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Metzger
Property Services, LLC

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260-982-0238

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**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!**



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

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Online
Real Estate

AUCTION



**Thurs.,
Sept. 8 6 PM**

8780 E. 350 N., Pierceton, IN

Barndominium on 15+/- Wooded Acres! 2 BR, 2 Baths, & a Large Garage/Shop Area! Don't miss out on this trendy Barndo offering a loft bedroom, Ensuite Master and a Large open Kitchen/Living Room area all situated in a beautiful wooded setting!



NAA
Auctioneer

IAR
INDIANA REALTORS ASSOCIATION



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
Austin Metzger • Neil Snyder • Justin Nicodemus

260-982-0238

**Open House:
Aug. 31
5:30-6 pm**



15
ACRES

**Bid Online @
BidMetzger.com**

REAL ESTATE AUCTION TERMS

Barn House on 15+/- Acres!

This property will be offered at Online Only Auction on Thursday, September 8, 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before October 14, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$1,995.74. 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: Thursday, September 8, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 8780 E. 350 N., Pierceton, IN 46562
Tippecanoe Township • Kosciusko County

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

The banner features the Metzger logo on the left, which includes a red star in a yellow circle and the text 'Metzger PROPERTY SERVICES, LLC' and 'CHAD METZGER, CAI, CAGA'. Below the logo is the slogan 'EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION'. On the right side of the banner, the phone number '260-982-0238' is displayed. The background of the banner is a green field with a sunburst effect. At the bottom, there is a list of services and the website URL.

260-982-0238

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

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Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/22/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM 1	DOM 1	Auction	Yes	
MLS #	202234955	8780 E 350 N	Pierceton	IN	46562	LP \$0		
	Area	Kosciusko County	Parcel ID	43-08-26-100-048.000-023	Type	Site-Built Home	Waterfront	No
	Sub	None	Cross Street		Bedrms 2	F Baths 2	H Baths 0	
	Township	Tippecanoe	Style	One Story	REO	No	Short Sale	No
	School District	WSC	Elem	North Webster	JrH	Wawasee	SrH	Wawasee
	Legal Description	5-101-3 PT W 1/2 E 1/2 26-33-7 15.33A PER DEED						
	Directions	South of North Webster - from SR 13, head east on 350 N. Property is on the north side of the road.						
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description	

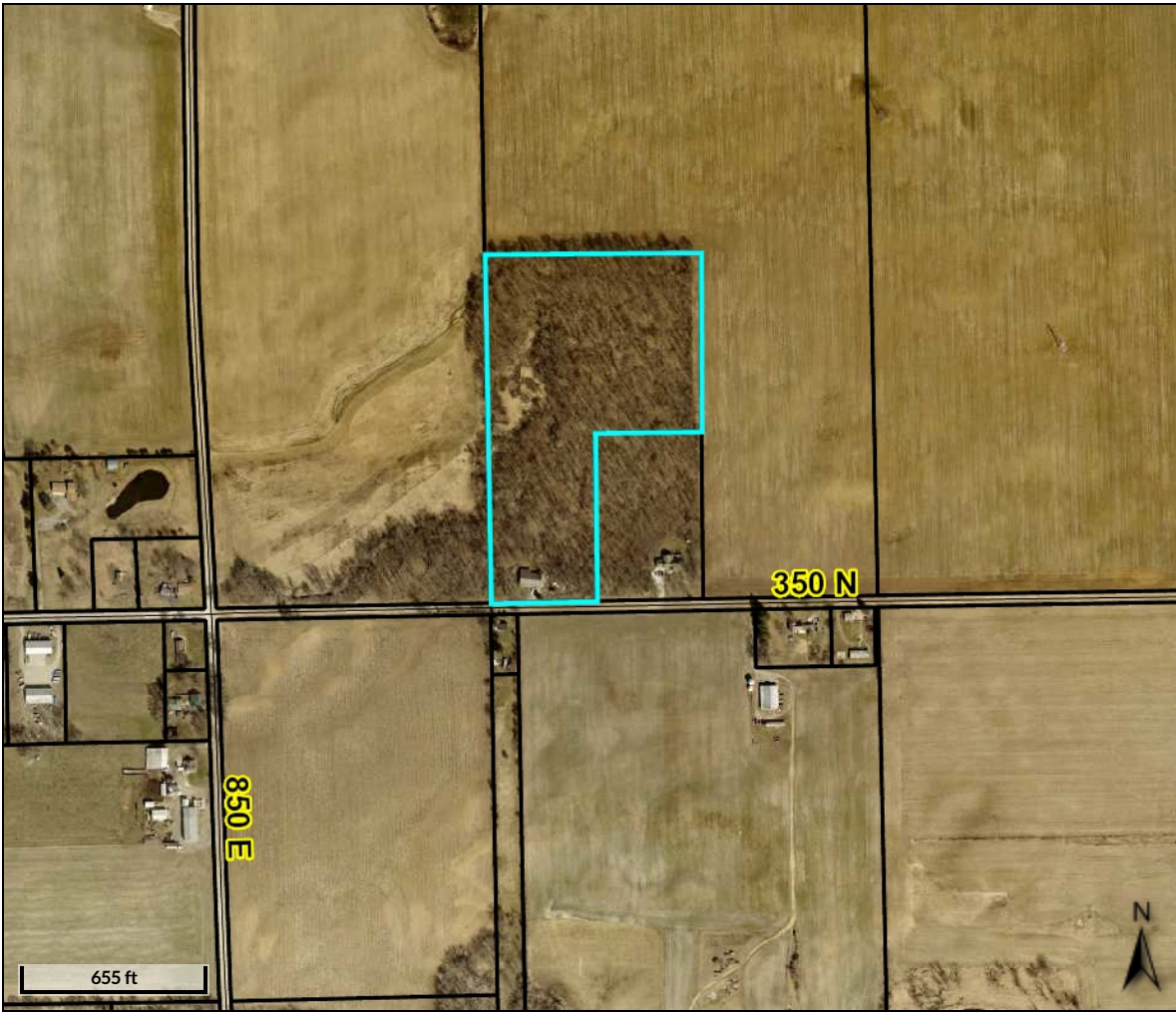
Remarks 15+/- Acres with Barndominium selling via Online Only Auction on Thursday, September 8, 2022 -- Bidding begins closing out at 6 PM! Home features 2 Bedrooms & 2 Full Baths! Master Bath has Walk-In shower & separate tub! Large Open Kitchen & Living Room with a 17x18 Loft Bedroom! 2+Car Attached Garage has plenty of space for your vehicles & workshop area! 11x20 Shed with overhead door is great for housing all of your lawn or outdoor equipment. All on a Beautiful Wooded Setting! Open House: Wednesday, August 31st 5:30-6pm

