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**PROVIDING PROFESSIONAL AUCTION,
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

60+/- Acres with Country Home & Cropland offered in 3 Tracts!

This property will be offered at Auction on Thursday, August 25, 2022 at 6:00 pm at the property. Bid Live In-Person or Online! 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 \$5,000.00 down for Tract 1 & 10% down for Tracts 2&3 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 September 23, 2022. Possession will be at closing for the home & after the 2022 crop harvest for the land. Seller will pay the 2021 due in 2022 taxes with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in 21' due in 22' were approximately \$2,654.64. 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, August 25, 2022 at 6 pm
Bid Live In-Person or Online!

7265 W. 800 S., Claypool, IN 46510
Seward Township • Kosciusko County



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/08/2022

Page 1 of 1

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202232943	7265 W 800 S	Claypool	IN 46510	LP \$0
	Area Kosciusko County	Parcel ID 43-14-28-100-007.000-021	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 5	F Baths 1
	Township Seward	Style One and Half Story	REO No	H Baths 0
	School District TIP	Elem Akron	JrH Tippe Valley	SrH Tippe Valley
	Legal Description	Approximately 1.5+/- acres part of: 25-77-4 SW NE & E 1/2 NW NE 28-31-5 60.00A		
	Directions	From SR 15, head west on 700 S. Turn south on 700 W, then west on 800 S. Property is on the south side of the road.		
	Inside City Limits N	City Zoning	County Zoning A1	Zoning Description

Remarks 60+/- Acres with Country Home & Quality Cropland offered in 3 Tracts going to Auction on Thursday, August 25, 2022 at 6 PM! This is Tract 1 which features a 5 Bedroom, 1 Bath Country Home on 1.5+/- Acres! Large Wrap-Around Porch is great for enjoying the country views! Bank Barn has storage space for your equipment, animals, or your workshop! Bid on this tract individually or in combination for the entire 60+/- Acres! Bid Live In-Person or Online! Open House: Thursday, August 18th 5:30-6pm

Agent Remarks Auction: Thurs. 8.25.22 6pm Open House: Thurs. 8.18.22 5:30-6pm TERMS: \$5,000 down on the home & 10% down on all other tracts the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title 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

Sec	Lot	Lot Ac/SF/Dim	1.5000	/	65,340	/	330x200	Lot Desc	0-2.9999
Above Gd Fin SqFt	2,136	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0		Ttl Below Gd SqFt	404
Ttl Fin SqFt	2,136	Ttl Fin SqFt	2,136		Year Built	1975		Age	47
New Const	No	Date Complete			Ext	Vinyl		Bsmnt	Full Basement, Unfinished
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material	
RM DIM	LVL	B-Main	1	0	Sewer	Septic		Dryer Hookup Gas	No
LR	12 x 12	B-Upper	0	0	Fuel /	Gas, Forced Air		Dryer Hookup Elec	No
DR	x	B-Blw G	0	0	Heating			Dryer Hookup G/E	No
FR	x				Cooling	Window		Disposal	No
KT	12 x 18	Laundry Rm	Main			x		Water Soft-Owned	No
BK	x	AMENITIES	Porch Covered, Washer Hook-Up					Water Soft-Rented	No
DN	x							Alarm Sys-Sec	No
MB	9 x 16							Alarm Sys-Rent	No
2B	12 x 12							Garden Tub	No
3B	14 x 12	Garage	1.0	/	Attached	/	20 x 12	Jet Tub	No
4B	12 x 12	Outbuilding 1	Barn				52 x 39	Pool	No
5B	9 x 12	Outbuilding 2					x	Pool Type	
RR	x	Assn Dues			Frequency	Not Applicable		SALE INCLUDES	Water Heater Electric
LF	x	Other Fees							
EX	x	Restrictions							

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	8/25/2022	Time	6:00 PM
Financing:	Existing	Proposed		Location	at the property		
Annual Taxes	\$2,654.64	Exemptions	No Exemptions	Excluded Party	None		
Year Taxes Payable	2022	Assessed Value					
Possession	At closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Chad Metzger - Cell: 260-982-9050		
Agent E-mail	chad@metzgerauction.com			List Agent - User Code	UP388053395	List Team	
Co-List Office		Co-List Agent					
Showing Instr	Open House						
List Date	8/8/2022	Start Showing Date		Exp Date	10/31/2022	Owner/Seller a Real Estate Licensee	No
Agent/Owner Related	No						
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202232945 **** W 800 S** **Claypool** **IN 46510** **Status Active** **LP \$0**



