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**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**

**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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**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

# REAL ESTATE AUCTION TERMS

***12+/- Acres with Project Home, Woods, & Pond!***

This property will be offered at Auction on Saturday, May 13, 2023 at 10 am 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 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 16, 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 \$1,327.30. 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: Saturday, May 13, 2023 at 10 am**

**9246 W. 700 N., Etna Green, IN 46524  
Etna Township • Kosciusko County**

***Bid Live In-Person or Online!***

***<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. At the bottom, there is a list of services: '★ FARMLAND AUCTIONS', '★ ANTIQUE APPRAISALS', '★ FARM SALES', '★ PERSONAL PROPERTY AUCTIONS', '★ REAL ESTATE APPRAISALS', and '★ REAL ESTATE SALES'. The website 'WWW.METZGERAUCTION.COM' is printed at the bottom right. The background of the banner is a green field with a sun rising over a horizon.

**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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<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	0	<b>DOM</b>	0	<b>Auction</b>	Yes	
<b>MLS #</b>	202310672	<b>9246 W 700 N</b>	<b>Etna Green</b>	<b>IN</b>	46524	<b>LP</b>	\$0			
	<b>Area</b>	Kosciusko County	<b>Parcel ID</b>	43-05-02-200-075.000-003	<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No		
	<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrm</b>	3	<b>F</b>	2	<b>H</b>	0
	<b>Township</b>	Etna	<b>Style</b>	One Story	<b>REO</b>	No	<b>Short Sale</b>	No		
	<b>School District</b>	TSC	<b>Elem</b>	Triton	<b>Jr</b>	Triton	<b>SrH</b>	Triton		
	<b>Legal Description</b>	11-8-1.BC TR SE 2-33-4 12.32A								
<b>Directions</b>	North of Etna Green, head west off of SR 19 onto 700 N. Property is on the north side of the road.									
<b>Inside City Limits</b>	N	<b>City</b>		<b>County Zoning</b>	A1	<b>Zoning Description</b>				

**Remarks** 12+/- Wooded Acres with Project Home & Pond going to Auction on Saturday, May 13, 2023 at 10 am! This home is situated on a 12+/- acre wooded lot with large pond for all your outdoor activities. The demo has been started. Great Fixer Upper potential! Or start over and Build Your Dream Home on this Beautiful, Secluded Property on 12+/- Acres! There are multiple outdoor sheds & a 2-car basement garage. Centrally Located between Etna Green, Nappanee, Warsaw, & Plymouth. Bid Live In-Person or Online! Open House: Thursday, May 4th 5:30-6pm

**Agent Remarks** Auction: Sat. 5.13.23 10am Open House: Thurs. 5.4.23 5:30-6pm TERMS: \$5,000.00 down the day of auction with the balance due 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). Metzger Property 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 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. Buyer Brokers will be

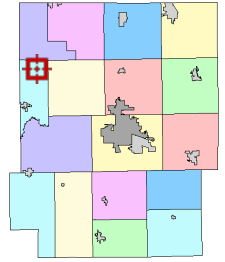
Se	Lot	Lot Ac/SF/Dim	12.3200 / 536,659 / 610x935	Lot Desc	10-14.999					
Above Gd Fin SqFt	1,500	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,500	Ttl Fin SqFt	1,500	
Age	34	New Const	No	Date	Ext Vinyl	Bsmnt	Full Basement, Walk-Out Basement	# Rooms	7	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>Basement Material</b>				
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	2	0	<b>Sewer</b>	WELL	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
<b>LR</b>	x	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Septic	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
<b>D</b>	x	<b>B-Blw G</b>	0	0	<b>Heating</b>	Forced Air	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
<b>FR</b>	x				<b>Cooling</b>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
<b>KT</b>	x	<b>Laundry Rm</b>	Main		x		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>B</b>	x						<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>D</b>	x						<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	No
<b>M</b>	10 x 12	M					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
<b>2B</b>	10 x 12	M					<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>3B</b>	12 x 12	M	<b>Garage</b>	2.0 / Basement /	20 x 20 / 400.00		<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
<b>4B</b>	x		<b>Outbuilding 1</b>	None	x		<b>Pool</b>	No	<b>Off Street Pk</b>	
<b>5B</b>	x		<b>Outbuilding 2</b>		x		<b>Pool Type</b>			
<b>R</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable				
<b>LF</b>	x		<b>Other Fees</b>							
<b>EX</b>	x		<b>Restrictions</b>							

