

Expanding your Horizon...



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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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REAL ESTATE AUCTION TERMS

Ranch Home & Building Site offered in 2 Tracts!

This property will be offered at Auction on Saturday, June 10, 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before July 28, 2023. Tract 1: Possession will be at closing; Tract 2: Possession will be after the 2023 Fall Crop Harvest. Sellers retain the 2023 farm income. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,599.54. 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, June 10, 2023 at 10 am

**95 N. Marion Rd., Huntington, IN 46750
Huntington Township • Huntington County**

Bid Live In-Person or Online!

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



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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TRACT MAP

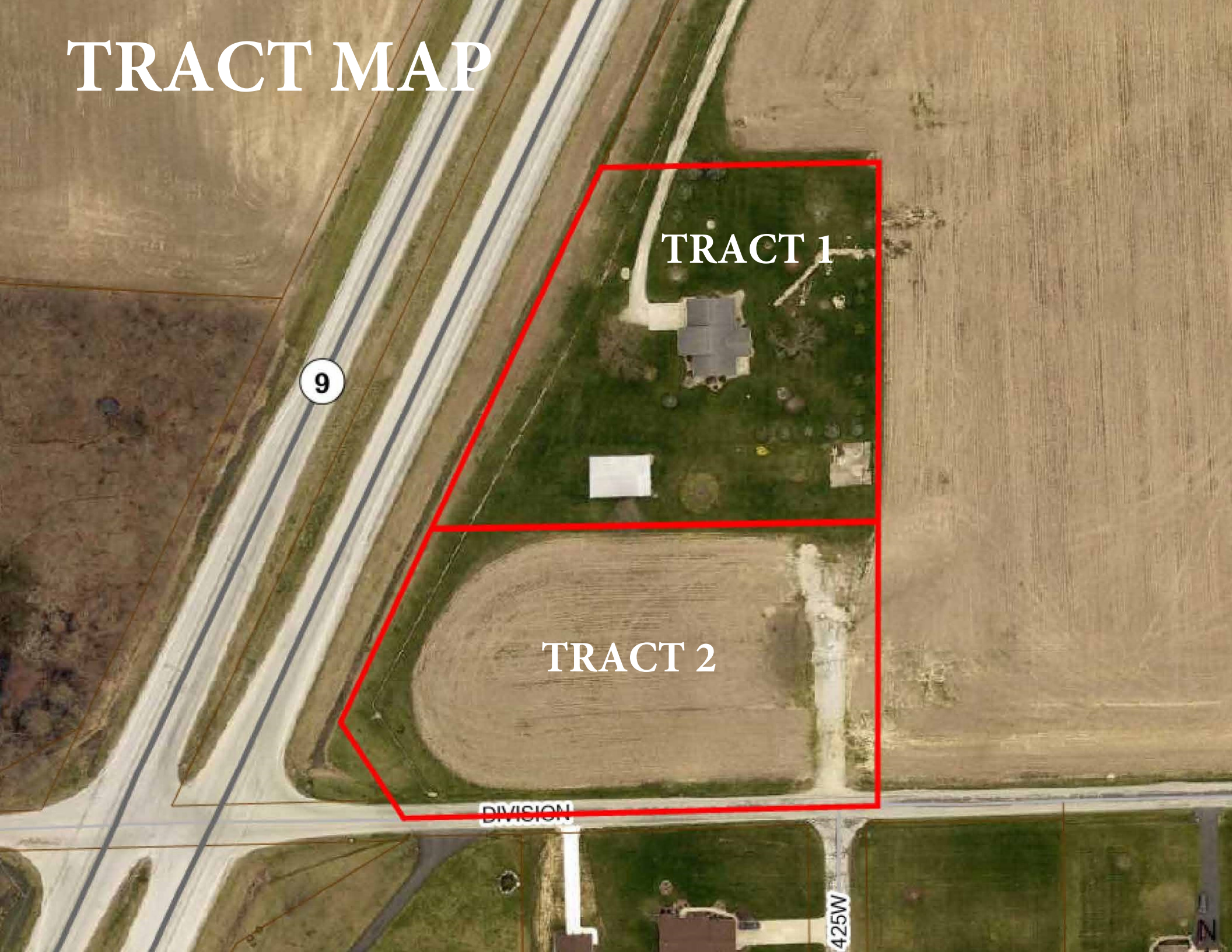
9

TRACT 1

TRACT 2

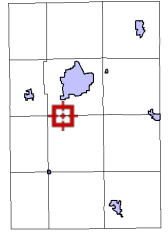
DIVISION

425W





Overview




Legend

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

Parcel ID	35-05-32-400-098.900-004	Alternate ID	350532400098900004	Owner	Chenoweth, Rebecca A, for and during the term of her natural life, and upon her death, and subject to her life estate reserved to: Brian P Chenoweth, Stephen L Chenoweth, Denise K Thieme & Tracy L Grimes, equal shares as TIC
Sec/Twp/Rng	32-28N-9E	Class	Res-1-Family 0 - 9.99 acres	Address	95 N Marion Rd Huntington, IN 46750
Property Address	95 N Marion Rd HUNTINGTON	Acreage	4.08		
District	HUNT TWP R E				
Brief Tax Description	003-00989-00 PTE SE SEC 32 4.08A <i>(Note: Not to be used on legal documents)</i>				

Date created: 4/7/2023
Last Data Uploaded: 4/7/2023 12:22:21 AM

Developed by  Schneider GEOSPATIAL

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202314408	95 N Marion Road	Huntington	IN 46750	LP \$0
	Area Huntington County	Parcel ID 35-05-32-400-098.900-004	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrm 2	F 2
	Township Huntington	Style One Story	REO No	Short Sale No
	School District HCS	Elem Horace Mann	Jr Riverview	SrH Huntington North
	Legal Description Approximately 2+/- Acres part of: 003-00989-00 PT E SE SEC 32 4.08A			
	Directions Property is on the northeast corner of SR 9 (Marion Rd.) & Division Rd. Just south of Huntington.			
	Inside City Limits N	City	County Zoning A1	Zoning Description A1 & SR

