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SMALL ENOUGH TO VALUE  
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101 S. RIVER RD.  
N. MANCHESTER, IN 46962

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# **REAL ESTATE AUCTION TERMS**

## **70<sup>+/-</sup> ACRES OF QUALITY CROPLAND & WOODS!**

This property will be offered at Online Only Auction on Friday, March 11, 2022 – 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 April 29, 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 21' due in 22' were approximately \$1,266.00. 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: Friday, March 11, 2022**  
***Bidding begins closing out at 6:00 pm!***

**Property Location: Southwest corner of 625 N. & 700 E., Twelve Mile, IN 46988**

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



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

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# Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 02/15/2022

Page 1 of 1

Property Type		LOTS AND LAND		Status		Active		CDOM		0		DOM		0		Auction		Yes				
MLS #		202204646		*		N 700 E		Twelve Mile		IN		46988		Status		Active		LP \$0				
	Area		Cass County		Parcel ID		09-02-24-400-006.000-002												Type		Agricultural Land	
	Sub		None		Cross Street														Lot #			
	School District		CAST Elem		Caston		JrH		Caston		SrH		Caston									
	REO		No		Short Sale		No															
	Legal Description		Pt E 1/2 & Pt W 1/2 Se 1/4 24 28 2e 70.18A																			
	Directions		From SR 16, turn south on 700 E. Property is on the west side of the road.																			
	Inside City Limits		N		City Zoning		County Zoning		A1		Zoning Description											

**Remarks** 70+/- Acres of Quality Cropland & Recreational Woods selling via Online Only Auction on Friday, March 11, 2022 -- Bidding begins closing out at 6 PM! Great Potential Building Site! Multiple Outbuildings including a Grain Bin & Barn! Cropland has a Soil Index of 137.2!

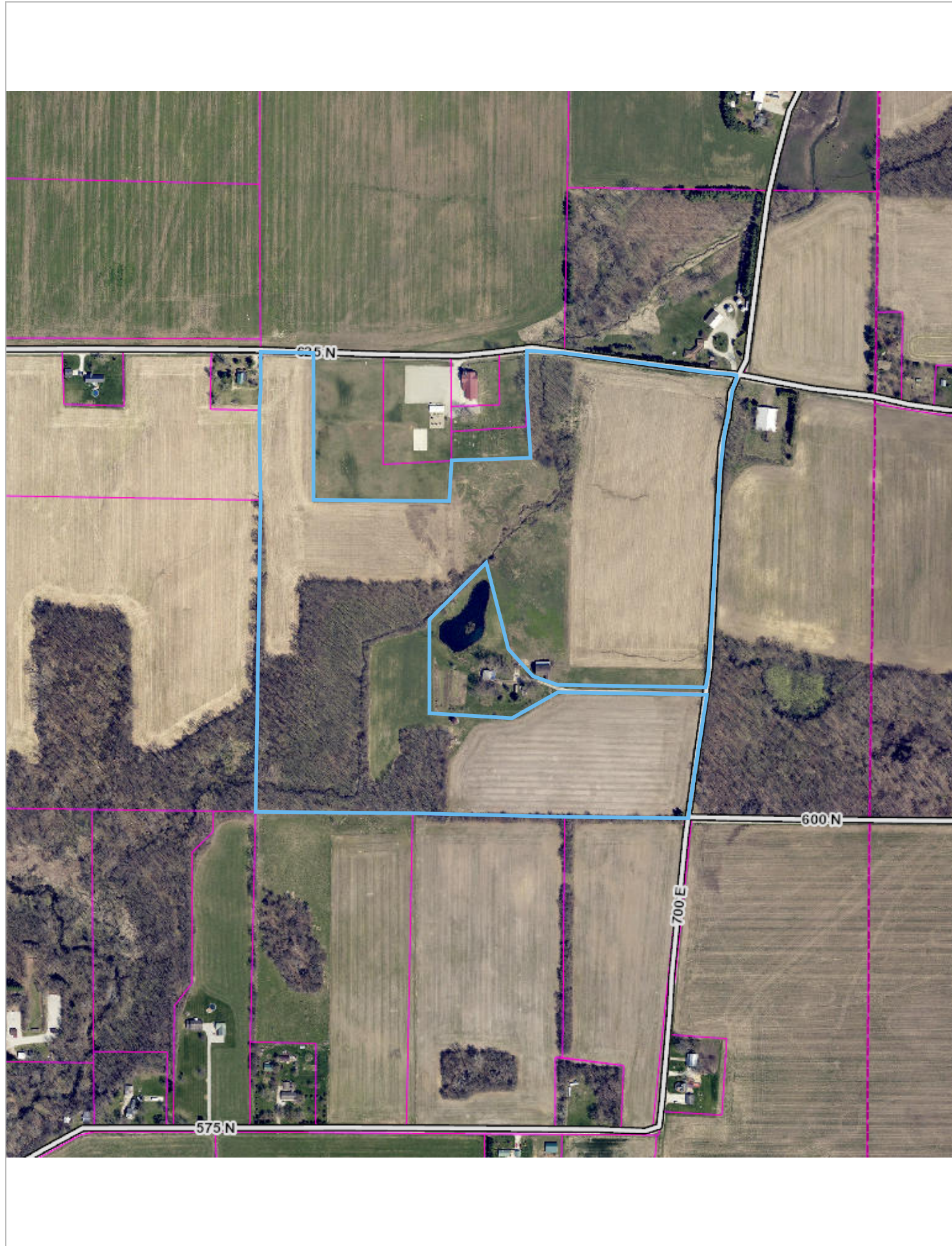
**Agent Remarks** Online Auction: Fri. 3.11.22 6pm TERMS: \$5,000 down the day of the auction with the balance at closing. The sellers will provide a Warranty Deed at closing. The sellers will provide an Title Owner's Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the seller and buyer(s).RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive

