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Property Services, LLC

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**PROVIDING PROFESSIONAL AUCTION,  
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101 S. RIVER RD.  
N. MANCHESTER, IN 46962

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# REAL ESTATE AUCTION TERMS

## *Lakefront Property on Big Barbee Lake!*

This property will be offered at Online Only Auction on Wednesday, June 28 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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 28, 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 \$2,231.36. 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: Wednesday, June 28, 2023**  
***Bidding begins closing out at 6 pm!***

**7114 E. South Barbee Dr., Pierceton, IN 46562**  
**Tippecanoe Township • Kosciusko County**

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



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

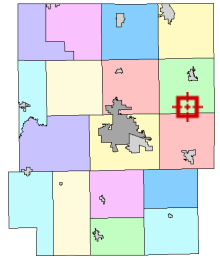
260-982-0238

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**Overview**



**Legend**

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

<b>Parcel ID</b>	005-134-018	<b>Alternate ID</b>	005-708040-80	<b>Owner Address</b>	Imel Donald L & Janet E Rev Trust Donald L & Janet E Imel LE & Co-Trustees PO Box 1387 Warsaw, IN 46581
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	7114 E SOUTH BARBEE DR PIERCETON	<b>Acreage</b>	n/a		
<b>District</b>	Tippecanoe				
<b>Brief Tax Description</b>	005-134-018 Lots 4 & 5 Bayfield On Big Barbee Lake <i>(Note: Not to be used on legal documents)</i>				

Date created: 5/30/2023  
Last Data Uploaded: 5/30/2023 3:08:47 AM

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202317887 7114 E South Barbee Drive Pierceton IN 46562 LP \$0



Area Kosciusko County Parcel ID 43-08-34-400-105.000-023 Type Site-Built Home Waterfront Yes  
 Sub Bayfield Cross Street  
 Township Tippecanoe Style One Story Bedrm 3 F 2 H 1  
 School WSC Elem North Webster Jr Wawasee SrH Wawasee

Legal Description 5-134-18 LOTS 4 & 5 BAYFIELD ON BIG BARBEE LAKE

Directions From SR 13, head north on EMS B22 Ln. Turn west on S. Barbee Dr. Property is on the north side of the road.

Inside City City County Zoning Zoning Description

**Remarks** Introducing this stunning lakefront property on Big Barbee Lake selling via Online Only Auction on Wednesday, June 28, 2023 -- Bidding begins closing out at 6 pm! Perfect for water enthusiasts, this property is situated on a double lot and has easy access to Big Barbee's interconnected lakes with panoramic waterfront views! With 3 well-appointed bedrooms, including a master suite with vaulted ceilings, a double vanity, tub, separate shower and walk-in closet, this home has plenty of space for the whole family. Take in the gorgeous water views from the comfort of your spacious living room, or enjoy the fresh air and sunshine from the deck off of the living room. An open concept design and 2.5 baths ensure that there is ample room for entertaining guests. Additional features include a 2 car garage and numerous updates throughout, ensuring that you can move right in and start enjoying all that lakefront living has to offer. This amazing property combines the peacefulness of lake living with the convenience of being located near all the amenities. Don't miss out on the opportunity to own this one-of-a-kind lakefront paradise with 180 feet of water frontage! Open House: Wednesday, June 21st 5:30-6pm

**Agent Remarks** Online Auction: Wed. 6.28.23 6pm Open House: Wed. 6.21.23 5:30-6pm TERMS: \$10,000 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	0.5700	/	24,829	/	180x155	Lot Desc	Slope, Waterfront, 0-2.9999, Water View				
Above Gd Fin	SqFt	1,746	Above Gd Unfin	SqFt	0	Below Gd Fin	0	Ttl Below Gd	0	Ttl Fin SqFt	1,746	Year Built	2005
Age	18	New Const	No	Date		Ex	Shingle, Vinyl	Bsm	Crawl			# Rooms	9
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>Well Type</b>	Private	<b>Basement Material</b>		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
L	20 x 20	M	B-Main	2	1	Sewer	Septic	<b>Dryer Hookup</b>	Yes	<b>Guest Qtrs</b>	No		
D	10 x 10	M	B-Blw G	0	0	Fuel /	Geothermal	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	Yes		
F	x		Laundry Rm	Main		Heating		<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes		
K	15 x 15	M	Laundry L/W	8 x 8		Cooling	Central Air,	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No		
B	x		<b>AMENITIES</b> 1st Bdrm En Suite, Alarm System-Security, Attic Storage, Ceiling-9+, Ceiling Fan(s), Ceilings-Vaulted, Closet(s)						<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No	
D	x		Walk-in, Countertops-Laminate, Deck Open, Deck on Waterfront, Disposal, Dryer Hook Up Electric, Eat-In Kitchen,						<b>Alarm Sys-Sec</b>	Yes	<b>Fence</b>		
M	20 x 20	M						<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
2	12 x 12	M						<b>Garden Tub</b>	Yes	<b>Nr Wlkg Trails</b>	No		
3	12 x 12	M	<b>Garage</b>	2.0	/ Attached	/	25 x 22 / 550.00	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes		
4	x		<b>Outbuilding</b>	Shed			8 x 12	<b>Pool</b>	No	<b>Off Street Pk</b>			
5	x		<b>Outbuilding</b>				x	<b>Pool Type</b>					
R	x		<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable	<b>SALE INCLUDES</b> Dishwasher, Microwave, Window Treatments, Cooktop-Electric, Oven-Built-In, Water Filtration System, Window Treatment-Blinds					
LF	x		<b>Other Fees</b>										
E	x		<b>Restrictions</b>										

