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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
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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

Beautiful, Secluded Home with Finished Basement on 6+/- Acres!

This property will be offered at Online Auction on Thursday, June 29, 2023 – Bidding begins closing out at 6 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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before August 4, 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 \$4,272.66. 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: Thursday, June 29, 2023

Bidding begins closing out at 6 pm!

19598 Carter Lane, New Paris, IN 46553

Jackson Township • Elkhart County

Auction Manager: John Burnau 574.376.5340

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



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

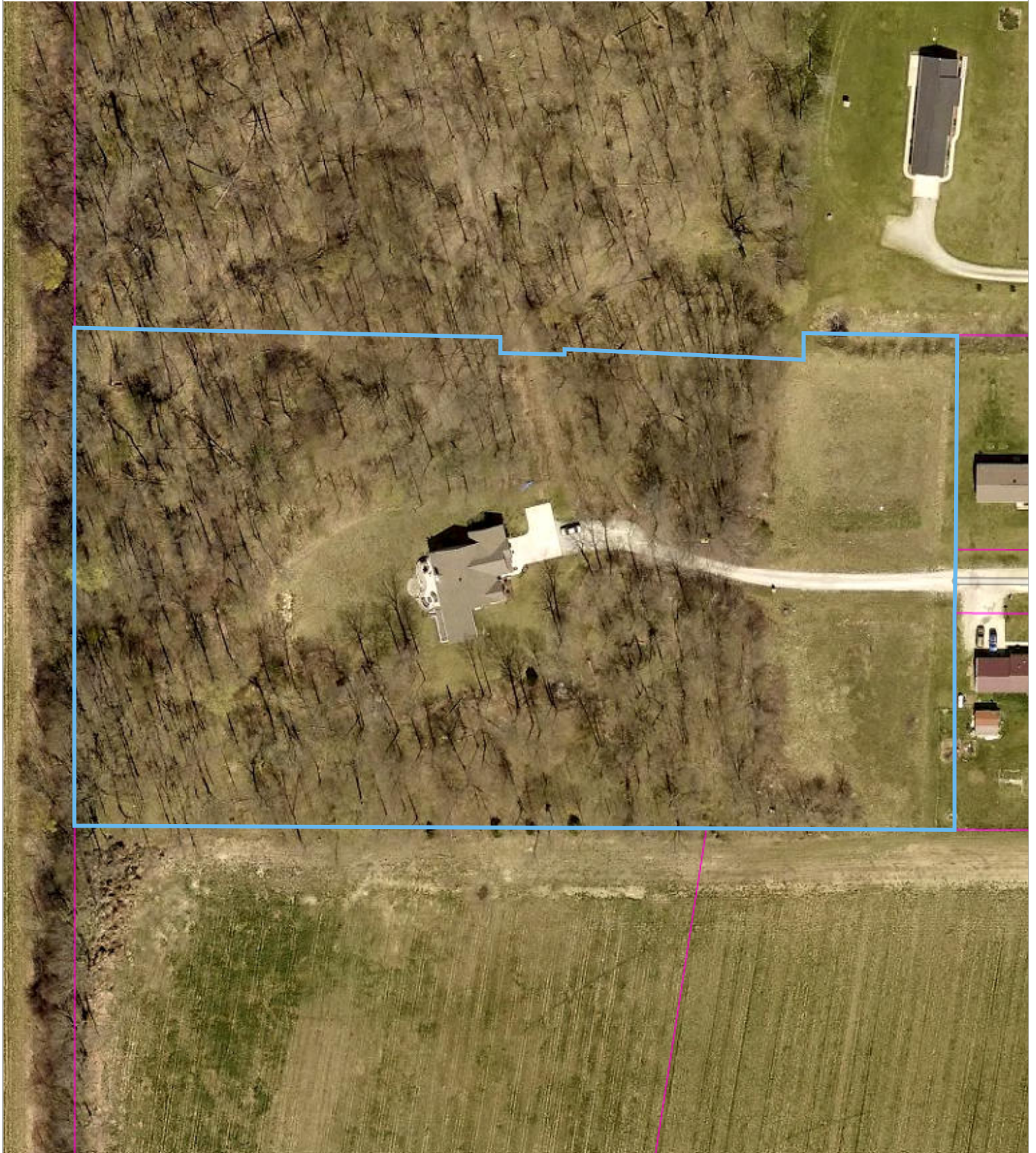
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Aerial

