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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Lakefront Home on Lake Manitou!

This property will be offered at Online Auction on Sunday, June 11, 2023 – Bidding begins closing out at 1 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 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 14, 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 \$4,464.00. 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: Sunday, June 11, 2023
Bidding begins closing out at 1 pm!

1311 Ewing Rd., Rochester, IN 46975
Rochester Township • Fulton County

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




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

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202314962	1311 Ewing Road	Rochester	IN 46975	LP \$0
	Area Fulton County	Parcel ID 25-07-09-413-001.000-009	Type Site-Built Home	Waterfront Yes
	Sub Baker(s)	Cross Street	Bedrm 1	F 1
	Township Rochester	Style One Story	REO No	Short Sale No
	School ROCHE	Elem Columbia / Riddle	Jr Rochester	SrH Rochester
Legal Description LOT 3 BAKERS				
Directions Property is on the northwest side of Lake Manitou on Ewing Rd.				
Inside City Y	City R3	County Zoning	Zoning Description	

Remarks Lakefront Home on Lake Manitou selling via Online Only Auction on Sunday, June 11, 2023 -- Bidding begins closing out at 1 pm! Move-In Ready Lake Home with 50 ft of lake frontage! Home has 1 Bedroom & 1 Bath. Kitchen has great countertop space & breakfast bar with plenty of seating for guests! Open Great Room has Vaulted Ceilings & Floor-to-Ceiling Windows with Water Views! Great Room opens to Large Waterfront Deck perfect for entertaining friends & family! Don't miss this opportunity to own a lakefront property on Lake Manitou! Open House: Wednesday, June 7th 5:30-6pm

Agent Remarks Online Auction: Sun. 6.11.23 1pm Open House: Wed. 6.7.23 5:30-6pm TERMS: \$10,000 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: 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 prior to

Se	Lo 3	Lot	0.0800	/	3,485	/	45X77	Lot Desc	0-2.9999, Lake			
Above Gd Fin SqFt	1,092	Above Gd Unfin SqFt	0	Below Gd Fin	0	Ttl Below Gd	0	Ttl Fin SqFt	1,092	Year Built	1930	
Age 93	New Const No	Date		Ex Stone, Wood		Bsm Crawl		# Rooms	3			
Room Dimensions		Baths	Full	Half	Water	CITY	Basement Material					
RM DIM	LV	B-Main	1	0	Well Type		Dryer Hookup Gas	No	Fireplace	No		
L	x	B-Upper	0	0	Sewer City		Dryer Hookup	Yes	Guest Qtrs	No		
D	x	B-Blw G	0	0	Fuel / Forced Air		Dryer Hookup G/E	No	Split FlrPln	No		
F	x	Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes		
K	x	Laundry L/W	x		Cooling Central Air		Water Soft-Owned	No	Skylight	No		
B	x	AMENITIES Breakfast Bar, Ceiling Fan(s), Ceilings-Vaulted, Deck Open, Deck on Waterfront, Dryer Hook Up Electric, Eat					Water Soft-Rented	No	ADA Features	No		
D	x	-In Kitchen, Landscaped, Open Floor Plan, Patio Open, Range					Alarm Sys-Sec	No	Fence			
M	14 x 14	M	/Oven Hook Up Elec, Tub/Shower Combination, Main Level					Alarm Sys-Rent	No	Golf Course	No	
2	x					Garden Tub	No	Nr Wlkg Trails	No			
3	x	Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No		
4	x	Outbuilding	None		x		Pool	No	Off Street Pk			
5	x	Outbuilding			x		Pool Type					
R	x	Assn Dues		Frequency	Not Applicable							
LF	x	Other Fees										
E	x	Restrictions										

Water LAKE	Wtr Name LkManitou	Water Frontage 50.00	Channel 0.00
Water Features		Water Type Lake	Lake Ski Lake
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction 6/11/2023	Time 1 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual \$4,464.00	Exemptions Mortgage	Year Taxes Payable 2023	Assessed Value

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			
Co-List Office	Co-List Agent			
Showing Instr Showingtime or Open House				
List Date 5/10/2023	Start Showing Date	Exp Date 7/31/2023	Owner/Seller a Real Estate Licensee No	Agent/Owner Related No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 3.0%	Variable Rate No	Special List Cond. None	
Virtual	Lockbox Type Mechanical/Comb	Lockbox Location front door	Type of Sale	
Pending Date	Closing Date	Selling Price	How Sold	
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid	
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
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25-07-09-413-001.000-009

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(2)
OwnerName	Dunnuck Charles E
StateParcelNumber	25-07-09-413-001.000-009
PropertyNumber	010-106106-00
MapNumber	
LegalDescription	Lot 3 Bakers
Acreage	0.0000

