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

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REAL ESTATE AUCTION TERMS

Country Home with Heated Pole Barn on 5+/- Acres!

This property will be offered at Online Auction on Thursday, March 30, 2023 – Bidding begins closing out at 6 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 \$10,000 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 5, 2023. 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 \$2,124.94. 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, March 30, 2023 **Bidding begins closing out at 6 pm!**

Property Location: 11605 Richard Rd., Churubusco, IN 46723
Eel River Township • Allen County

Auction Manager: Tim Holmes at 260.580.5473
<https://bidmetzger.com/auctions/>



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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Allen County

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East



Date: 2/16/2023

1" = 167'

Listings as of 02/28/2023

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes		
MLS #	202305659	11605 Richard Road	Churubusco	IN	46723	LP \$0					
	Area	Allen County	Parcel ID	02-01-18-400-003.000-044		Type	Site-Built Home		Waterfront	No	
	Sub	None	Cross Street								
	Township	Eel River	Style	One and Half Story		Bedrms	3	F Baths	2	H Baths	0
	School District	NWA	Elem	Huntertown	JrH	Carroll	REO	No	Short Sale	No	
	Legal Description	E 660 FT OF SW 1/4 SE 1/4 EX E 329 OF N 661 & EX S 658.75 SEC 18									
Directions	Head south off of SR 205 onto McDuffee Rd. Turn east on Richard Rd. Property is on the south side of the road.										
Inside City Limits	N	City		County Zoning	A1	Zoning Description					

Remarks Country Home with Heated Pole Barn on 5+/- Acres selling via Online Only Auction on Thursday, March 30, 2023 -- Bidding begins closing out at 6 pm! The home features Open Concept Eat-In Kitchen, Dining & Living Room. There are 3 Large Bedrooms & 1 Full Bathroom with a Double Vanity on the Upper Level. There is an additional Full Bathroom & Laundry Room on the Main Level. Home overlooks Stocked Pond and Beautiful Countryside. 30x40 Heated Pole Barn is great for your vehicles & Workshop! Great Location in the Peaceful Country in Northwest Allen County School District on 5+/- Acres! Open House: Sunday, March 26th 1-2pm

Agent Remarks Online Auction: Thurs. 3.30.23 6pm Open House: Sun. 3.26.23 1-2pm TERMS: \$10,000 down day of the auction with the balance at closing. Possession at closing. Taxes prorated. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. No survey unless required for clear title. Metzger Property Services reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register Clients 24 hrs. in

Sec	Lot	Lot Ac/SF/Dim	5.0000	/	217,800	/	650x330	Lot Desc	Partially Wooded, Rolling, 3-5.9999		
Above Gd Fin SqFt	3,312	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	3,312	Year Built	1982
Age	41	New Const	No	Date Complete		Ext	Aluminum, Brick	Bsmt	Slab	# Rooms	3
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material			
RM DIM	LVL	B-Main	1	0	Sewer	Septic		Dryer Hookup Gas	No	Fireplace	No
LR	17 x 13	M	B-Upper	1	0	Fuel /	Propane, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No
DR	11 x 13	M	B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	Yes
KT	15 x 13	M	Laundry Rm	Main			13 x 6	Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES Breakfast Bar, Built-in Desk, Ceiling Fan(s), Closet(s) Walk-in, Open Floor Plan, Porch Covered, Porch								
DN	x		Open, Range/Oven Hook Up Elec, Twin Sink Vanity, Tub /Shower Combination, Washer Hook-Up								
MB	13 x 22	U									
2B	18 x 16	U									
3B	12 x 11	U	Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No
4B	x		Outbuilding 1	Pole/Post Building			30 x 40	Pool	No	Off Street Pk	
5B	x		Outbuilding 2				x	Pool Type			
RR	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Gas, Kitchen Exhaust Hood, Oven-Electric, Range-Electric			
LF	x		Other Fees								
EX	17 x 16	M	Restrictions								

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Tim Holmes	Lic #	AC31300015	Auction Date	3/30/2023	Time	6:00 PM
Financing:	Existing	Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$2,124.94	Exemptions	Homestead, Mortgage, Supplemental	Year Taxes Payable	2022	Excluded Party	None
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	Showingtime or Open House						
List Date	2/28/2023	Start Showing Date		Exp Date	5/31/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker	1.5%	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 made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