19598 Carter Lane, New Paris



Metzger Property Services, LLC

Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction Yes

MLS # 202317092 19598 Carter Lane New Paris IN 46553 LP \$0



Area Elkhart County **Parcel ID** 20-15-16-326-005.000-018 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrm** 4 **F** 3 **H** 0
Township Jackson **Style** One Story **REO** No **Short Sale** No
School FAIRF **Elem** New Paris **Jr** Fairfield **SrH** Fairfield
Legal Description PT 7 & 8 W SR 15 EX .48A EX 3.15A SEC 16 5.995A
Directions From New Paris, head south on Hwy 15. Turn west onto Ozinga Dr, then south on Carter Lane. Property is at the end of the road.
Inside City N **City** **County Zoning** Elkhart1 **Zoning Description**

Remarks Beautiful, Secluded home on 6+/- Acres selling via Online Only Auction on Thursday, June 29, 2023 -- Bidding begins closing at 6 pm! Nestled on a serene & secluded 6-acre wooded lot, this picturesque contemporary home offers the ultimate in luxury living. Step inside and discover a spacious and inviting interior, complete with 4 bedrooms & 3 bathrooms. The stunning kitchen boasts a large and luxurious island, perfect for both food prep and casual dining. Adorned with beautiful stone countertops and stainless steel appliances that are both stylish and functional. The kitchen is open to the living & dining room with patio doors leading to a large outdoor patio to create a seamless indoor-outdoor living experience! The spacious patio is the perfect spot for hosting friends and family, whether you're grilling up a big family meal or enjoying a quiet cup of coffee in the morning. The swim spa in the 4-seasons room offers a relaxing respite, while the master suite boasts a separate tub and shower, double vanity, and a walk-in closet. The finished basement is an entertainer's dream, with a bar featuring glass front cabinets, sink, and plenty of bar seating and recreational room perfect for hosting guests and enjoying a night in. The basement also houses one of the four

Agent Remarks Online Auction: Thurs. 6.29.23 6pm Open House: Thurs. 6.22.23 5:30-6pm TERMS: \$10,000 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 showings they attend to receive compensation. Client Registration form is in

Se	Lo	Lot	6.0000 / 261,142 / 690x385		Lot Desc	Heavily Wooded, 3-5.9999							
Above Gd Fin	SqFt	1,828	Above Gd Unfin	SqFt	0	Below Gd Fin	1,844	Ttl Below Gd	1,844	Ttl Fin SqFt	3,672	Year Built	2014
Age	9	New Const	No	Date		Ex	Stone, Vinyl	Bsm	Crawl, Full Basement, Finished		# Rooms	8	
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Poured Concrete						
RM DIM	LV	B-Main	2	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	Yes			
L	20 x 13	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup	Yes	Guest Qtrs	Yes		
D	10 x 10	M	B-Blw G	1	0	Fuel /	Geothermal	Dryer Hookup G/E	No	Split FlrPln	No		
F	x		Laundry Rm	Basemen		Heating		Disposal	Yes	Ceiling Fan	No		
K	12 x 14	M	Laundry L/W	8 x 9		Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No		
B	x		AMENITIES	Hot Tub/Spa, Attic Pull Down Stairs, Breakfast Bar, Countertops-Solid Surf, Countertops-Stone, Detector									
D	x			-Carbon Monoxide, Disposal, Dryer Hook Up Electric, Foyer Entry, Garage Door Opener, Garden Tub, Generator-Whole									
M	12 x 11	M	Garage	2.0	/ Attached	/ 35 x 25	/ 875.00	Water Soft-Rented	No	ADA Features	No		
2	12 x 12	M	Outbuilding	None			x	Alarm Sys-Sec	No	Fence			
3	17 x 16	M	Outbuilding				x	Alarm Sys-Rent	No	Golf Course	No		
4	12 x 12	B	Assn Dues			Frequency	Not Applicable	Garden Tub	Yes	Nr Wlkg Trails	No		
5	x		Other Fees										
R	16 x 32	B	Restrictions										
LF	x												
E	24 x 24	M											

Water **Wtr Name** **Water Frontage** **Channel**
Water Features **Water Type** **Lake**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction** 6/29/2023 **Time** 6 PM **Location** Online Only: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual \$4,272.66 **Exemptions** Geothermal, Homestead, Mortgage, **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 5/23/2023 **Start Showing Date** **Exp Date** 9/5/2023 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Contract Type Exclusive Right to Sell **Buyer Broker Comp.** 2.0% **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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19598 Carter Lane New Paris, IN 46553