Remarks Ranch Home with 2-Car Attached Garage, 3-Season Porch & Barn Going to Auction on Saturday, June 10 at 10 am. This is Tract 1 of the auction and features a 2 bedroom, 2 bath Ranch Home with Full Basement on 2+/- Acres! Large Kitchen is open to the Dining Room & Living Room. Living Room opens to a 3-Season Room and to the formal living room. Master Bath has an ensuite and the full basement provides large spaces for entertaining & for storage! Beautiful, Large Yard is well-maintained and the large barn is ready for all of your next projects! Bid on this tract individually or in combination with the adjoining land for more acreage! Open House: Monday, June 5th 5:30-6pm

Agent Remarks Auction: Sat. 6.10.23 10am Open House: Mon. 6.5.23 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's 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 compensation. Client Registration form is in docs. Buyer Brokers will be compensated via a 3% buyer's premium to be paid by buyer in addition to the purchase price. Seller has the right to accept bids

Se	Lot	Lot Ac/SF/Dim	2.0000	/ 87,120	/ 385x315	Lot Desc	Level, 0-2.9999						
	Above Gd Fin SqFt	1,542	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,542	Ttl Fin SqFt	1,542	Year Built	1982	
	Age	41	New Const	No	Date		Ext	Brick, Vinyl	Bsmt	Full Basement, Partially Finished	# Rooms	6	
	Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material	Block				
	RM DIM	LVL	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes		
LR	15 x 15	M	B-Upper	0	0	Fuel /	Baseboard	Dryer Hookup Elec	Yes	Guest Qtrs	No		
D	10 x 10	M	B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No		
FR	38 x 19	B				Cooling	Central Air	Disposal	No	Ceiling Fan	No		
KT	15 x 15	M	Laundry Rm	Main			x	Water Soft-Owned	Yes	Skylight	No		
B	x		AMENITIES 1st Bdrm En Suite, Breakfast Bar, Countertops										
D	x		-Laminiate, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry,										
M	15 x 15	M	Garage Door Opener, Landscaped, Open Floor Plan, Patio										
2B	12 x 12	M	Covered, Porch Covered, Porch Enclosed, Range/Oven Hook										
3B	x		Garage	2.0	/ Attached	/ 24 x 22	/ 528.00	Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding 1	Barn		60 x 48		Pool	No	Off Street Pk	Yes		
5B	x		Outbuilding 2				x	Pool Type					
R	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Dishwasher, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener-Owned				
LF	x		Other Fees					FIREPLACE	Family Rm, Basement				
EX	x		Restrictions										

Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 6/10/2023	Time 10 AM
Financing: Existing	Proposed	Location at the property	Excluded Party None
Annual \$2,599.54	Exemptions Homestead, Supplemental	Year Taxes Payable 2023	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 Showingtime or Open House			
List Date 5/5/2023	Start Showing Date	Exp Date 8/10/2023	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 3.0%	Variable Rate No	Special List Cond. None
Virtual	Lockbox Type None	Lockbox Location walk-in garage door	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid By
Sell Office	Sell Agent		Sell
Co-Sell Office	Co-Sell		

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



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

4/11/23

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)

95 N Marion Rd Huntington, IN 46750

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.

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	✓			
Other Heating Source	Baseboard		✓	

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>Dina Cherniutis</i>	Date (mm/dd/yy) 4-11-23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Robert Cherniutis astab</i>	Date (mm/dd/yy) 4-11-23	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)

Property address (number and street, city, state, and ZIP code) 95 N Marion Rd Huntington, IN 46750

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			<input checked="" type="checkbox"/>
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? _____			<input checked="" type="checkbox"/>
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)			

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 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>Brian Chewath</i>	Date (mm/dd/yy) <i>4-11-23</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>R. L. ... Chewath estate</i>	Date (mm/dd/yy) <i>4-11-23</i>	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)



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAL, CAGA

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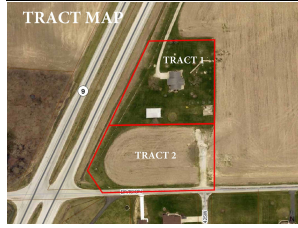
Average Utilities

	Company	Average Amount
Gas		\$
Electric	REMC	\$ 297
Water		\$
Other		\$
HOA		\$

Listings as 05/05/2023

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

MLS # 202314412 ** N Marion Road Huntington IN 46750 Status Active LP \$0



Area Huntington County Parcel ID 35-05-32-400-098.900-00 Type Agricultural Land

Sub None Cross Street Lot #

School District HCS Elem Horace Mann JrH Riverview SrH Huntington North

REO No Short Sale No Waterfront Y/N N

Legal Description Approximately 2+/- Acres part of: 003-00989-00 PT E SE SEC 32 4.08A

Directions Property is on the northeast corner of SR 9 (Marion Rd.) & Division Rd. Just south of Huntington.

Inside City Limits N City Zoning County Zoning A1 Zoning Description A1 & SR

Remarks Quality Cropland & Ranch Home offered in 2 Tracts Going to Auction on Saturday, June 10 at 10 am. This is Tract 2 of the auction and features 2+/- Acres of Cropland with a Soil Index of 150.9. Nice Potential Building Site! Bid on this tract individually or in combination with the home!

Agent Remarks Auction: Sat. 6.10.23 10am TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's 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.

Sec Lot Lot Ac/SF/Dim 2.0000 / 87,120 / 385x240

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

Township Huntington Date Lots Available Price per Acre \$0.00

Type Use Agriculture, Residential 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, Soil Map

Strctr/Bldg Imprv No

Can Property Be Divided? No

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 6/10/2023

Financing: Existing Proposed Excluded Party None

Annual Taxes \$2,599.5 Exemption Homestead, Supplemental Year Taxes Payable 2023 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 5/5/2023 Exp Date 8/10/2023

Contract Type Exclusive Right to Sell BBC 3.0% Variable Rate No Special Listing Cond. None