Sec	Lot	Lot Ac/SF/Dim		70.1800 /	3,057,041 /	1950x1800			
Parcel Desc	Partially Wooded, Tillable, 15+		Platted Development		No		Platted Y/N		Yes
Township	Bethlehem		Date Lots Available				Price per Acre	\$ \$0.00	
Type Use	Agriculture, Recreational		Road Access	County		Road Surface	Tar and Stone	Road Frontage	County
Type Water	None				Easements	Yes			
Type Sewer	None				Water Frontage				
Type Fuel	None				Assn Dues	Not Applicable			
Electricity	Available				Other Fees				
Features					DOCUMENTS AVAILABLE Aerial Photo, Soil Map				
					LAND FEATURES Barn, Other Buildings				
Strctr/Bldg Imprv	Yes								
Can Property Be Divided?	Yes								
Water Access									
Water Name				Lake Type					
Water Features									
Water Frontage				Channel Frontage			Water Access		
Auction	Yes	Auctioneer Name	Chad Metzger & John Burnau			Auctioneer License #		AC31300015	
Owner Name									
Financing:	Existing		Proposed				Excluded Party	None	
Annual Taxes	\$1,266.00		Exemption		Year Taxes Payable		2021	Assessed Value	
Is Owner/Seller a Real Estate Licensee			No		Possession	At closing			
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	2/15/2022	Exp Date	5/1/2022	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell		BBC	2.5%	Variable Rate	No	Special Listing Cond.
Virtual Tours:								None	
Type of Sale									
Pending Date		Closing Date		Selling Price		How Sold		CDOM 0	
Total Concessions Paid		Sold/Concession Remarks							
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent			

Presented by: Chad Metzger / Metzger Property Services, LLC  
Information is deemed reliable but not guaranteed.

