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260-982-0238

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



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

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Real Estate & Personal Property LIVE

AUCTION

JUNE 17 10 AM

14128 Co. Rd. 38, Goshen, IN

4.22 Ac.



Beautiful
Park-Like
Setting Southeast
of Goshen!

- Antiques • Household
- Cargo Trailer • ZTR Mower
- Hallmark Ornaments
- Vintage Toys



Open House:
June 12 from 5:30-6 PM

Country Ranch Home & Outbuildings

3 BR, 2 BA Home with a full Basement &
2 Car Attached Garage. Heated Shop, Pole
Barn and Bank Barn on 4.22 Acres!



Metzger

Property Services, LLC AC31300015



Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Brent Rudman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Reimer Dodie Hart • John Burnau • Austin Metzger
• Neil Snyder • Justin Nicodemus • Toni Derry



More Info Online @ MetzgerAuction.com

REAL ESTATE AUCTION TERMS

Country Home with Heated Shop!

This property will be offered at ABSOLUTE Auction on Saturday, June 17, 2023 at 10 am. This property is selling regardless of price! 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before July 21, 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 \$3,332.68. 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.

**Absolute Auction: Saturday, June 17, 2023 at 10 am
Selling Regardless of Price!**

**14128 County Road 38, Goshen, IN 46528
Clinton Township • Elkhart 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
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

260-982-0238

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Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202315879	14128 County Road 38	Goshen	IN 46528	LP \$0
	Area Elkhart County	Parcel ID 20-12-29-200-008.000-007	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrm 3	F 2
	Township Clinton	Style One Story	REO No	Short Sale No
	School FAIRF	Elem Benton	Jr Fairfield	SrH Fairfield
	Legal Description 500.69 X 435FT - 415FT W NE COR NE1/4 EX .78A SEC 29 4.22A			
	Directions East of Goshen on County Road 38. Property is on the south side of the road.			
	Inside City N	City	County Zoning Elkhart1	Zoning Description

Remarks Country Home with 2-Car Garage & Multiple Outbuildings on 4.22+/- Acres going to Absolute Auction on Saturday, June 17, 2023 at 10 am! This property is selling regardless of price! This home features 3 Bedrooms, 2 Full Baths, & Main Floor Laundry. There is a Large Formal Living Room, Eat-In Kitchen with Dining Area, & Home Office on the Main Level. Full Finished Basement adds more entertaining space. The home has a 2-Car Attached Garage as well as Multiple Outbuildings including a Finished Heated Shop, Bank Barn, & Pole Barn! Great Opportunity to get into the Peaceful Country with 4.22+/- Acres! Come see for yourself! Open House: Monday, June 12th 5:30-6pm

Agent Remarks Absolute Auction: Sat. 6.17.23 10 am Open House: Mon. 6.12.23 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Trustee'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

Se	Lo	Lot	4.2200 / 183,823 / 435x430	Lot Desc	3-5.9999
Above Gd Fin SqFt	1,897	Above Gd Unfin SqFt	0	Below Gd Fin	0
Age	59	New Const	No	Date	
Room Dimensions		Baths	Full Half	Water	CITY
RM DIM	LV	B-Main	2 0	Well Type	
L	x	B-Upper	0 0	Sewer	City
D	x	B-Blw G	0 0	Fuel /	Hot Water
F	x	Laundry Rm	Main	Heating	
K	x	Laundry L/W	x	Cooling	Central Air
B	x	AMENITIES	Ceiling Fan(s), Eat-In Kitchen, Garage Door Opener, Range/Oven Hook Up Elec, Main Floor Laundry, Sump Pump, Washer Hook-Up		
D	x			Basement Material	
M	14 x 14	M		Dryer Hookup Gas	No
2	12 x 12	M		Dryer Hookup	No
3	12 x 10	M	Garage 2.0 / Attached / 30 x 26 / 780.00	Dryer Hookup G/E	No
4	x		Outbuilding Pole/Post Building 40 x 20	Disposal	No
5	x		Outbuilding x	Water Soft-Owned	Yes
R	x	Assn Dues	Frequency Not Applicable	Water Soft-Rented	No
LF	x	Other Fees		Alarm Sys-Sec	No
E	x	Restrictions		Alarm Sys-Rent	No
				Garden Tub	No
				Jet Tub	No
				Pool	No
				Pool Type	
				SALE INCLUDES	Dishwasher, Microwave, Kitchen Exhaust Hood, Sump Pump, Water Heater Gas, Water Softener-Owned
				FIREPLACE	Wood Burning, Fireplace Insert