Area Kosciusko County **Parcel ID** 43-14-28-100-007.000-021 **Type** Agricultural Land

Sub None **Cross Street**

School District TIP Elem Akron **JrH** Tippe Valley **SrH** Tippe Valley

REO No **Short Sale** No **Waterfront Y/N** N

Legal Description Approximately 2+/- acres part of: 25-77-4 SW NE & E 1/2 NW NE 28-31-5 60.00A

Directions From SR 15, head west on 700 S. Turn south on 700 W, then west on 800 S. Property is on the south side of the road.

Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 60+/- Acres with Quality Cropland & Country Home offered in 3 Tracts going to Auction on Thursday, August 25, 2022 at 6 PM! This is Tract 2 which features 2+/- Acres of Land! Nice Potential Building Site to build your dream home in the country! Bid on this tract individually or in combination for the entire 60+/- Acres! Bid Live In-Person or Online!

Agent Remarks Auction: Thurs. 8.25.22 6pm TERMS: \$5,000 down on the home & 10% down on all other tracts the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title 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

Sec Lot **Lot Ac/SF/Dim** 2.0000 / 87,120 / 230x300

Parcel Desc 0-2.9999 **Platted Development** No **Platted Y/N** Yes

Township Seward **Date Lots Available** **Price per Acre** \$0.00

Type Use Agriculture **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County

Water Type None **Easements** Yes

SEWER TYPE None **Water Frontage**

Type Fuel None **Assn Dues** Not Applicable

Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Soil Map

Strctr/Bldg Imprv No

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 **Auctioneer License #** AC31300015

Auction Location at the property **Auction Start Date** 8/25/2022

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$2,654.64 **Exemption** **Year Taxes Payable** 2022 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** After Crop Harvest

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 8/8/2022 **Exp Date** 10/31/2022

Contract Type Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **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**

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes
MLS # 202232946 ***** W 800 S** **Claypool** **IN 46510** **Status Active** **LP \$0**



Area Kosciusko County **Parcel ID** 43-14-28-100-007.000-021 **Type** Agricultural Land
Sub None **Cross Street**
School District TIP Elem Akron **JrH** Tippe Valley **SrH** Tippe Valley
REO No **Short Sale** No **Waterfront Y/N** N
Legal Description Approximately 56.5+/- acres part of: 25-77-4 SW NE & E 1/2 NW NE 28-31-5 60.00A
Directions From SR 15, head west on 700 S. Turn south on 700 W, then west on 800 S. Property is on the south side of the road.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 60+/- Acres with Quality Cropland & Country Home offered in 3 Tracts going to Auction on Thursday, August 25, 2022 at 6 PM! This is Tract 3 which features 56.5+/- Acres of Quality Cropland! Soil Index: 147.3! Bid on this tract individually or in combination for the entire 60+/- Acres! Bid Live In-Person or Online!