Water CHFR Wtr Name Big Brbee Water Frontage 180.00 Channel 180.00  
 Water Features Water Type Lake Lake Ski Lake  
 Auctioneer Name Chad Metzger Lic # AC31300015 Auction 6/28/2023 Time 6 pm Location Online Only: bidmetzger.com  
 Financing: Existing Proposed Excluded Party None  
 Annual \$2,231.36 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 5/30/2023 Start Showing Date Exp Date 8/31/2023 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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# 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)**

43-08-34-400-105.000-023

IMEL DONALD L & JANET E REV

7114 E SOUTH BARBEE DR

510, 1 Family Dwell - Platted Lot

BIG BARBEE CHANNEL/50

General Information

Parcel Number 43-08-34-400-105.000-023
Local Parcel Number 0570804080

Tax ID:

Routing Number 005-134-018

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023 )
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 508400-023
BIG BARBEE CHANNEL

Section/Plat 34-33-7

Location Address (1)
7114 E SOUTH BARBEE DR
PIERCETON, IN 46562

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Bayfield on big Barbee

Lot 4,5

Market Model N/A

Characteristics

Topography Level, Low
Flood Hazard

Public Utilities Electricity
ERA

Streets or Roads Paved
TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022

Review Group 2021

Ownership

IMEL DONALD L & JANET E REV TRU
DONALD L & JANET E IMEL CO-TRU
PO BOX 113
PIERCETON, IN 46562

Legal

5-134-18
LOTS 4 & 5 BAYFIELD ON BIG BARBEE LAKE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/26/2007 to 01/01/1900.

Notes

11/3/2016 REA: 2017 CHANGED GRADE ON RES TO C TO BE CONSISTANT WITH HOUSES BUILT IN 2005 FOR REASSESSMENT
6/27/2012 MEM: 2012 PAY 2013 CORRECTED LAND PER GIS
8/24/2009 BP: 06 PAY 07 #050345 5/2/05 REMOVED RES, ADDED NEW RES, ATTGAR & WDDK, GEO 100% COMP
8/24/2009 GEO: GEO 3 TON ODOLW/D

Res

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

Table with columns: Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 45' X 100', CI 45' X 100')

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

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.57), Actual Frontage (181), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$164,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$164,500).

Data Source N/A

Collector

Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 40 newer 1 st 1961-20  
**Finished Area** 1746 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
Wood Deck	588	\$8,600

**Plumbing**

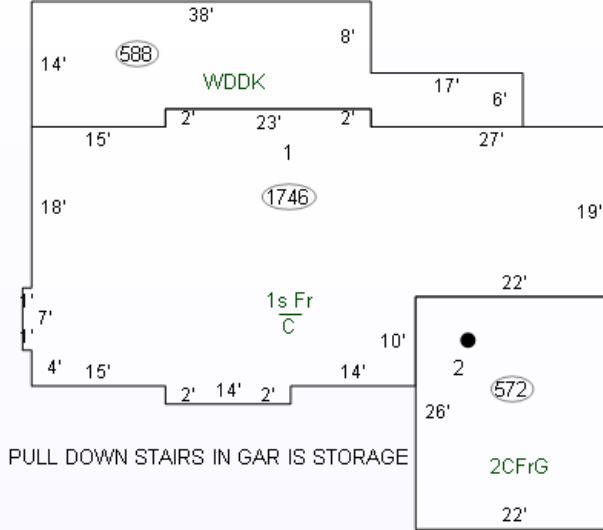
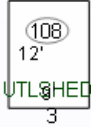
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	2	2
Add Fixtures	3	3
<b>Total</b>	<b>9</b>	<b>14</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>9</b>

**Heat Type**

Geothermal Only



PULL DOWN STAIRS IN GAR IS STORAGE

**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1746	1746	\$113,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1746	0	\$7,800	
Slab				

**Total Base** \$121,600

**Adjustments 1 Row Type Adj. x 1.00** \$121,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:1746	(\$6,700)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	14 - 5 = 9 x \$800	\$7,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$122,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,600	\$130,700
Garages (+) 572 sqft	\$16,200	\$146,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$135,148</b>

**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 R 01	100%	1	Wood Frame	C	2005	2005	17 A		0.92		1,746 sqft	\$135,148	16%	\$113,520	0%	100%	2.050	1.0000	\$232,700
2: Geothermal R 01	100%	1		C	2005	2005	17 A		0.92			\$13,064	16%	\$10,970	0%	100%	2.050	1.0000	\$22,500
3: Utility Shed	0%	1		D	2011	2011	11 A	\$23.66	0.92	\$17.41	108 sqft	\$1,881	35%	\$1,220	0%	100%	2.050	1.0000	\$2,500



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