<b>Water</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	5/13/2023	<b>Time</b>	10:00
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	at the property		
<b>Annual</b>	\$1,327.30	<b>Exemptions</b>	Homestead, Supplemental	<b>Excluded Party</b>	None		
<b>Year Taxes Payable</b>	2023	<b>Assessed Value</b>					
<b>Possession</b>	At closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>	
<b>Co-List Office</b>		<b>Co-List Agent</b>					
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	4/11/2023	<b>Start Showing Date</b>		<b>Exp Date</b>	8/31/2023	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Agent/Owner Related</b>	No						
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	3.0%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual</b>		<b>Lockbox Type</b>	Mechanical/Comb	<b>Lockbox Location</b>	front door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Sell</b>			
<b>Co-Sell Office</b>		<b>Co-Sell</b>					
<b>Presented by:</b>	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**

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

<b>Parcel ID</b>	011-008-001.C	<b>Alternate ID</b>	011-708001-12	<b>Owner Address</b>	Hartzell Rockford L
<b>Sec/Twp/Rng</b>	0002-0033-4	<b>Class</b>	AGRICULTURAL - VACANT LAND		PO Box 29
<b>Property Address</b>		<b>Acreage</b>	0.35		Etna Green, IN 46524
<b>District</b>	Etna				
<b>Brief Tax Description</b>	011-008-001.C				
	Tr Se 2-33-4 .35A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/26/2023  
 Last Data Uploaded: 1/26/2023 4:44:00 AM

Developed by  **Schneider**  
 GEOSPATIAL

***This is a Live, In-Person Auction!***  
***However, if you prefer, you are welcome to bid online.***  
***Below are the instructions for online bidding***

## **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](mailto:info@metzgerauction.com)**

General Information

Parcel Number 43-05-02-200-075.000-003
Local Parcel Number 1170800111

Tax ID:

Routing Number 011-008-001.BC

Property Class 101 Cash Grain/General Farm

Year: 2022

Location Information

County Kosciusko
Township ETNA
District 003 (Local 003) ETNA TOWNSHIP
School Corp 5495 TRITON
Neighborhood 1104000-003 ETNA TWP ACREAGE
Section/Plat 2-33-4
Location Address (1) 9246 W 700 N ETNA GREEN, IN 46524

Ownership

HARTZELL ROCKFORD L
PO BOX 29
ETNA GREEN, IN 46524

Legal

11-8-1.BC
TR SE 2-33-4 12.32A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/13/1988 and 01/01/1900.

Notes

7/16/2014 REA: 2015 REMOVED OVAL AG POOL PER PICTOMETRY
10/1/2009 MEM: Buildings on Pic2 are for the blueberry patch, sales & restrooms. RMVD #4 GAZEBO 2006

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

Table with columns: Year, 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).

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.

Zoning

AG AGRICULTURE

Subdivision

5 A ATA

Lot

5 A RLA

Market Model

N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage

Other

Printed Sunday, April 3, 2022

Review Group 2019

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (12.32), Actual Frontage (0), Developer Discount, Parcel Acreage (12.32), 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 (0.00), Total Acres Farmland (11.32), Farmland Value (\$6,270), Measured Acreage (11.32), Avg Farmland Value/Acre (554), Value of Farmland (\$6,270), Classified Total (\$0), Farm / Classified Value (\$6,300), Homesite(s) Value (\$22,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$22,000), CAP 2 Value (\$6,300), CAP 3 Value (\$0), Total Value (\$28,300).