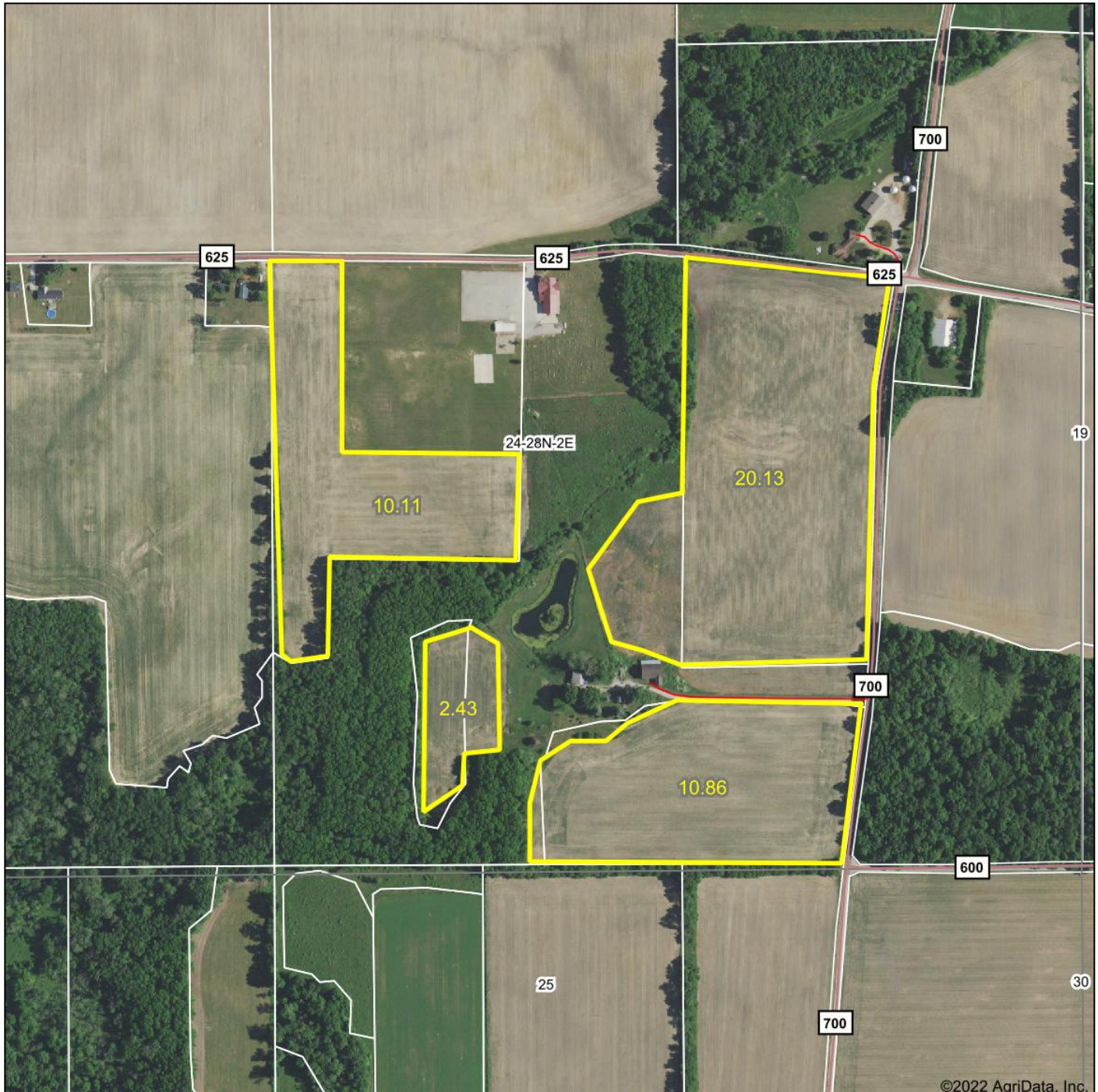
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Featured properties may not be listed by the office/agent presenting this brochure.