Virtual Tours: Type of Sale

Pending Date Closing Date Selling Price How Sold CDOM 0

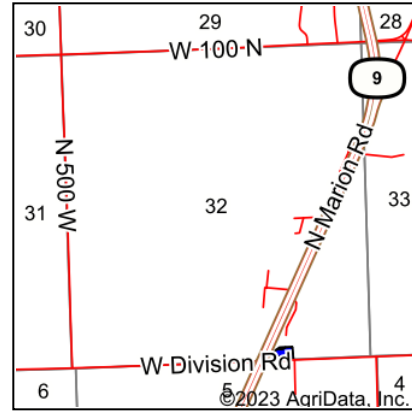
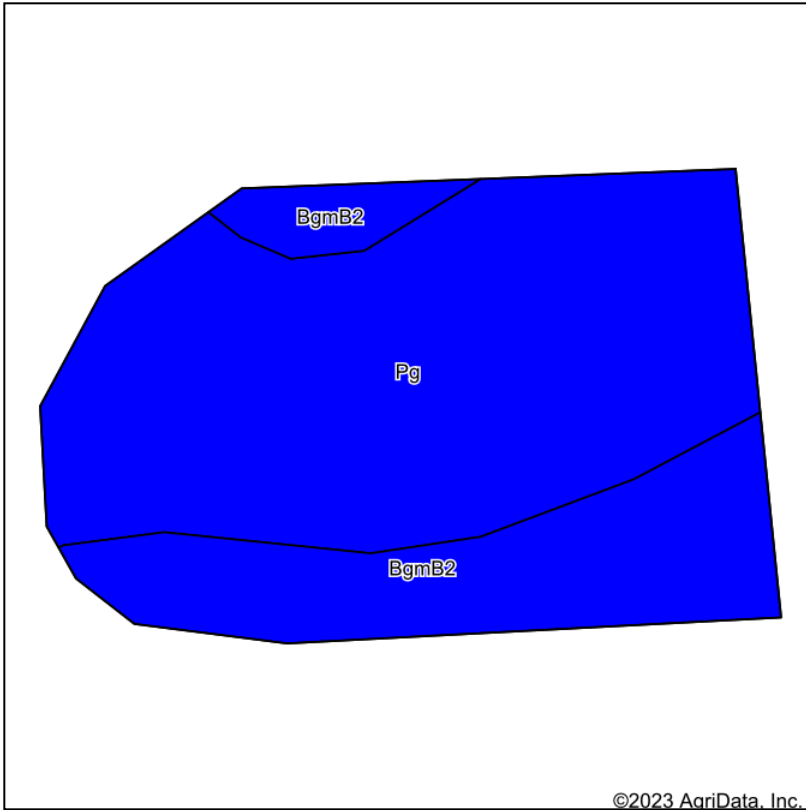
Total Concessions Paid Sold/Concession Remarks

Sell Office Sell Agent Sell Team

Co-Sell Office 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

Soils Map



State: **Indiana**
 County: **Huntington**
 Location: **32-28N-9E**
 Township: **Huntington**
 Acres: **1.51**
 Date: **5/1/2023**



Maps Provided By:



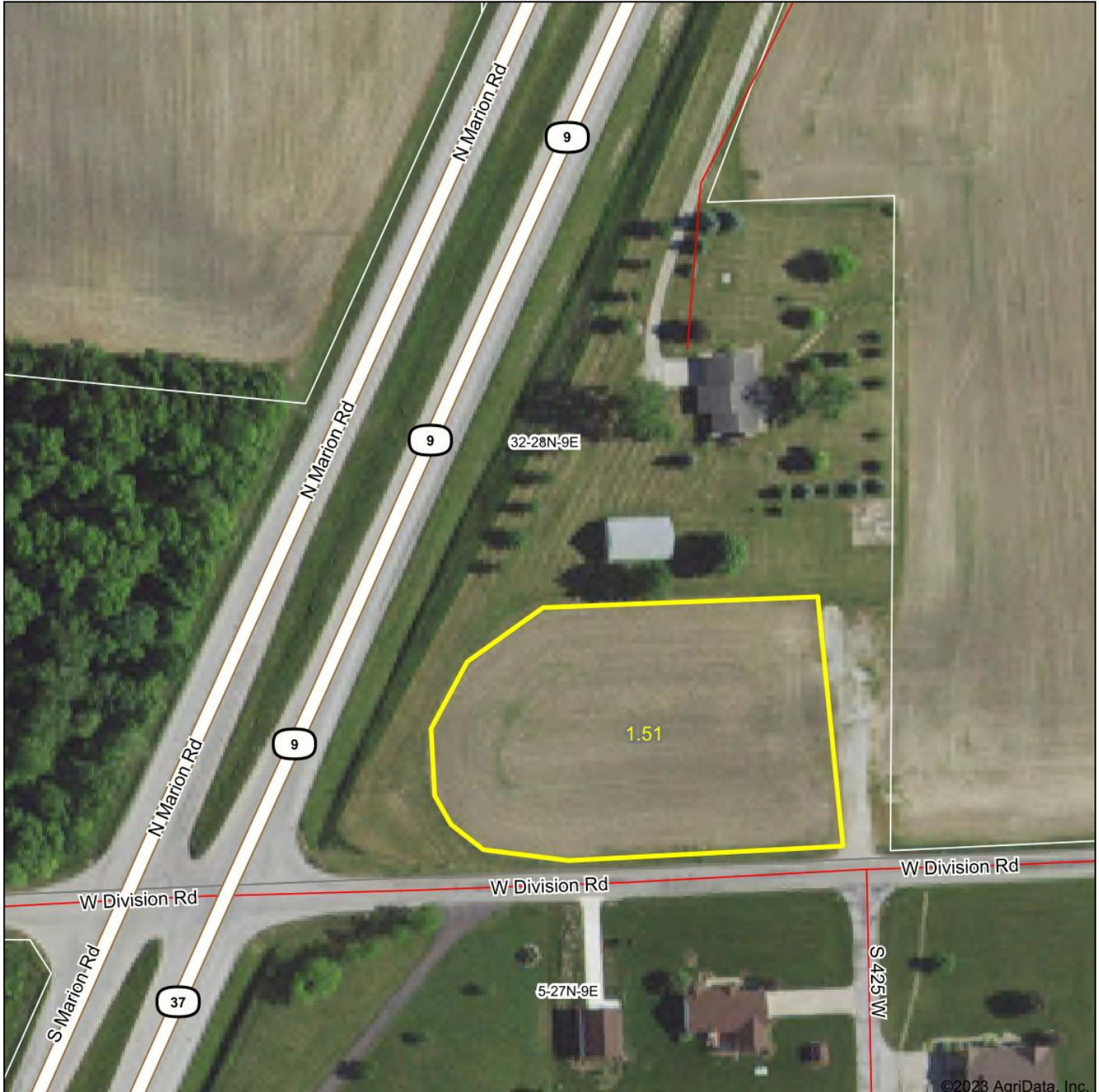
Area Symbol: IN069, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	1.05	69.5%	■	Ilw	157	47	66
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	0.46	30.5%	■	Ile	137	44	38
Weighted Average					2.00	150.9	46.1	*n 57.5

*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.

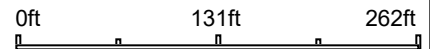
Aerial Map



©2023 AgriData, Inc.

 **Metzger** Auctioneers & Appraisers
Property Services, LLC

Map Center: 40° 49' 45.99, -85° 32' 1.18



32-28N-9E
Huntington County
Indiana



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

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

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**

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0030098900

Printed 03/18/2022 Card No. 1 of 1

PARCEL NUMBER
35-05-32-400-098.900-004
Parent Parcel Number
Property Address
95 N MARION RD

Chenoweth, Rebecca A, for and during the term of her
natural
life, and upon her death, and subject to her life
estate reserve
95 N Marion Rd
Huntington, IN 46750 USA
003-00989-00 PT E SE SEC 32 4.08A

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Row: 11/30/2016, Chenoweth, Paul T & Rebecca A, \$0

RESIDENTIAL

Neighborhood
3504523 HUNTINGTON TWP 1980 & NEWER

Property Class
511 Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 003 Huntington
Corporation N
District 004 Huntington Twp
Section & Plat 32
Routing Number HT32-21

VALUATION RECORD

Homestead Allocations

Table with columns: Assessment Year, Reason for Change, 4Y Reval, ANNUAL ADJ, 01/01/2018, 01/01/2019, 01/01/2020, 01/01/2021, 01/01/2022, Residential, Non-Residential. Rows include VALUATION, Appraised Value, and True Tax Value.