2/24/23

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

11605 Richard Rd Churubusco, IN 46723

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	-			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal	-			
Freezer	-			
Gas Grill	-			
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator				✓
Room Air Conditioner(s)	-			
Trash Compactor	-			
TV Antenna / Dish	-			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	-			
Burglar Alarm	-			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls	-			
Inside Telephone Wiring and Blocks / Jacks	-			
Intercom	-			
Light Fixtures			✓	
Sauna	-			
Smoke / Fire Alarm(s)				
Switches and Outlets				
Vent Fan(s)				
60 / 100 / 200 Amp Service (Circle one)			✓	
Generator				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 2/24/2023	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	-			
Septic Field / Bed			✓	
Hot Tub	-			
Plumbing			✓	
Aerator System	-			
Sump Pump	-			
Irrigation Systems	-			
Water Heater / Electric			✓	
Water Heater / Gas	-			
Water Heater / Solar	-			
Water Purifier	-			
Water Softener			✓	
Well			✓	
Septic & Holding Tank/Septic Mound			✓	
Geothermal and Heat Pump	-			
Other Sewer System (Explain)	-			
Swimming Pool & Pool Equipment	-			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		✓	
Are the structures connected to a public sewer system?		✓	
Are there any additions that may require improvements to the sewage disposal system?		✓	
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?		✓	
Are the improvements connected to a private/community sewer system?		✓	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				
Central Air Conditioning			✓	
Hot Water Heat				
Furnace Heat / Gas			✓	
Furnace Heat / Electric				
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank <i>Owned</i>			✓	
Other Heating Source				

Property address (number and street, city, state, and ZIP code)

11005 Richard Rd Chumbusco, IN 46723

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>NEW</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? <u>1</u>			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <u>10/27/2023</u>
Signature of Seller	Date (mm/dd/yy)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAI, CAGA

260-982-0238

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 ...GENERATION AFTER GENERATION

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- ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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Average Utilities

	Company	Average Amount
Gas	<i>500 gals per year</i>	\$
Electric	<i>REMC</i>	\$?
Water	<i>well</i>	\$
Other	<i>—</i>	\$
HOA	<i>—</i>	\$

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
02-01-18-400-003.000-044

Local Parcel Number
14-0018-0029

Tax ID:

Routing Number
- - -

Ownership

ARCHER DONALD P & THERESA A
11605 RICHARD RD
CHURUBUSCO, IN 46723-9433

Legal

E 660 FT OF SW 1/4 SE 1/4
EX E 329 OF N 661 & EX S
658.75 SEC 18

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/05/2003	ARCHER DONALD P		QC	03/8155	\$0	I
06/11/2003	ARCHER DONALD P		QC	03/5027	\$0	I
05/10/2001	ARCHER DONALD P		QC	01/2946	\$0	I
11/08/2000	ARCHER DONALD P		QC	00/12749	\$0	I
01/01/1900	ARCHER DONALD P		WD	/	\$0	I

Notes

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9



Res

Year: 2022

Location Information

County
Allen

Township
EEL RIVER TOWNSHIP

District 044 (Local 014)
044 EEL RIVER (14)

School Corp 0225
NORTHWEST ALLEN COUNTY

Neighborhood 441003-044
AG/RURAL RES HOMESITES 01 (

Section/Plat
0183211

Location Address (1)
11605 RICHARD RD
CHURUBUSCO, IN 46723

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

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/08/2022	03/21/2022	03/08/2021	03/13/2020	03/15/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$79,300	\$79,300	\$79,300	\$79,300	\$72,300
Land Res (1)	\$45,000	\$45,000	\$45,000	\$45,000	\$38,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$34,300	\$34,300	\$34,300	\$34,300	\$34,300
Improvement	\$198,900	\$162,200	\$130,800	\$122,000	\$111,600
Imp Res (1)	\$190,600	\$154,500	\$123,100	\$114,300	\$103,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$8,300	\$7,700	\$7,700	\$7,700	\$7,700
Total	\$278,200	\$241,500	\$210,100	\$201,300	\$183,900
Total Res (1)	\$235,600	\$199,500	\$168,100	\$159,300	\$141,900
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$42,600	\$42,000	\$42,000	\$42,000	\$42,000

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

Zoning

Subdivision

Lot

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	\$45,000	\$45,000	\$45,000	0%	100%	1.0000	\$45,000
91rr	A		0	3.811	1.00	\$9,000	\$9,000	\$34,299	0%	0%	1.0000	\$34,300
82	A		0	.189	1.00	\$1,500	\$1,500	\$284	-100%	0%	1.0000	\$0

Market Model
Res | EEL 441001-3 (40-61)

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Unpaved

Neighborhood Life Cycle Stage
Other

Land Computations

Calculated Acreage	5.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.19
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	3.81
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	\$45,000
91/92 Value	\$34,300
Supp. Page Land Value	
CAP 1 Value	\$45,000
CAP 2 Value	\$0
CAP 3 Value	\$34,300
Total Value	\$79,300

...Generation after Generation



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