## Aerial Map



Maps Provided By:



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

Map Center: 40° 51' 16.43, -86° 14' 53.69

**24-28N-2E**  
**Cass County**  
**Indiana**

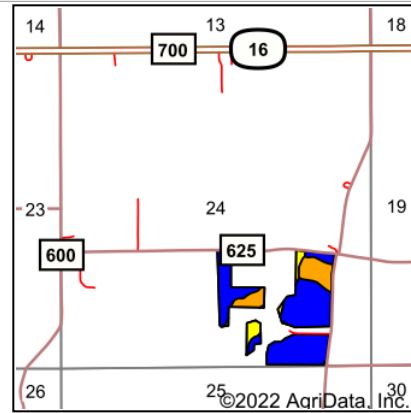
0ft 496ft 991ft



2/14/2022



## Soils Map



State: **Indiana**  
 County: **Cass**  
 Location: **24-28N-2E**  
 Township: **Bethlehem**  
 Acres: **43.53**  
 Date: **2/14/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: IN017, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
RsB	Riddles silt loam, 2 to 6 percent slopes	19.01	43.7%		Ile	140	49	65
CpA	Crosier loam, 0 to 3 percent slopes	13.86	31.8%		Ilw	150	49	48
MkC	Metea loamy fine sand, 3 to 10 percent slopes	7.74	17.8%		Ille	110	39	41
Sh	Shoals silty clay loam, frequently flooded	2.92	6.7%		IVw	131	43	81
<b>Weighted Average</b>					<b>2.31</b>	<b>137.2</b>	<b>46.8</b>	<b>*n 56.4</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.

09-02-24-400-006.000-002

General Information

Parcel Number  
09-02-24-400-006.000-002

Local Parcel Number  
002-01-081-006

Tax ID:

Routing Number  
02-24-000-002

Property Class 199  
Other Agricultural Use

Year: 2021

Location Information

County  
Cass

Township  
BETHLEHEM TOWNSHIP

District 002 (Local 002 )  
BETHLEHEM TOWNSHIP

School Corp 2650  
CASTON

Neighborhood 9020001-002  
Bethlehem Township

Section/Plat  
0024

Location Address (1)  
700 E  
TWELVE MILE, IN 46988

Zoning

Subdivision

Lot

Market Model  
9020001 - Res

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Static

Printed Friday, April 16, 2021

Review Group 2014

MBW2, LLC und 1/2 & TLH1, LLC

Ownership

MBW2, LLC und 1/2 & TLH1, LLC und  
21697 Horton Rd  
PO BOX 1034  
Sheridan, IN 46069

Legal

Pt E 1/2 & Pt W 1/2 Se 1/4 24 28 2e 70.18A



Valuation Records (Work In Progress values are not certified values and are subject to change)

2021	Assessment Year	2021	2020	2020	2019	2018
WIP	Reason For Change	Trending	Trending	Split	Trending	Trending
02/05/2021	As Of Date	04/15/2021	04/06/2020	07/18/2019	04/18/2019	01/01/2018
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$69,600	Land	\$69,600	\$69,000	\$84,100	\$106,800	\$92,200
\$0	Land Res (1)	\$0	\$0	\$0	\$16,000	\$16,000
\$69,600	Land Non Res (2)	\$69,600	\$69,000	\$84,100	\$90,800	\$76,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$9,900	Improvement	\$9,900	\$9,900	\$9,900	\$44,400	\$44,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$34,200	\$34,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,900	Imp Non Res (3)	\$9,900	\$9,900	\$9,900	\$10,200	\$9,900
\$79,500	Total	\$79,500	\$78,900	\$94,000	\$151,200	\$136,400
\$0	Total Res (1)	\$0	\$0	\$0	\$50,200	\$50,300
\$69,600	Total Non Res (2)	\$69,600	\$69,000	\$84,100	\$90,800	\$76,200
\$9,900	Total Non Res (3)	\$9,900	\$9,900	\$9,900	\$10,200	\$9,900