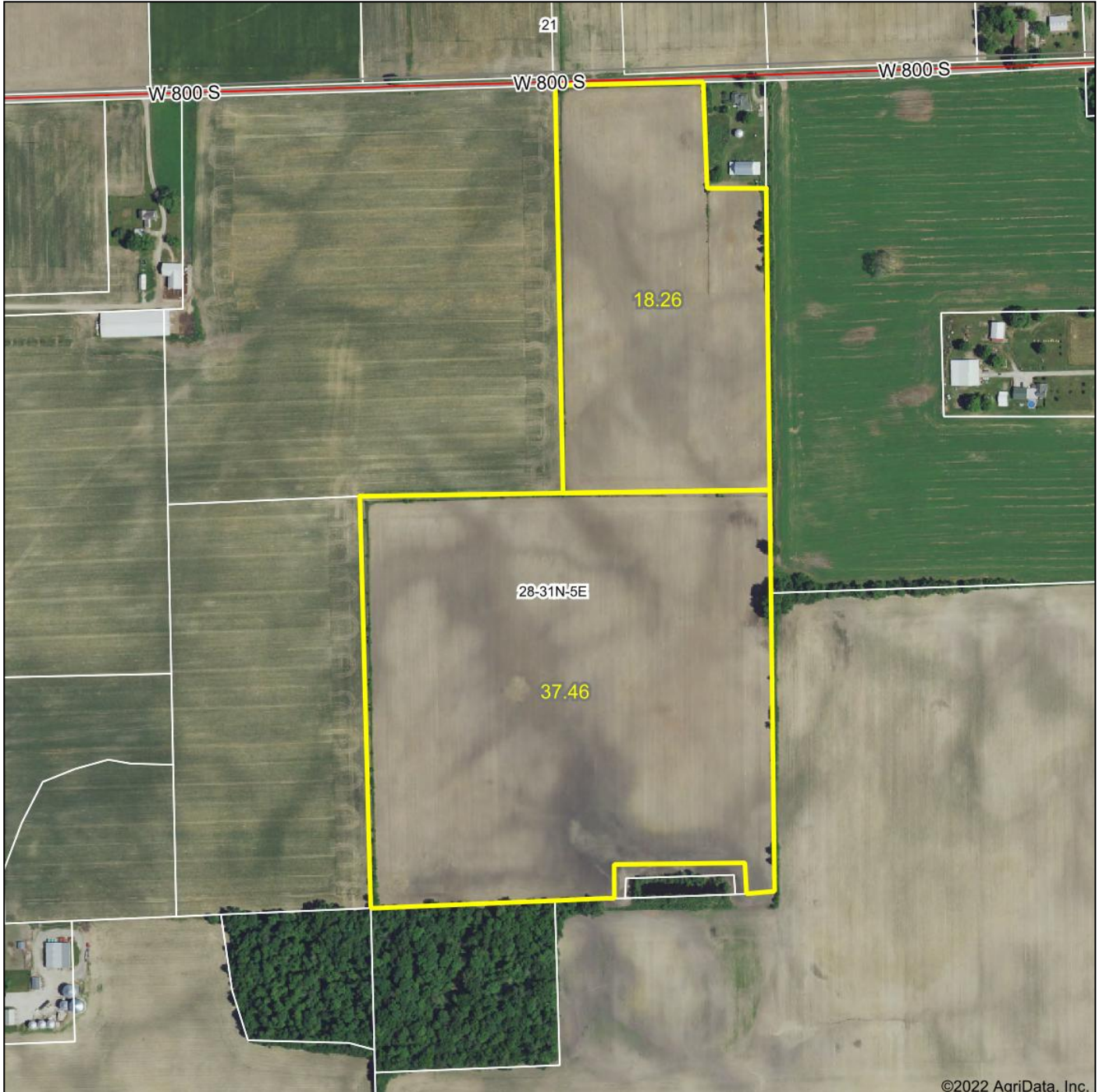
Agent Remarks Auction: Thurs. 8.25.22 6pm TERMS: \$5,000 down on the home & 10% down on all other tracts the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear 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

Sec Lot **Lot Ac/SF/Dim** 56.5000 / 2,461,140 / 2600x1300
Parcel Desc 15+ **Platted Development** No **Platted Y/N** Yes
Township Seward **Date Lots Available** **Price per Acre** \$0.00
Type Use Agriculture **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County
Water Type None **Easements** Yes
SEWER TYPE None **Water Frontage**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Soil Map

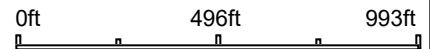
Strctr/Bldg Imprv No
Can Property Be Divided? Yes
Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Auction Location at the property **Auction Start Date** 8/25/2022
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$2,654.64 **Exemption** **Year Taxes Payable** 2022 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** After crop harvest
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 8/8/2022 **Exp Date** 10/31/2022
Contract Type Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **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**

Aerial Map



©2022 AgriData, Inc.