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family  
**Story Height** 1  
**Style** 40 newer 1 st 1961-20  
**Finished Area** 1500 sqft  
**Make**

**Floor Finish**

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

**Roofing**

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

**Exterior Features**

Description	Area	Value
Wood Deck	61	\$1,400
Wood Deck	220	\$3,900

**Plumbing**

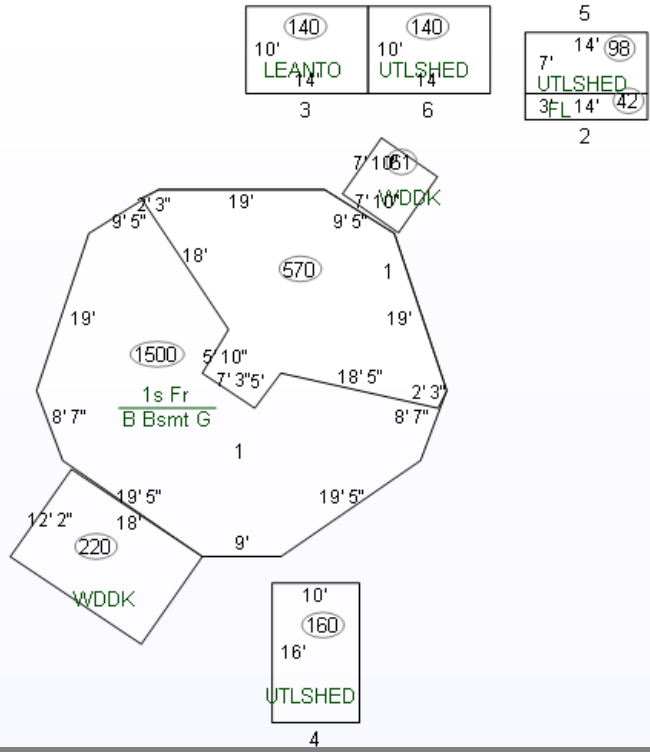
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	5	9

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1500	1500	\$101,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1500	0	\$34,200	
Crawl				
Slab				

**Total Base** \$136,100

**Adjustments** 1 Row Type Adj. x 1.00 \$136,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)	1194	\$29,800
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$169,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,300	\$174,400
Garages (+) 1500 sqft	\$9,200	\$183,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92
<b>Replacement Cost</b>		\$160,466

**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	1989	1989	33 F		0.92		3,000 sqft	\$160,466	30%	\$112,330	0%	100%	1.510	1.0000	\$169,600
2: Feed Lot	0%	1	SV	D	1900	1900	122 F		0.92		42 sqft		70%		0%	100%	1.510	1.0000	\$100
3: Lean-To	0%	1	Earth Floor	D	1900	1900	122 F	\$4.69	0.92	\$0.00	140 sqft x 8'	\$483	70%	\$140	0%	100%	1.510	1.0000	\$200
4: Utility Shed	0%	1		D	2001	2001	21 A	\$21.43	0.92	\$15.77	10'x16'	\$2,524	55%	\$1,140	0%	100%	1.510	1.0000	\$1,700
5: Utility Shed 2	0%	1		D	1900	1900	122 F	\$23.66	0.92	\$17.41	7'x14'	\$1,707	70%	\$510	0%	100%	1.510	1.0000	\$800
6: Utility Shed 3	0%	1		D	1900	1900	122 F	\$21.43	0.92	\$15.77	10'x14'	\$2,208	70%	\$660	0%	100%	1.510	1.0000	\$1,000



**General Information**

**Occupancy** Wood Deck (free stan  
**Description** WDDK  
**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
Wood Deck	84	\$1,800

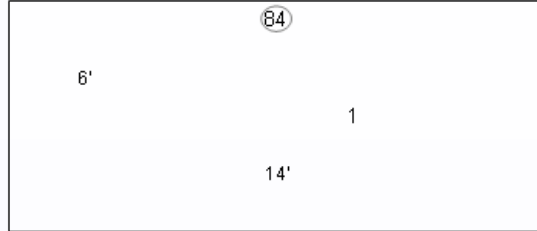
**Plumbing**

# 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 (+)

<b>Sub-Total, One Unit</b>		\$0
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$1,800	\$1,800
Garages (+) 0 sqft	\$0	\$1,800
Quality and Design Factor (Grade)		
Location Multiplier		0.92
<b>Replacement Cost</b>		\$1,656

**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: WDDK	0%	1		C	1994	1994	28 A		0.92		6'x14'	\$1,656	24%	\$1,260	0%	100%	1.510	1.0000	\$1,900

*...Generation after Generation*



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