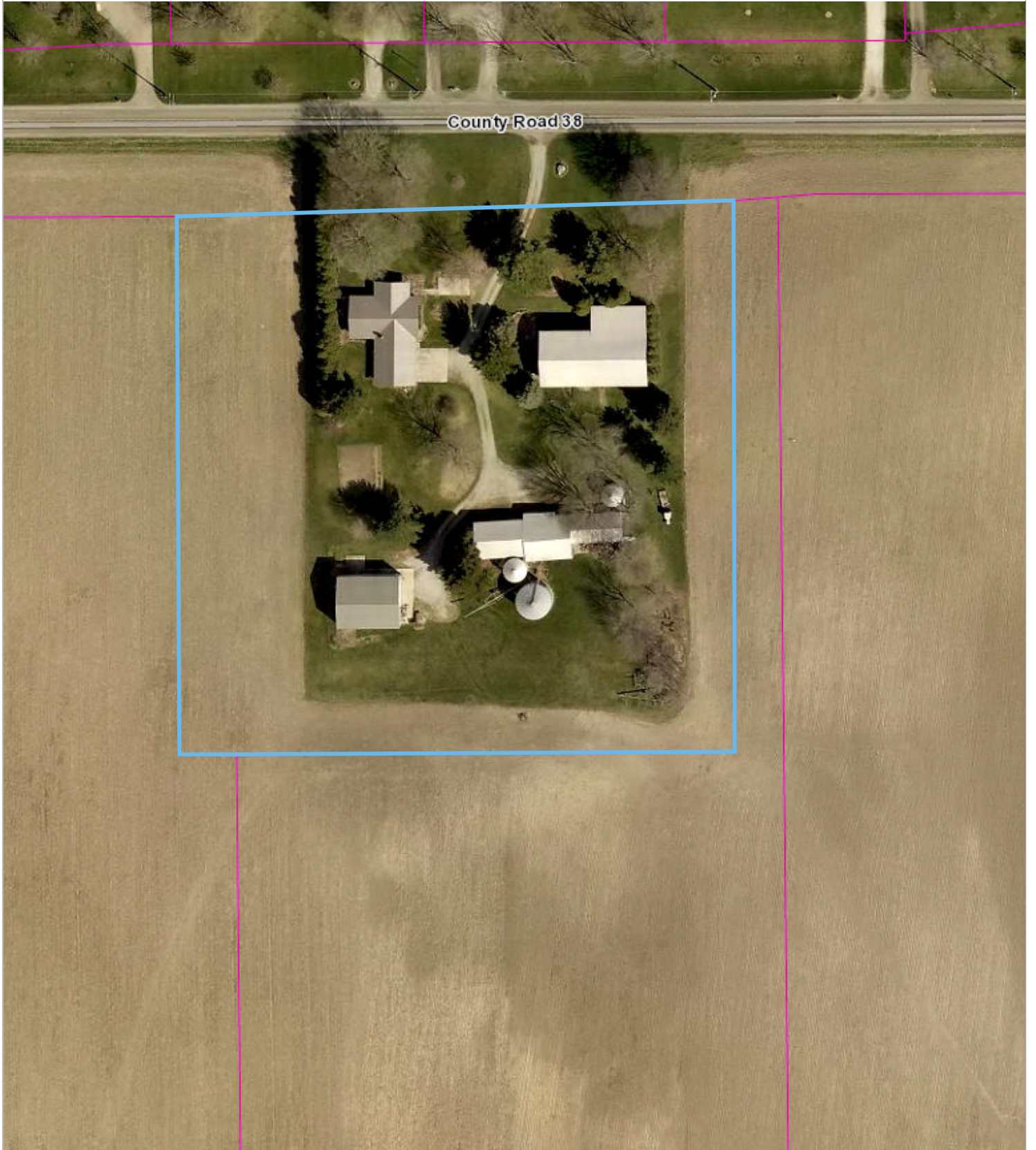
Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction 6/17/2023	Time 10 am
Financing: Existing	Proposed	Location	at the property
Annual \$3,332.68	Exemptions Homestead, Supplemental	Year Taxes Payable	2023
Possession at closing		Excluded Party	None
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050	Assessed Value	
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 5/16/2023	Start Showing Date	Exp Date 7/31/2023	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 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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Aerial

14128 Co. Rd. 38, Goshen, IN



Metzger Property Services, LLC

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**

20-12-29-200-008.000-007

PHILLIPS EUGENE F & JANET J

14128 COUNTY ROAD 38

511, 1 Family Dwell - Unplatted (0 to 9.9

0750000-Residential default 1/2

General Information

Parcel Number 20-12-29-200-008.000-007
Local Parcel Number 12-29-200-008-007

Tax ID: 12000
Routing Number

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

Year: 2022

Location Information

County Elkhart
Township CLINTON TOWNSHIP
District 007 (Local 007) CLINTON TOWNSHIP
School Corp 2155 FAIRFIELD COMMUNITY
Neighborhood 750000-007 0750000-Residential default (007)
Section/Plat
Location Address (1) 14128 COUNTY ROAD 38 GOSHEN, IN 46528

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities All ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static
Printed Saturday, April 9, 2022