Property address (number and street, city, state, and ZIP code)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>9</u> Years.			
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? _____			
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: <p style="text-align: center; font-size: 2em;">NONE</p>		<input checked="" type="checkbox"/>	
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"/>	<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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Shelby Bell</i>	<u>5-5-23</u>		
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 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**

20-15-16-326-005.000-018

GILL JEFFREY J & SHIRLEY AN

19598 CARTER LANE

511, 1 Family Dwell - Unplatted (0 to 9.9

1850000-Residential default 1/2

General Information

Parcel Number 20-15-16-326-005.000-018
Local Parcel Number 15-16-326-005-018
Tax ID: 1516F
Routing Number

Ownership

GILL JEFFREY J & SHIRLEY ANN GIL
19598 Carter Ln
New Paris, IN 465539670

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 02/06/2014 to 01/01/1900.

Notes

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



Res

Year: 2023

Location Information

County Elkhart
Township JACKSON TOWNSHIP
District 018 (Local 018) JACKSON TOWNSHIP
School Corp 2155 FAIRFIELD COMMUNITY
Neighborhood 1850000-018 1850000-Residential default-1 (018)
Section/Plat
Location Address (1) 19598 CARTER LANE NEW PARIS, IN 46553

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

Table with columns: 2023, 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1-3) categories.

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, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include 91 A and 9 A.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Land Computations, Value. Rows include 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 \$81,900.

Printed Friday, April 21, 2023

Review Group 2019

Data Source External Only

Collector 05/01/2019 Nicole

Appraiser

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 3313 sqft
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
Porch, Open Frame	49	\$3,400
Stoop, Masonry	540	\$5,900
Porch, Enclosed Frame	500	\$19,000
Wood Deck	200	\$3,500

Plumbing

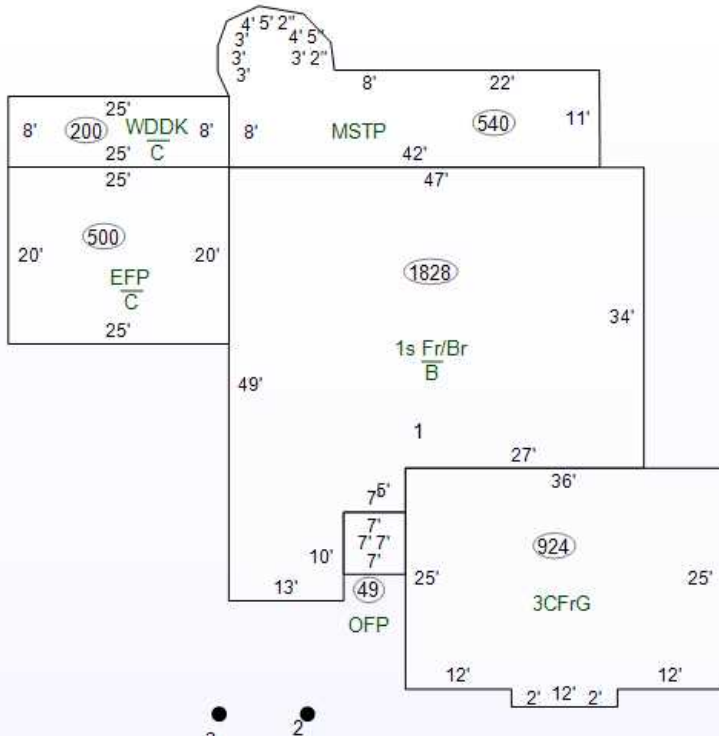
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	91A	1828	1828	\$119,600
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1828	1485		\$78,800
Crawl	700	0		\$5,100
Slab				

Total Base \$203,500
Adjustments 1 Row Type Adj. x 1.00 \$203,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)	1:1828	(\$6,900)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$206,100

Sub-Total, 1 Units	
Exterior Features (+)	\$31,800 \$237,900
Garages (+) 924 sqft	\$25,000 \$262,900
Quality and Design Factor (Grade)	1.10
Location Multiplier	0.92
Replacement Cost	\$266,055

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	1/6 Masonry	C+2	2014	2014	9 A		0.92		3,656 sqft	\$266,055	8%	\$244,770	0%	100%	1.820 1.0000	\$445,500
2: HVAC - Geothermal (R)	100%	1		C	2014	2014	9 A		0.92			\$13,064	8%	\$12,020	0%	100%	1.820 1.0000	\$21,900
3: Utility Shed	0%	1		D	2015	2015	8 A	\$20.44	0.92	\$15.04	12'x16'	\$2,888	25%	\$2,170	0%	100%	1.820 1.0000	\$3,900

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