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# AUCTION

Monday,  
May 1  
6 PM

# 9.19 ACRES

Pleasant Twp.  
Wabash Co.  
Indiana

*Online Only*



## Metzger

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# RECREATIONAL LAND WOODS • BUILDING SITES

Excellent  
Located with  
Quick Access to  
Warsaw, Wabash and  
Rochester off SR 15

Location: 2 Miles SE of Silver  
Lake just south of 1500 N on 400 E

# REAL ESTATE AUCTION TERMS

***9+/- Acres of Recreational Woods!***

This property will be offered at Online ABSOLUTE Auction on Monday, May 1, 2023 – Bidding begins closing out at 6 pm. This property is selling regardless of price! 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 June 2, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$492.72. 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: Monday, May 1, 2023**  
**Bidding begins closing out at 6 pm!**  
***Selling Regardless of Price!***

**North of SR 114 on 400 W. in Silver Lake, IN**  
**Pleasant Township • Wabash County**

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



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CHAD METZGER, CAI, CAGA  
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Listings as of 04/10/2023

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

MLS # 202310475 \* N 400 W Silver Lake IN 46982 Status Active LP \$0



Area Wabash County Parcel ID 85-02-21-100-018.000-01 Type Agricultural Land

Sub None Cross Street Lot #

School District MCS Elem Manchester JrH Manchester SrH Manchester

REO No Short Sale No Waterfront Y/N N

Legal Description CHARLES AMISS ADDN 3 (9.19A) DITCH 505-00393-00

Directions Northwest of North Manchester, head north on SR 15. Turn east on 1500 N, then south on 400 W. Property is on the

Inside City Limits N City Zoning County Zoning A2 Zoning Description

**Remarks** 9+/- Acres of Recreational Woods selling via Online Only Auction on Monday, May 1, 2023 -- Bidding begins closing out at 6 pm! Recreational Woods perfect for all your outdoor sports or would make a great building site for your dream home! Don't miss this opportunity for 9+/- Acres of Woods in the Country! Great Location with quick access to Warsaw, Wabash, & Rochester off or SR 15.

**Agent Remarks** Online Auction: Mon. 5.1.23 6pm TERMS: 10% down 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 receive

Sec Lot Lot Ac/SF/Dim 9.1900 / 400,316 / 600x670

Parcel Desc Heavily Wooded, 6-9.999 Platted Development No Platted Y/N Yes

Township Pleasant Date Lots Available Price per Acre \$0.00

Type Use Residential, Recreational 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 Aerial Photo

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 Online Only: bidmetzger.com Auction Start Date 5/1/2023

Financing: Existing Proposed Excluded Party None

Annual Taxes \$492.72 Exemption Year Taxes Payable 2022 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 4/10/2023 Exp Date 5/31/2023

Contract Type Exclusive Right to Sell BBC 1.5% Variable Rate No Special Listing Cond. None