Map Center: 41° 6' 39.78, -85° 58' 22.96



Metzger Auctioneers & Appraisers
Property Services, LLC

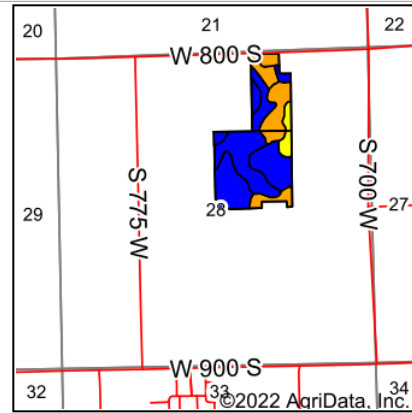
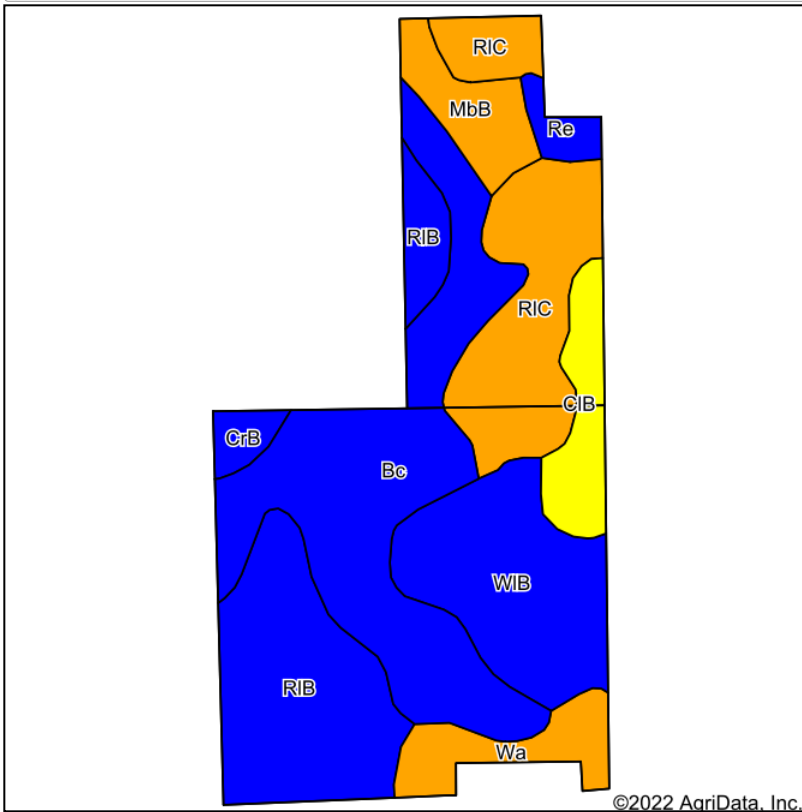
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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28-31N-5E
Kosciusko County
Indiana



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

Soils Map



State: **Indiana**
 County: **Kosciusko**
 Location: **28-31N-5E**
 Township: **Seward**
 Acres: **55.72**
 Date: **8/2/2022**



Soils data provided by USDA and NRCS.

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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
Bc	Barry loam	16.31	29.3%		IIw	175	49	72
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	11.10	19.9%		Ile	141	49	59
RIC	Riddles fine sandy loam, 6 to 12 percent slopes	9.17	16.5%		IIIe	130	46	65
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	8.70	15.6%		Ile	145	51	65
CIB	Coloma loamy sand, 0 to 6 percent slopes, fine-loamy minor components	2.97	5.3%		IVs	88	31	31
Wa	Walkill silt loam	2.85	5.1%		IIIw	165	49	81
MbB	Metea loamy sand, 2 to 6 percent slopes	2.80	5.0%		IIIe	110	39	43
Re	Rensselaer loam, 0 to 1 percent slopes	0.93	1.7%		IIw	167	49	81
CrB	Crosier loam, 1 to 4 percent slopes	0.89	1.6%		Ile	155	50	55
Weighted Average					2.37	147.3	47.4	*n 63.9

*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**

General Information

Parcel Number
43-14-28-100-007.000-021

Local Parcel Number
2571900614

Tax ID:

Routing Number
025-077-004

Property Class 101
Cash Grain/General Farm

Ownership

SCOTT-HUNTER LLC
15474 E 200 S
AKRON, IN 46910

Legal

25-77-4
SW NE & E 1/2 NW NE 28-31-5 60.00A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/15/2009	SCOTT-HUNTER LLC	2009060685	TD	/	\$0	I
05/19/1998	SCOTT FAMILY TRUS		WD	/	\$0	I
05/19/1998	SCOTT WILLIAM	0	WD	/	\$0	I
01/01/1900	SCOTT WILLIAM S &	0	WD	/	\$0	I
01/01/1900	UMBERGER LAWRE		WD	/	\$0	I

Notes

10/25/2017 REA: 2018 REDREW PT OF OFF TO CORRECT DIMENSIONS. CHANGED 10X20 AREA OF GARAGE TO LIVING AREA. CHANGED GRADE ON T2 TO D+1 & CONDITION FROM PR TO FR. CHANGED HEIGHT ON GRAIN BIN TO 17' PER PICTOMETRY FOR REASSESSMENT