Agent Remarks Online Auction: Thurs. 9.8.22 6pm Open House: Wed. 8.31.22 5:30-6pm TERMS: 10% down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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 compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

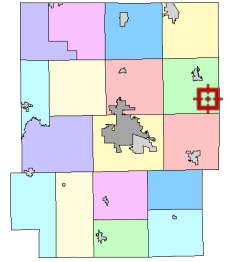
Sec	Lot	Lot Ac/SF/Dim	15.3300 / 667,775 / 1200x700	Lot Desc	15+, Wooded
Above Gd Fin SqFt	1,660	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	7	New Const	No	Date Complete	
Room Dimensions		Baths	Full Half	Water	WELL
RM DIM	LVL	B-Main	2 0	Sewer	Septic
LR	x	B-Upper	0 0	Fuel /	Gas, Wood, Forced Air
DR	x	B-Blw G	0 0	Heating	
FR	x			Cooling	None
KT	x	Laundry Rm	Main		x
BK	x	AMENITIES	Ceilings-Vaulted, Jet/Garden Tub, Stand Up		
DN	x		Shower, Tub and Separate Shower, Main Floor Laundry, Washer Hook-Up		
MB	14 x 14	M			
2B	14 x 14	M			
3B	x	Garage	2.0 / Attached	/ 40 x 30	/ 1,200.00
4B	x	Outbuilding 1	Shed	20 x 11	
5B	x	Outbuilding 2		x	
RR	x	Assn Dues		Frequency	Not Applicable
LF	x	Other Fees			
EX	x	Restrictions			
				Basement Material	
				Dryer Hookup Gas	No
				Dryer Hookup Elec	No
				Dryer Hookup G/E	No
				Disposal	No
				Water Soft-Owned	No
				Water Soft-Rented	No
				Alarm Sys-Sec	No
				Alarm Sys-Rent	No
				Garden Tub	No
				Jet Tub	No
				Pool	No
				Pool Type	
				SALE INCLUDES	Refrigerator, Range-Electric
				Fireplace	No
				Guest Qtrs	No
				Split FlrPln	No
				Ceiling Fan	No
				Skylight	No
				ADA Features	No
				Fence	
				Golf Course	No
				Nr Wlkg Trails	No
				Garage Y/N	Yes
				Off Street Pk	

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	9/8/2022	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None	Assessed Value	
Annual Taxes	\$1,995.74	Exemptions	Homestead, Mortgage, Supplemental	Year Taxes Payable	2022		
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	Showing time or Open House						
List Date	8/21/2022	Start Showing Date		Exp Date	11/30/2022	Owner/Seller a Real Estate Licensee	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).
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Overview



Legend

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

Parcel ID	005-101-003	Alternate ID	005-726002-46
Sec/Twp/Rng	0026-0033-7	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 10-19.99 ACRES
Property Address	8780 E 350 N PIERCETON	Acreage	15.33
District	Tippecanoe		
Brief Tax Description	005-101-003 Pt W 1/2 E 1/2 26-33-7 15.33A PER DEED <i>(Note: Not to be used on legal documents)</i>		