Virtual Tours: Type of Sale

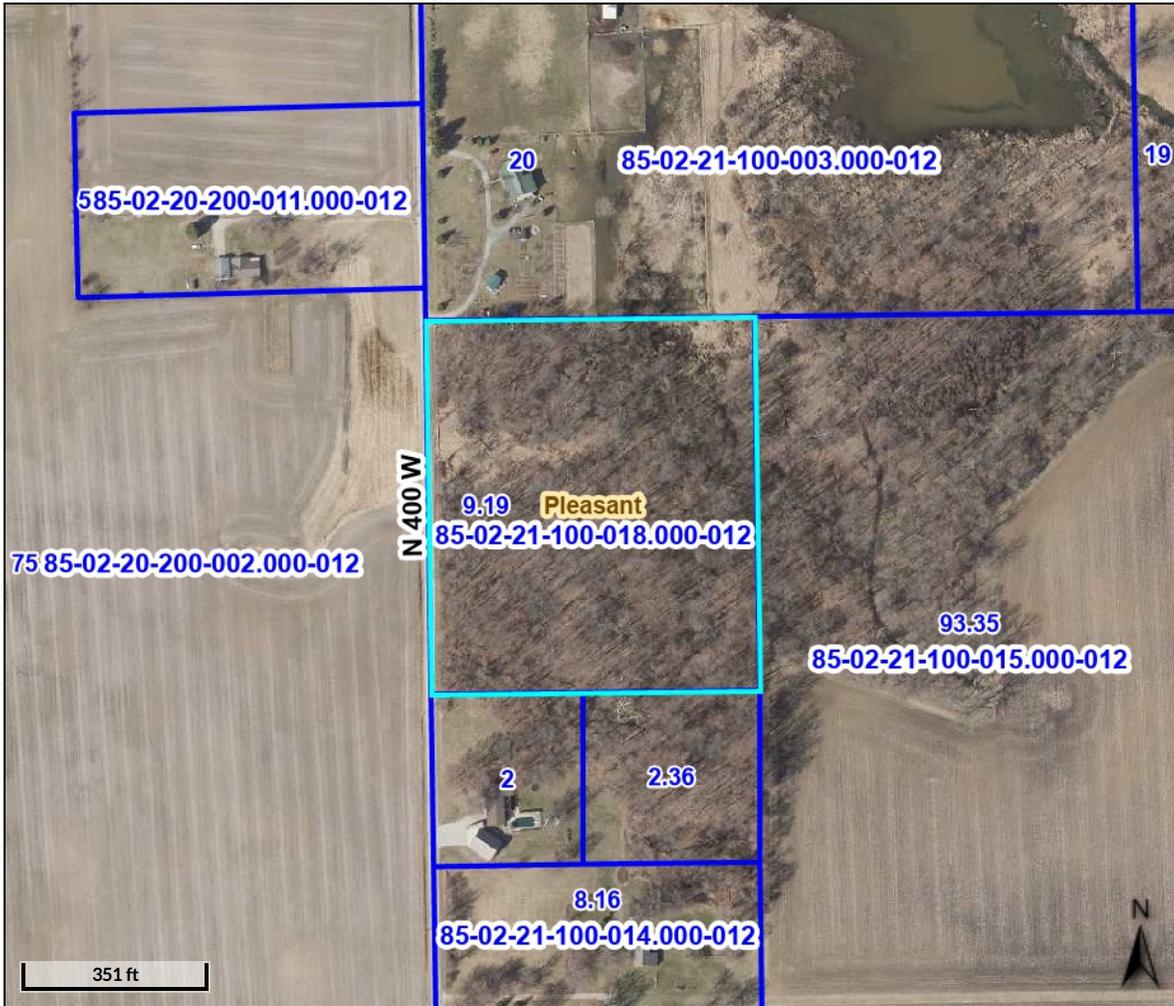
Pending Date Closing Date Selling Price How Sold CDOM 0

Total Concessions Paid Sold/Concession Remarks

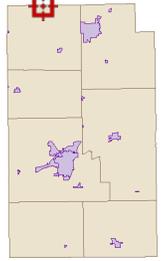
Sell Off Sell Agent Co-Sell Off Co-Sell Agent

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). © 2023 IRMLS. All Rights Reserved.



**Overview**



**Legend**

-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

<b>Parcel ID</b>	85-02-21-100-018.000-012	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	BURTON KEND & CONNIE S
<b>Sec/Twp/Rng</b>	21-30-06	<b>Class</b>	Unplatted 0 - 9.99 acres		703 BOND
<b>Property Address</b>	400 W SILVER LAKE	<b>Acres</b>	9.19		NORTH MANCHESTER, IN 46962
<b>District</b>	PLEASANT TWP				
<b>Brief Tax Description</b>	CHARLES AMISS ADDN 3 (9.19A) DITCH 505-00393-00				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 2/17/2023  
 Last Data Uploaded: 2/17/2023 1:37:32 AM