Review Group 2021

Ownership

PHILLIPS EUGENE F & JANET J & SU
S EUGENE F & JANET J PHILLIPS TR
14128 COUNTY ROAD 38
GOSHEN, IN 465289352

Legal

500.69 X 435FT - 415FT W NE COR NE1/4
EX .78A SEC 29 4.22A



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 (01/01/2022, 01/01/2021, 01/01/2020, 04/09/2019, 01/01/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$31,700, \$31,100, \$31,000, \$32,800, \$33,000, etc.)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns: Land Type, Pricing Method ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value

Land

Market Model

Characteristics

Topography Level Flood Hazard
Public Utilities All ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static
Printed Saturday, April 9, 2022

Review Group 2021

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Res

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 (01/01/2022, 01/01/2021, 01/01/2020, 04/09/2019, 01/01/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$31,700, \$31,100, \$31,000, \$32,800, \$33,000, etc.)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns: Land Type, Pricing Method ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value

Lot

Market Model

Characteristics

Topography Level Flood Hazard
Public Utilities All ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static
Printed Saturday, April 9, 2022

Review Group 2021

Notes

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$31,700)

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1897 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" 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 checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Stoop, Masonry	64	\$2,100
Porch, Open Frame	84	\$4,100

Plumbing

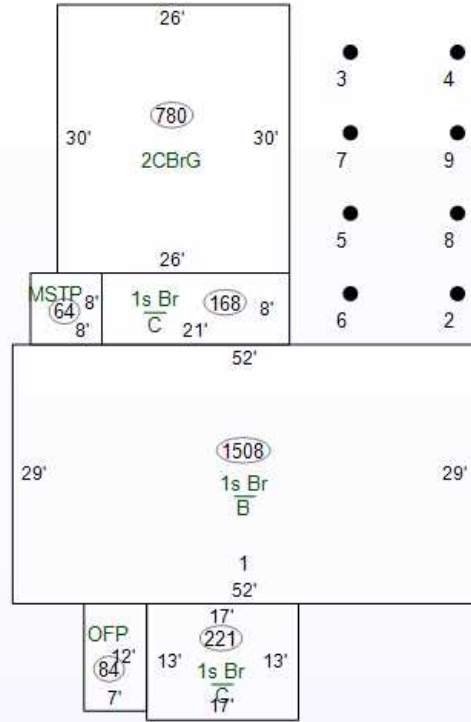
#	TF
Full Bath	2 6
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	1 1
Total	5 9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1897	1897	\$133,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1508	0	\$34,200	
Crawl	389	0	\$4,000	
Slab				

Total Base \$171,400

Adjustments 1 Row Type Adj. x 1.00 \$171,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	1:1200 \$5,500
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1897 \$4,300
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$188,900

Sub-Total, 1 Units

Exterior Features (+)	\$6,200	\$195,100
Garages (+) 780 sqft	\$24,100	\$219,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$201,664

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: Residential Dwelling	100%	1	Brick	C	1964	1964	58	A		0.92		3,405 sqft	\$201,664	40%	\$121,000	0%	100%	1.730	1.0000	\$209,300
2: Barn, Pole (T3)	0%	1	T3AW	D	1930	1930	92	A	\$17.11	0.92	\$0.00	20' x 40' x 18'	\$10,740	65%	\$3,760	0%	100%	1.730	1.0000	\$6,500
2x3: Steel Grain Bin	0%	1		C	1955	1955	67	A		0.92		16' x 14'	\$10,057	65%	\$3,520	0%	100%	1.730	1.0000	\$12,200
4: Steel Grain Bin 02	0%	1		C	1955	1955	67	A		0.92		18' x 20'	\$15,002	65%	\$5,250	0%	100%	1.730	1.0000	\$9,100
5: Type 2 Barn	0%	2		D	1930	1930	92	A	\$49.17	0.92	\$0.00	38' x 80' x 13'	\$91,313	65%	\$31,960	0%	100%	1.730	1.0000	\$55,300
6: Type 3 Barn	0%	1	T30W	D	1960	1960	62	A	\$13.12	0.92	\$0.00	34' x 35' x 10'	\$11,134	65%	\$3,900	0%	100%	1.730	1.0000	\$6,700
7: Type 3 Barn	0%	1	T3AW	D	1955	1955	67	A	\$21.39	0.92	\$0.00	20' x 40' x 11'	\$11,967	65%	\$4,190	0%	100%	1.730	1.0000	\$7,200
8: Type 3 Barn	0%	1	T3AW	C	1997	1997	25	A	\$17.08	0.92	\$0.00	40' x 48' x 18'	\$31,688	45%	\$17,430	0%	100%	1.730	1.0000	\$30,200
9: Type 3 Barn	0%	1	T31SO	D	1958	1958	64	A	\$17.20	0.92	\$0.00	26' x 38' x 13'	\$12,346	65%	\$4,320	0%	100%	1.730	1.0000	\$7,500

...Generation after Generation



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