Owner Address
Simpson John
Dean
8780 E 350 N
Pierceton, IN
46562

Date created: 8/11/2022
Last Data Uploaded: 8/11/2022 12:15:06 PM



Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAL, CAGA

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Average Utilities

	Company	Average Amount
Gas		\$
Electric	REMC 100 during summer	\$ 300-400
Water		\$
Other		\$
HOA		\$

43-08-26-100-048.000-023

SIMPSON JOHN DEAN

8780 E 350 N

512, 1 Family Dwell - Unplatted (10 to 19

TIPPECANOE TWP ACREA 1/2

General Information

Parcel Number 43-08-26-100-048.000-023

Local Parcel Number 0572600246

Tax ID:

Routing Number 005-101-003

Property Class 512 1 Family Dwell - Unplatted (10 to 19

Year: 2022

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023) TIPPECANOE TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 514000-023 TIPPECANOE TWP ACREAGE

Section/Plat 26-33-7

Location Address (1) 8780 E 350 N PIERCETON, IN 46562

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022

Review Group 2021

Ownership

SIMPSON JOHN DEAN 8780 E 350 N PIERCETON, IN 46562

Legal

5-101-3 PT W 1/2 E 1/2 26-33-7 15.33A PER DEED



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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show data for 9, 91, 91.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 04/24/2020 to 09/01/1992.

Res

Notes

2/9/2021 SUR: SURVEY LAUCK, BREN M #2020090511 9/11/20
5/19/2020 AUD: PER AUDITOR'S UPDATE LEGAL ACRES CHANGED FROM 15.34 TO 15.33A
9/5/2018 N OF C: 2018 N OF C AFTER ROLL-TAXPAYER BROUGHT IN AN INSPECTION REPORT FROM CALVIN BOLT 9/4/2018, (REPORT IS IN FILE) AFTER TALKING TO MR. BOLT, THE 1SFR POLE WAS CHANGED TO 1SFR/SLAB HOME WITH ATTACHED GARAGE. THE GRADE WAS CHANGED DUE TO THE QUALITY INSIDE THE HOME. ADDED JET TUB AND 1 EX SHOWER. CORRECTED DIMENSIONS ON OFP TO 10X18. ADDED 11X20 UTLISHED, ADJUSTED WETLAND ACREAGE.
2/8/2018 2018: 2018 HOUSE IS 100% COMPLETE. CHANGED GRADE TO D (POLE CONSTRUCTION) FOR 1/1/18
6/20/2016 CE: 2016 BEFORE ROLLOVER ADDED HOMESITE
2/11/2016 BP: BP #150704 RES/ATT GARAGE \$140,000 9/15/15
12/29/2015 ADRS: ADDRESS CHANGE PER AREA PLANNING
9/15/2015 2016: CORRECTED INFLUENCE FACTOR FOR DESIGNATED WETLANDS. NEW CONSTRUCTION SINGLE FAMILY
10/23/2013 2014: SPLIT 5.00A & HOUSE TO 0572601313 NUEWIRTH 10/21/2013, CORRECTED

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (15.33), Actual Frontage (0), Developer Discount, Parcel Acreage (15.33), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (14.33), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$22,000), 91/92 Value (\$80,800), Supp. Page Land Value, CAP 1 Value (\$22,000), CAP 2 Value (\$0), CAP 3 Value (\$80,800), Total Value (\$102,800).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1660 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	180	\$7,000

Plumbing

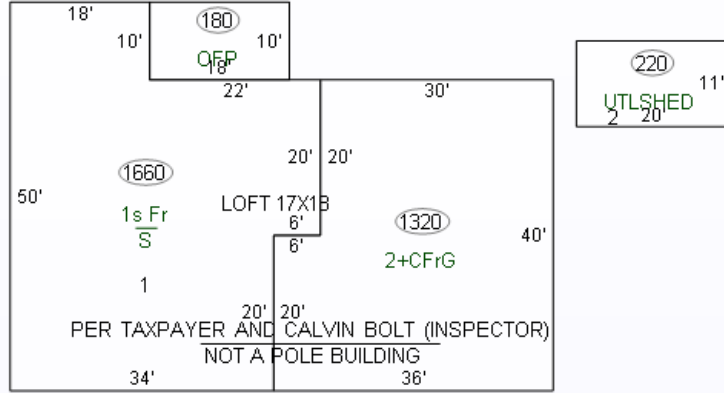
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	2
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	5

Heat Type

Other



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1660	1660	\$108,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1660	0	\$0	
Total Base			\$108,700	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$11,100
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit

Sub-Total, 1 Units	Value	Total
Exterior Features (+)	\$7,000	\$131,800
Garages (+) 1320 sqft	\$33,600	\$165,400
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.92	
Replacement Cost		\$144,560

Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

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	100%	1	Wood Frame	C-1	2015	2015	7	A		0.92		1,660 sqft	\$144,560	6%	\$135,890	0%	100%	1.550	1.0000	\$210,600
2: Utility Shed	0%	1		D	2017	2017	5	A	\$20.44	0.92	\$15.04	11'x20'	\$3,310	20%	\$2,650	0%	100%	1.550	1.0000	\$4,100

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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