Developed by 

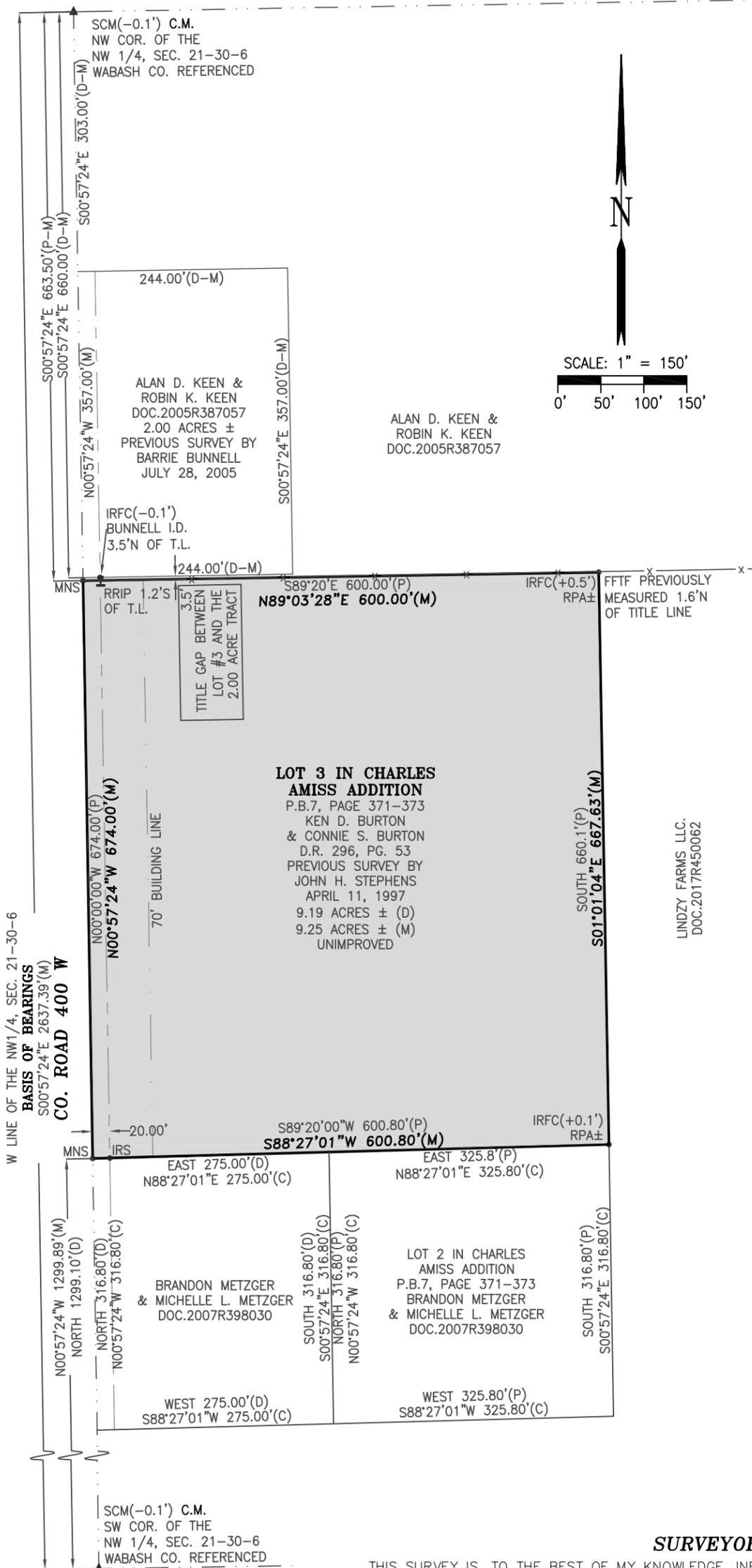
# PLAT OF RETRACEMENT SURVEY

## Annotation Legend

P. = PLATTED (OR PLAN) DIMENSION/COURSE  
 D. = DEED DIMENSION/COURSE  
 R. = RECORD DIMENSION/COURSE  
 M. = MEASURED DIMENSION  
 C. = CALCULATED DIMENSION  
 TC = TITLE CORNER  
 TL = TITLE LINE  
 C.M. = CONTROLLING MONUMENT  
 +/- = INDICATES HEIGHT OR DEPTH OF MONUMENT FOUND.  
 C.L. = CENTERLINE OF ROADWAY  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 R/W = RIGHT OF WAY  
 ENC. = ENCROACHMENT ACROSS ESTABLISHED BOUNDARY  
 RPA = RELATIVE POSITIONAL ACCURACY  
 FFTF = FARM FIELD TYPE FENCE +40 YRS  
 CLTF = CHAIN LINK TYPE FENCE  
 MISC = MISCELLANEOUS  
 REC. = RECORD  
 OHU = OVERHEAD UTILITIES AND APPURTENANCES  
 ARC = LENGTH OF CURVATURE  
 RAD = RADIUS OF CURVATURE  
 D = CENTRAL ANGLE  
 DEG = DEGREE OF CURVATURE  
 CB = CHORD BEARING  
 CD = CHORD DISTANCE  
 IRF = IRON REBAR STAKE FOUND  
 IPF = IRON PIPE FOUND  
 IRFC = IRON REBAR STAKE FOUND / JHS #80040428" I.D. CAP  
 PKF = PK NAIL FOUND  
 RRSF = RAILROAD SPIKE FOUND  
 MNF = MAG NAIL FOUND  
 IRS = IRON REBAR SET / JHS - RLS I.D. CAP  
 MNS = MAG NAIL SET / JHS - RLS I.D. WASHER  
 I.D. = IDENTIFICATION  
 WCP = WOOD CORNER POST  
 CCP = CONCRETE CORNER POST  
 SCM = SECTION CORNER MONUMENT

