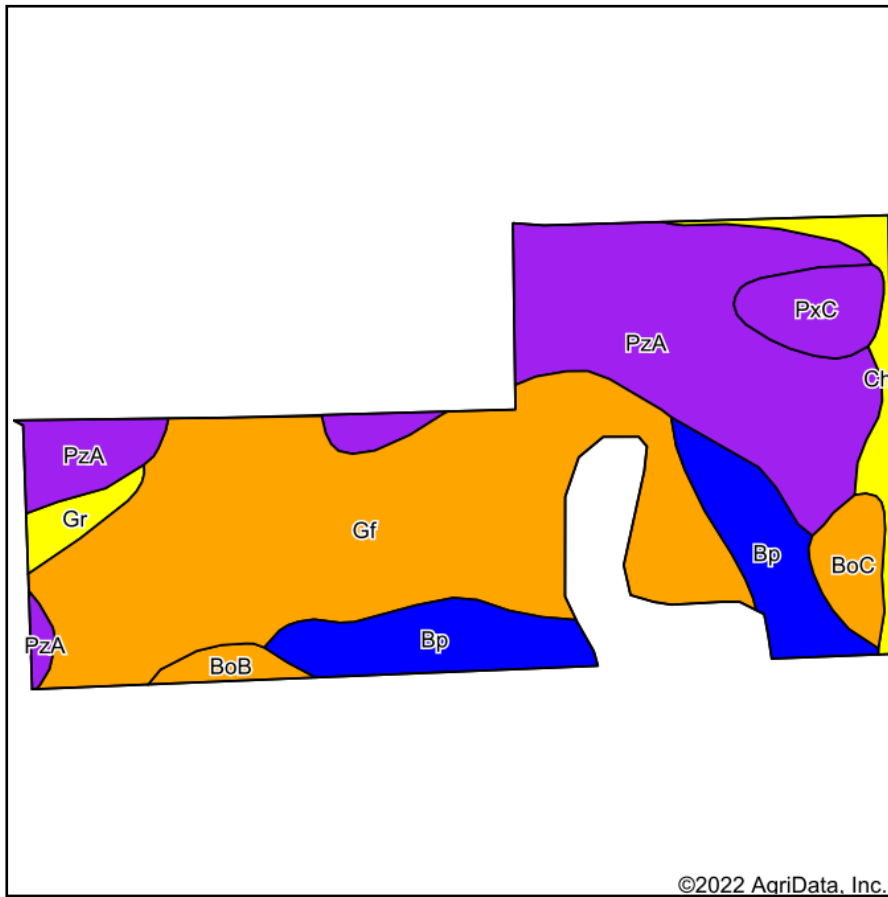


1/19/2022

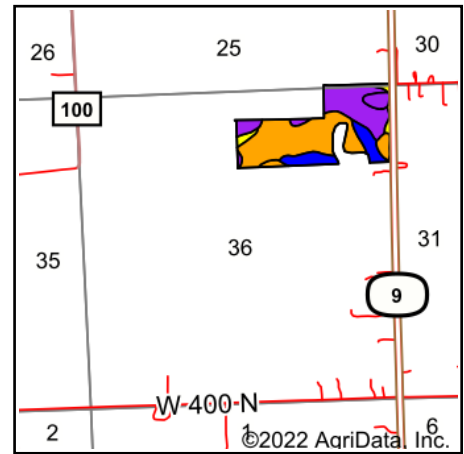
Maps Provided By:
**surety**
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Lagrange**
 Location: **36-38N-9E**
 Township: **Lima**
 Acres: **58.49**
 Date: **1/19/2022**



Area Symbol: IN087, Soil Area Version: 25								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Gf	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	26.09	44.6%		IIIw	147	41	52
PzA	Plainfield loamy sand, 0 to 2 percent slopes	16.85	28.8%		VIIs	77	27	24
Bp	Brady sandy loam	7.63	13.0%		IIw	113	32	59
PxC	Plainfield sand, 6 to 12 percent slopes	2.28	3.9%		VIIs	64	22	25
ChB	Chelsea fine sand, 2 to 6 percent slopes	2.00	3.4%		IVs	91	32	30
BoC	Boyer loamy sand, 6 to 12 percent slopes	1.75	3.0%		IIIe	85	30	51
Gr	Granby loamy fine sand, 0 to 2 percent slopes	1.01	1.7%		IVw	133	36	39
BoB	Boyer loamy sand, 2 to 6 percent slopes	0.88	1.5%		IIIe	95	33	52
Weighted Average					3.90	114.4	34.2	*n 42.8

*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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