Site Description

Topography:
Level
Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:
1 RESIDENTIAL EXCESS ACREAGE
Legal Acres:
4.0800
Admin Legal
4.0800

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Soil ID, Acreage, Depth, Square Feet, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for zoning and land calculations.

001: 3-1-15, REMOVED ELECTRIC FIREPLACE PER OWNER
CY18: CYCLICAL REASSESSMENT 2018
added efp
CY22: CYCLICAL REASSESSMENT 2022
CHANGED EFF YEAR OF DWELL; CHANGED GRADE OF POLE BARN
REAS: REASSESSMENT 2012
changed grade of dwelling, resketched att gar w/ dwelling,
changed mstp to ofp , made changes to t3aw

Supplemental Cards

Supplemental Cards

Table with columns: MEASURED ACREAGE, FARMLAND COMPUTATIONS, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite(s), 91/92 Excess Acreage, TOTAL ACRES FARMLAND, TRUE TAX VALUE. Includes values like 4.0800, 0.1700, 1.0000, 2.9100, 55780, 55800.

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1542
 Attic: None
 Basement: Full

ROOFING
 Material: Asphalt shingles

FLOORING
 Slab B
 Sub and joists 1.0
 Carpet 1.0

EXTERIOR COVER
 1/6 Masonry 1.0
 Masonry B

INTERIOR FINISH
 Drywall 1.0

ACCOMMODATIONS
 Finished Rooms 6
 Bedrooms 2
 Formal Dining Rooms 1

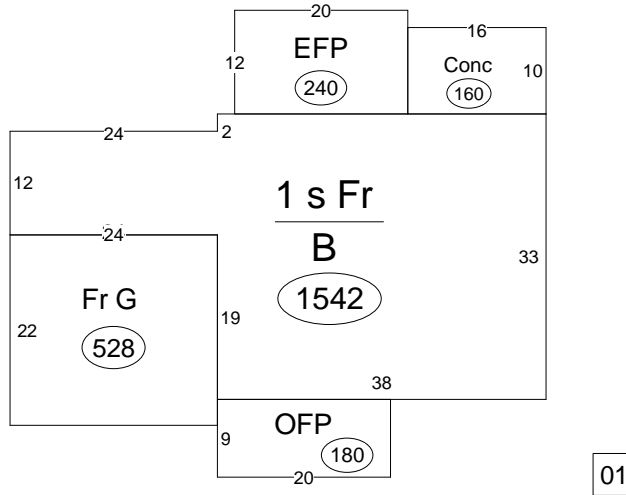
HEATING AND AIR CONDITIONING
 Primary Heat: Central Warm Air

	Lower	Full	Part
	/Bsmt	1	Upper
Central War	0	1542	0
Air Cond	0	1542	0

PLUMBING

	#
3 Fixt. Baths	2
Kit Sink	1
Water Heat	1
TOTAL	8

REMODELING AND MODERNIZATION
 Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	1542	1.0	1542	103700	

4 CONCRETE BLOCK	1542	Bsmt	0	34760	
		0 Crawl	----	0	

TOTAL BASE 138460

Row Type	Adjustment	1.00%
SUB-TOTAL		138460

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	3690
Frame/Siding/Roof	1740
Plumbing Fixt: 8	2400

Exterior Features	Value	SUB-TOTAL ONE UNIT	146290
Description		SUB-TOTAL 0 UNITS	146290

Garages	
0 Integral	0
528 Att Garage	16140
0 Att Carports	0
0 Bsmt Garage	0
Ext Features	19950

SUB-TOTAL	182380
Quality Class/Grade	C

GRADE ADJUSTED VALUE 173260

(LCM: 95.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D DWELL	1.00				C		1982	1990	AV	0.00	N	0.00	3084	173260	26	0	145	100	185900
G01 ATTGAR	0.00		1						AV	30.57	N	30.57	22x 24	16140	0	0	0	100	0
01 T3AW	12.00				C		1930	1930	AV	14.44	N	13.42	48x 60	38650	65	0	100	100	13500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

RA 06/23/1994

03/01/1995

Neigh 3504523 AV

TOTAL IMPROVEMENT VALUE

199400

...Generation after Generation



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