SCALE: 1" = 150'  
 0' 50' 100' 150'

N



## NOTES:

- MONUMENTS WITH NO RELATIONSHIP TO HEIGHT OR DEPTH (ABOVE/BELOW GROUND) AS SHOWN ON THE WITHIN PLAT WERE FOUND FLUSH WITH GROUND LEVEL. MONUMENTS WITH NO RELATIONSHIP TO THE CORNER (ERROR) ARE WITHIN RELATIVE POSITIONAL ACCURACY STANDARDS FOR THIS CLASSIFICATION OF SURVEY.
- MONUMENTS SET THIS SURVEY AS DEPICTED "IRS" ARE 5/8" DIAMETER IRON REBAR STAKES 24" LONG.
- IDENTIFICATION CAPS ON IRON REBAR STAKES AND IDENTIFICATION WASHERS ON MASONRY NAILS AS SET THIS SURVEY ARE MARKED "JHS RLS, LS80040428".
- THE BASIS OF BEARINGS THIS SURVEY WAS DETERMINED FROM A GRID BEARING (NAD 83, INDIANA EAST ZONE) BETWEEN MONUMENTS DEPICTED ON THE WITHIN PLAT.
- THE PROFESSIONAL SERVICES PROVIDED DO NOT INCLUDE AND SHOULD NOT BE CONSTRUED TO BE AN OPINION OF THE TITLE. NO TITLE COMMITMENT WAS PROVIDED THIS SURVEY.

## SURVEYED FOR:

METZGER PROPERTY SERVICES, LLC  
 ATTN: TIFFANY REIMER  
 101 S. RIVER ROAD  
 NORTH MANCHESTER, IN 46962  
 JOB No. 23054  
 OWNERS: KEN & CONNIE BURTON  
 BRIEF DESCRIPTION:  
 LOT 3 IN CHARLES AMISS ADDITION  
 PROPERTY ADDRESS:  
 400 W SILVER LAKE, IN  
 PARCEL: 85-02-21-100-018.000-012

## SURVEYOR'S STATEMENT

THIS SURVEY IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, MADE ACCORDING TO THE INSTRUCTIONS OF IAC 1-12 FOR A SUBURBAN CLASSIFICATION (RELATIVE POSITIONAL ACCURACIES OF 0.13 + 100 PPM), RETRACEMENT SURVEY. THE WITHIN SURVEY FIELD WORK WAS COMPLETED UNDER MY DIRECT SUPERVISION ON MARCH 29, 2023. THIS PLAT IS NOT VALID WITHOUT THE ACCOMPANYING "SURVEYOR'S REPORT". I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.



*[Signature]*

John Henry Stephens, No. 80040428  
 JOHN H. STEPHENS R.L.S., INC.  
 BY: JOHN H. STEPHENS  
 PROFESSIONAL LAND SURVEYOR  
 INDIANA LS #80040428  
 ADDRESS:  
 19 NORTH WABASH STREET  
 WABASH, IN 46992



JOHN H. STEPHENS R.L.S., INC.  
 19 N. Wabash St.  
 Wabash, IN 46992  
 Phone: 260.563.8800  
 jhsrls.com

JOB NO. 23054	CLIENT: TIFFANY REIMER	
SCALE: 1" = 150'	REVISED:	SHEET <b>3</b> OF THREE
DATE: 04/05/2023		
DRAWN BY: JOS		
CHECKED BY: JHS		



### ***SURVEYOR'S REPORT***

In accordance with 865 Indiana Administrative Code (IAC) 1-12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) Availability and condition of reference monuments.
- b) Occupation or possession lines.
- c) Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines.
- d) Relative Positional Accuracy (RPA); the acceptable relative positional accuracy for the various survey classifications are as follows:
  - (1) Urban surveys: 0.07 feet plus 50 parts per million.
  - (2) Suburban surveys: 0.13 feet plus 100 parts per million.**
  - (3) Rural surveys: 0.26 feet plus 200 parts per million.