Land Data (Standard Depth: Res 132', CI 132' 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. %	Res Elig %	Market Factor	Value
4	A	CpA	0	16.120	1.02	\$1,290	\$1,316	\$21,214	0%	0%	1.0000	\$21,210
4	A	MkC	0	9.937	0.64	\$1,290	\$826	\$8,208	0%	0%	1.0000	\$8,210
4	A	RsB	0	21.744	1.02	\$1,290	\$1,316	\$28,615	0%	0%	1.0000	\$28,620
4	A	Sh	0	5.880	1.11	\$1,290	\$1,432	\$8,420	0%	0%	1.0000	\$8,420
5	A	Sh	0	0.1240	1.11	\$1,290	\$1,432	\$178	-60%	0%	1.0000	\$70
6	A	MkC	0	4.764	0.64	\$1,290	\$826	\$3,935	-80%	0%	1.0000	\$790
6	A	Sh	0	7.803	1.11	\$1,290	\$1,432	\$11,174	-80%	0%	1.0000	\$2,230
6	A	RsB	0	3.603	1.02	\$1,290	\$1,316	\$4,742	-80%	0%	1.0000	\$950
72	A	Sh	0	.205	0.50	\$1,290	\$645	\$132	-40%	0%	1.0000	\$80
82	A	H2O	0	1.021	0.50	\$1,290	\$645	\$659	-100%	0%	1.0000	\$00

700 E

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/22/2019	MBW2, LLC und 1/2 &		TD	/	\$252,645	V
10/23/2001	Smith, Homer V & Glor		WR	/	\$0	I
01/01/1900	SMITH, HOMER V &		WR	/	\$0	I

199, Other Agricultural Use

Agricultural

Bethlehem Township

1/2

Notes

7/16/2019 20SP: SPLIT 5.00 A, DWELLING, & POULTRY BARN TO 02-01-081-055

1/1/2019 19RS: ADJUST LAND PER ELEVATE LAND USE

2/7/2013 HYLA: adjusted land avs sd

2/7/2013 13SP: SPLIT 5.212 A TO 0201081054

1/1/2013 13GI: LAND IS TILL,PASTURE & WOODS

2/7/2006 06SP: SPLIT 3A TO 0201081052/SPLIT 1.068A TO 0201081053

Land Computations

Calculated Acreage	71.20
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	70.18
81 Legal Drain NV	0.00
82 Public Roads NV	1.02
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	69.16
Farmland Value	\$70,580
Measured Acreage	70.18
Avg Farmland Value/Acre	1006
Value of Farmland	\$69,570
Classified Total	\$0
Farm / Classified Value	\$69,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$69,600
CAP 3 Value	\$0
Total Value	\$69,600



General Information

Occupancy

Barn, Bank & Flat (T2)

Description

Barn, Bank & Flat (T2)

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐Earth

☐Tile

☐Slab

☐Carpet

☐Sub & Joint

☐Unfinished

☐Wood

☐Other

☐Parquet

Wall Finish

☐Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Roofing

☐Built-Up

☐Metal

☐Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

4

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Row Type Adj.

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$0

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade)

Location Multiplier

0.88

Replacement Cost

\$69,186

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Barn, Bank & Flat (T2)	0%	2		D	1900	1900	121	F	\$43.92	0.88	\$40.95	40' x 60' x 16'	\$69,186	70%	\$20,760	70%	100%	1.000	1.0000	\$6,200
2: Barn, Bank & Flat (T2)	0%	1		D	1900	1900	121	F	\$40.88	0.88	\$40.88	18' x 24' x 16'	\$12,433	70%	\$3,730	70%	100%	1.000	1.0000	\$1,100
3: Lean-To R 01	0%	1	Earth Floor	D	1989	1989	32	F	\$5.38	0.88	\$5.38	16'x60' x 12'	\$3,636	55%	\$1,640	0%	100%	1.000	1.0000	\$1,600
4: Steel Grain Bin R 01	0%	1		D	1950	1950	71	F		0.88		27' x 18'	\$11,368	70%	\$3,410	70%	100%	1.000	1.0000	\$1,000

# 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**



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