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**

25-07-09-413-001.000-009

DUNNUCK CHARLES E

1311 EWING RD

510, 1 Family Dwell - Platted Lot

Lake Manitou/10109-009

1/2

General Information

Parcel Number 25-07-09-413-001.000-009

Local Parcel Number 01010610600

Tax ID:

Routing Number 07-09-400-124

Property Class 510 1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Fulton

Township ROCHESTER TOWNSHIP

District 009 (Local 010) ROCHESTER CITY

School Corp 2645 ROCHESTER COMMUNITY

Neighborhood 10109-009 Lake Manitou

Section/Plat

Location Address (1) 1311 EWING RD ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 10109-009

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 26, 2022

Review Group 4

Ownership

DUNNUCK CHARLES E 15025 ST RD 331 BOURBON, IN 46504

Legal

LOT 3 BAKERS



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (03/08/2022, 03/12/2021, 03/10/2020, 04/04/2019, 06/20/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$113,900), Improvement (\$109,300), Total (\$223,200), and sub-categories like Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (45), Size (45x77), Factor (0.71), Rate (\$3,600), Adj. Rate (\$2,556), Ext. Value (\$115,020), Infl. % (0%), Res Elig % (100%), Market Factor (0.9900), Value (\$113,870).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 04/07/2010 to 05/12/1982.

Res

Notes

10/27/2021 22RS: Per cyc/rev: Land Adjustment - Dwelling concp added, constr Fr to 92' Ic/kah
11/4/2011 : CYC/REV. 7/26/11--RTO--NO CHGS.--12 PAY 13 ---DM.
5/4/2011 : PER DUDLEY CORRECTED GRADE FROM C TO C- 5-4-11 JD
4/29/2011 : PER APPEA: GAVE LAND 4% OBS AND CORRECTED GRADE OF HOUSE FROM A TO C FOR 2010 PAY 2011 4-29-11 JD
TAXPAYER AND ASSESSOR AGREED TO CHGS 4-20-11 JD
3/1/2009 : CHGD. DWELL. GR. FROM D TO A COND. FROM A TO G, ADDED TRIM 3 X 90' 4.

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.08, Actual Frontage 45, Developer Discount, Parcel Acreage 0.08, 81 Legal Drain NV 0.00, 82 Public Roads NV 0.00, 83 UT Towers NV 0.00, 9 Homesite 0.00, 91/92 Acres 0.00, Total Acres Farmland 0.08, 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 \$0, Supp. Page Land Value, CAP 1 Value \$113,900, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$113,900).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1092 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value
Wood Deck	171	\$3,200
Patio, Concrete	990	\$5,100

Plumbing

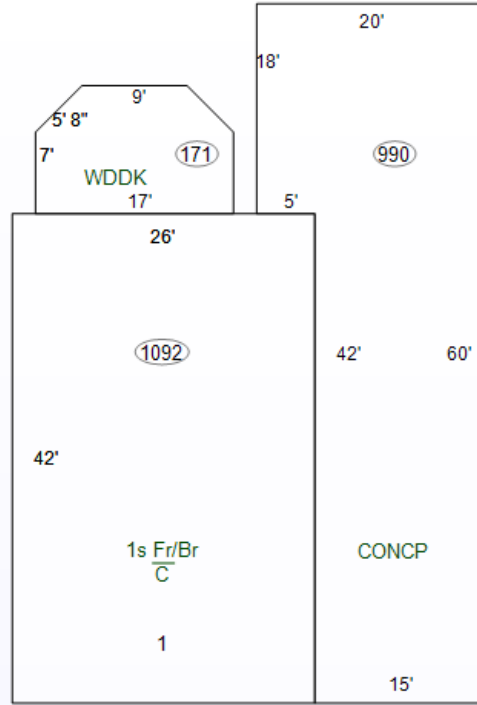
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	2 2
Total	5 7

Accommodations

Bedrooms	1
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	3

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 92	1092	1092	\$87,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1092	0	\$6,100	
Slab				

Total Base	\$94,000
Adjustments	1 Row Type Adj. x 1.00
Total	\$94,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1092 \$3,100
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$98,700
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Sub-Total, 1 Units	
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Exterior Features (+)	\$8,300	\$107,000
Garages (+) 0 sqft	\$0	\$107,000
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.88	
Replacement Cost		\$89,452

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	2/6 Masonry	C-1	1930	1960	62 G		0.88		1,092 sqft	\$89,452	37%	\$56,350	0%	100%	1.000	1.9400	\$109,300

...Generation after Generation



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