THERE MAY BE DIFFERENCES BETWEEN DEED DIMENSIONS AND MEASURED DIMENSIONS ALONG THE BOUNDARY LINES ESTABLISHED THIS SURVEY, LIKEWISE, THERE MAY BE FOUND MONUMENTS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS, ESTABLISHED THIS SURVEY. IN CASES WHERE THE VARIANCE IS LESS THAN THE RELATIVE POSITIONAL ACCURACY STATED ABOVE, THE VARIANCE MAY BE CONSIDERED INSIGNIFICANT AND SHOWN FOR MATHEMATICAL CLOSURE PURPOSES ONLY. ANY VARIANCES GREATER THAN THE RELATIVE POSITIONAL ACCURACY STATED ABOVE SHOULD BE CONSIDERED WORTHY OF NOTE AND ARE SHOWN ON THE PLAT OF SURVEY AND POSSIBLY DISCUSSED BELOW.

### **PURPOSE OF SURVEY**

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE PERTINENT PUBLIC LAND SYSTEM BOUNDARIES AND PARTITIONED BOUNDARIES IN ORDER TO PERPETUATE THE BOUNDARIES OF A 9.25 ACRE TRACT PREVIOUSLY SURVEYED BY MYSELF AND SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 6 EAST IN WABASH COUNTY INDIANA.

METHODOLOGY USED THIS SURVEY WERE G.N.S.S. MEASUREMENTS UTILIZING A CARLSON BRx6+ RECEIVER WITH CORRECTIONS TRANSMITTED FROM THE INDIANA DEPARTMENT OF TRANSPORTATION INCORS NETWORK, TOGETHER WITH, A GEOMAX ZOOM 80 ROBOTIC TOTAL STATION. BEARINGS WERE BASED UPON GRID NORTH, INDIANA EAST ZONE, NORTH AMERICAN DATUM 1983 AS DEPICTED ON THE WITHIN PLAT OF SURVEY AND RELATED TO THE MONUMENTS DEPICTED ON THE WITHIN PLAT.

### **REFERENCE INFORMATION UTILIZED THIS SURVEY**

SECTION CORNER TIE CARDS, ORIGINAL FIELD NOTE PLATS AND LEGAL SURVEY RECORDS ON FILE IN THE OFFICE OF THE WABASH COUNTY, INDIANA SURVEYOR.

A SURVEY COMPLETED BY MYSELF, DATED APRIL 11, 1997, FOR THE SUBJECT TRACT.

A SURVEY COMPLETED BY BARRIE BUNNELL, DATED JULY 28, 2005, FOR THE NORTHERLY ADJACET 2.00 ACRE TRACT.

HISTORICAL RECORD DOCUMENTS ON FILE IN THE OFFICE OF THE WABASH COUNTY, INDIANA RECORDER FOR THE CURRENT ADJOINING OWNERS OF THE SUBJECT TRACT(S).

### **AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS**

THE PUBLIC LAND CORNERS SITUATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 6 EAST, WERE PERPETUATED WITH WABASH COUNTY REFERENCED SECTION CORNER MONUMENTS. BOTH CORNERS WERE FOUND IN APPARENTLY UNDISTURBED CONDITION AS DESCRIBED IN THE SURVEYOR'S RECORDS. VARIANCES OF 0.2' WERE OBSERVED IN SECTION CORNER REFERENCE INFORMATION THIS SURVEY. THE SECTION CORNER MONUMENTS WERE HELD CONTROLLING THIS SURVEY. THE NORTHWEST CORNER AND THE SOUTHWEST CORNERS WERE USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

IRON REBAR STAKES WITH MY IDENTIFICATION WERE FOUND AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE SUBJECT TRACT. THE LOCATIONS OF BOTH STAKES FELL WITHIN THE RELATIVE POSITIONAL ACCURACY FOR THE CLASSIFICATION OF SURVEY.

VARIANCES OF 0.8' NORTH-SOUTH WERE OBSERVED IN THE DIFFERENCE OF RECORDED AND MEASURED DISTANCES FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER MEASURED NORTH TO THE SOUTHWEST CORNER OF LOT 3.

VARIANCES OF 7.5' NORTH-SOUTH WERE OBSERVED IN THE DIFFERENCE OF RECORDED AND MEASURED DISTANCES ALONG THE EAST LINE OF LOT 3 AS NOTED ON THIS AND ON THE 1997 SURVEY.

AN IRON STAKE WITH BUNNELL IDENTIFICATION WAS FOUND AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 400 WEST AND THE SOUTH LINE OF THE 2005 BOUNDARY ESTABLISHED BY BUNNELL. THE LOCATION OF THE STAKE FELL WITHIN THE RELATIVE POSITIONAL ACCURACY FOR THE CLASSIFICATION OF SURVEY.