5/7/2017 N OF C: 2016, 2017 BEFORE ROLLOVER CORRECTED 12X24 AREA TO BE 1STFR/SLAB & CORRECTED SQ FT OF BSMT TO 404 PER TAXPAYER VISIT TO OFFICE ON 5/5/17



Agricultural

Year: 2022

Location Information

County
Kosciusko

Township
SEWARD

District 021 (Local 021)
SEWARD TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2519000-021
SEWARD TWP ACREAGE

Section/Plat
28-31-5

Location Address (1)
7265 W 800 S
CLAYPOOL, IN 46510

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2022	As Of Date	01/01/2022	01/01/2021	01/01/2020	01/01/2019	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$102,700	Land	\$102,700	\$90,900	\$90,300	\$106,100	\$108,900
\$18,000	Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
\$84,700	Land Non Res (2)	\$84,700	\$72,900	\$72,300	\$88,100	\$90,900
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$120,000	Improvement	\$120,000	\$94,500	\$97,700	\$93,200	\$89,100
\$88,400	Imp Res (1)	\$88,400	\$71,300	\$75,400	\$71,700	\$68,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$31,600	Imp Non Res (3)	\$31,600	\$23,200	\$22,300	\$21,500	\$20,400
\$222,700	Total	\$222,700	\$185,400	\$188,000	\$199,300	\$198,000
\$106,400	Total Res (1)	\$106,400	\$89,300	\$93,400	\$89,700	\$86,700
\$84,700	Total Non Res (2)	\$84,700	\$72,900	\$72,300	\$88,100	\$90,900
\$31,600	Total Non Res (3)	\$31,600	\$23,200	\$22,300	\$21,500	\$20,400

Land Data (Standard Depth: Res 120', CI 120' 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
9	A		0	1.0000	1.00	\$18,000	\$18,000	\$18,000	0%	100%	1.0000	\$18,000
4	A	BC	0	16.290000	1.19	\$1,500	\$1,785	\$29,078	0%	0%	1.0000	\$29,080
4	A	BOB	0	0.020000	0.64	\$1,500	\$960	\$19	0%	0%	1.0000	\$20
4	A	CLB	0	3.140000	0.51	\$1,500	\$765	\$2,402	0%	0%	1.0000	\$2,400
4	A	CRB	0	0.760000	1.02	\$1,500	\$1,530	\$1,163	0%	0%	1.0000	\$1,160
4	A	MBB	0	2.770000	0.72	\$1,500	\$1,080	\$2,992	0%	0%	1.0000	\$2,990
4	A	RE	0	1.070000	1.28	\$1,500	\$1,920	\$2,054	0%	0%	1.0000	\$2,050
4	A	RLB	0	11.280000	0.98	\$1,500	\$1,470	\$16,582	0%	0%	1.0000	\$16,580
4	A	RLC	0	9.490000	0.89	\$1,500	\$1,335	\$12,669	0%	0%	1.0000	\$12,670
4	A	WA	0	4.120000	0.85	\$1,500	\$1,275	\$5,253	0%	0%	1.0000	\$5,250
4	A	WLB	0	8.970000	0.89	\$1,500	\$1,335	\$11,975	0%	0%	1.0000	\$11,970
71	A	BOB	0	0.240000	0.64	\$1,500	\$960	\$230	-40%	0%	1.0000	\$140
71	A	RE	0	0.140000	1.28	\$1,500	\$1,920	\$269	-40%	0%	1.0000	\$160
72	A	WA	0	0.410000	0.50	\$1,500	\$750	\$308	-40%	0%	1.0000	\$180
82	A		0	0.3000	1.00	\$1,500	\$1,500	\$450	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	60.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	60.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.30
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	58.70
Farmland Value	\$84,650
Measured Acreage	58.70
Avg Farmland Value/Acre	1442
Value of Farmland	\$84,650
Classified Total	\$0
Farm / Classified Value	\$84,700
Homesite(s) Value	\$18,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$84,700
CAP 3 Value	\$0
Total Value	\$102,700

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Rolling

Public Utilities **ERA**

Electricity

Streets or Roads **TIF**

Paved

Neighborhood Life Cycle Stage
Other

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style 20 1 1/2 story older
Finished Area 2136 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist 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 Porch, Open Frame
Area 471
Value \$15,000