***SURVEYOR'S REPORT CONTINUED***

OCCUPATION OR POSSESSION LINES

THE VARIOUS FOLLOWING OPINIONS WERE OBSERVED REGARDING THE OCCUPATION AND POSSESSION OF THE SUBJECT TRACT. THE EXISTING FENCE LOCATED ALONG THE NORTH LINE OF LOT THREE VARIED IN LOCATION WITH THE ESTABLISHED BOUNDARY. THE LOCATION OF THE RAILROAD IRON CORNER POST NEAR THE WEST TERMINUS FELL 1.2' SOUTH OF THE ESTABLISHED BOUNDARY. THE FENCE LINE NEAR THE NORTHEAST CORNER OF LOT 3 FELL 1.6' NORTH OF THE ESTABLISHED CORNER.

CLARITY AND AMBIGUITY OF THE RECORD DESCRIPTION USED AND OF ADJOINERS' DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH THE ADJOINERS' LINES

DISCREPANCIES OF 3.5 FEET NORTH-SOUTH WERE OBSERVED IN THE DIFFERENCE OF RECORDED DIMENSIONS FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER MEASURED SOUTH TO THE NORTHWEST CORNER OF LOT THREE. THESE DISCREPANCIES CREATE AN APPARENT TITLE GAP OF 3.5 FEET ALONG THE NORTH LINE OF LOT 3.

DISCREPANCIES OF 0.8 FEET NORTH-SOUTH WERE OBSERVED IN THE DIFFERENCE OF RECORDED DIMENSION FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER MEASURED NORTH TO THE SOUTHWEST CORNER OF LOT THREE. THESE DISCREPANCIES CREATE AN APPARENT TITLE GAP OF 0.8' FEET ALONG THE SOUTH LINE OF LOT 3.

THEORY OF LOCATION

THE THEORY OF LOCATION WAS BASED UPON THE CONTROLLING MONUMENTS SITUATED AT THE SECTION, QUARTER AND PARTITIONED CORNERS. THE CORNERS WERE ESTABLISHED AND SUPPORTED BY WRITTEN HISTORICAL DOCUMENTS AND THE COUNTY SURVEYOR RECORDS.

THE NORTHWEST CORNER OF LOT 3 WAS ESTABLISHED FROM THE RECORD DISTANCE OF 663.50 FEET MEASURED SOUTH FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (PER PLAT).

THE NORTH LINE WAS ESTABLISHED PARALLEL WITH THE NORTH QUARTER SECTION LINE AS DESCRIBED IN THE NORTHERLY ADJOINING DEED FOR THE KEEN TRACT.

THE EAST LINE OF LOT 3 WAS ESTABLISHED FROM RECORD DIMENSIONS MEASURED EAST FROM THE WEST QUARTER SECTION LINE.

THE SOUTH LINE OF LOT 3 WAS ESTABLISHED FROM THE RECORD DIMENSION MEASURED SOUTH FROM THE NORTHWEST LOT 3.

RECORD DOCUMENT - DESCRIPTION:

Lot Number Three (3) in Charles Amiss Addition, according to the recorded plat thereof, recorded in Plat Record number 7, pages 371-373.

Subject to any and all easements, rights of way, streets, highways and valid restrictions presently existing and of record, any rights of tile drains, legal ditches, and any zoning ordinances applicable hereto.

# 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 85-02-21-100-018.000-012
Local Parcel Number 0090039300

Tax ID:

Routing Number 17.3

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2022

Location Information

County Wabash
Township PLEASANT TOWNSHIP
District 012 (Local 012) PLEASANT TOWNSHIP
School Corp 8045 MANCHESTER COMMUNITY
Neighborhood 8512510-012 PLEASANT
Section/Plat 21
Location Address (1) 400 W SILVER LAKE, IN 46982

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Friday, May 20, 2022
Review Group 2020

Ownership

BURTON KEN D & CONNIE S
703 BOND
NORTH MANCHESTER, IN 46962

Legal

CHARLES AMISS ADDN 3 (9.19A)
DITCH
505-00393-00



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/02/1996 to 01/01/1900.

Notes

8/7/2019 RP: Reassessment Packet 2020
1/1/1900 MEM: THIS IS WOODS

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, Improvement, Total. Rows show values for 2022, 2021, 2020, 2019, and 2018.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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 include details for 91 and 82 subdivisions.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (9.19), Actual Frontage (0), Developer Discount, Parcel Acreage (9.19), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.29), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (8.90), 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 (\$0), 91/92 Value (\$44,500), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$44,500), Total Value (\$44,500).

*...Generation after Generation*



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