Plumbing

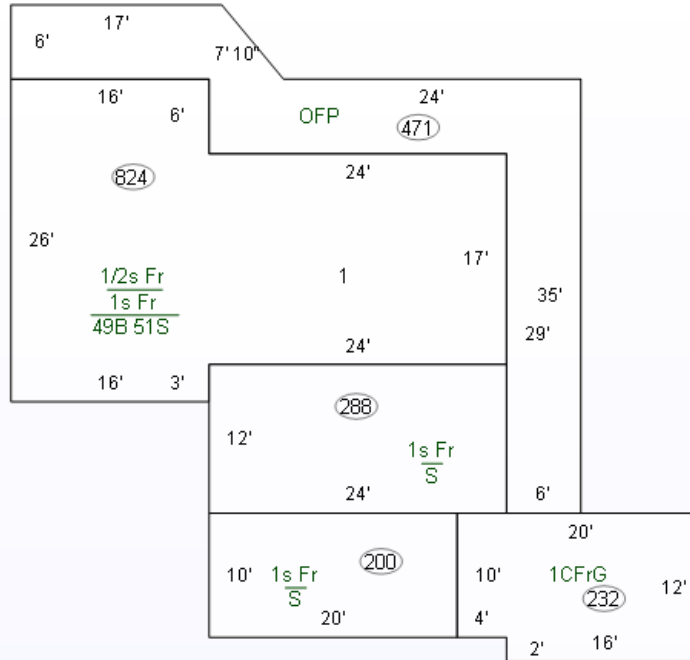
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 4
Living Rooms 0
Dining Rooms 0
Family Rooms 0
Total Rooms 7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1312	1312	\$94,500	
2				
3				
4				
1/4				
1/2 1Fr	824	824	\$28,400	
3/4				
Attic				
Bsmt	404	0	\$16,800	
Crawl				
Slab	908	0	\$0	

Total Base \$139,700

Adjustments 1 Row Type Adj. x 1.00 \$139,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$139,700

Sub-Total, 1 Units

Exterior Features (+)	\$15,000	\$154,700
Garages (+) 232 sqft	\$9,900	\$164,600
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.92	
Replacement Cost		\$121,146

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: Single-Family R 01	100%	1 1/2	Wood Frame	D	1900	1975	47 F		0.92		2,540 sqft	\$121,146	50%	\$60,570	0%	100%	1.460 1.0000	\$88,400

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 & Joist 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

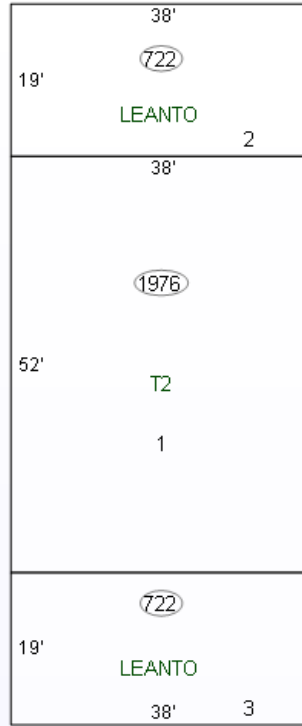
Plumbing

TF
Full Bath
Half Bath
Kitchen Sinks
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				

Adjustments **Total Base**
Row Type Adj.

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	0.92
Replacement Cost	\$73,411

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+1	1911	1911	111 F	\$55.12	0.92	\$0.00	0' x 0' x 20'	\$73,411	70%	\$22,020	40%	100%	1.460	1.0000	\$19,300
2: Lean-To R 01	0%	1	Earth Floor	D	1997	1997	25 F	\$5.58	0.92	\$0.00	19'x38' x 10'	\$2,965	50%	\$1,480	0%	100%	1.460	1.0000	\$2,200
3: Lean-To R 01	0%	1	Earth Floor	D	1997	1997	25 F	\$5.58	0.92	\$0.00	722 sqft x 10'	\$2,965	50%	\$1,480	0%	100%	1.460	1.0000	\$2,200
4: Steel Grain Bin R 01	0%	1		D	1981	1981	41 F		0.92		27' x 17'	\$17,997	70%	\$5,400	0%	100%	1.460	1.0000	\$7,900

...Generation after Generation



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