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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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260-982-0238

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

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REAL ESTATE AUCTION TERMS

2-Story Historical Brick Home!

This property will be offered at Online Auction on Tuesday, June 27, 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 \$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. 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 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. 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 \$3,516.35. 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: Tuesday, June 27, 2023

Bidding begins closing out at 6 pm!

706 S. Main St., Ligonier, IN 46767

Perry Township • Noble County

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

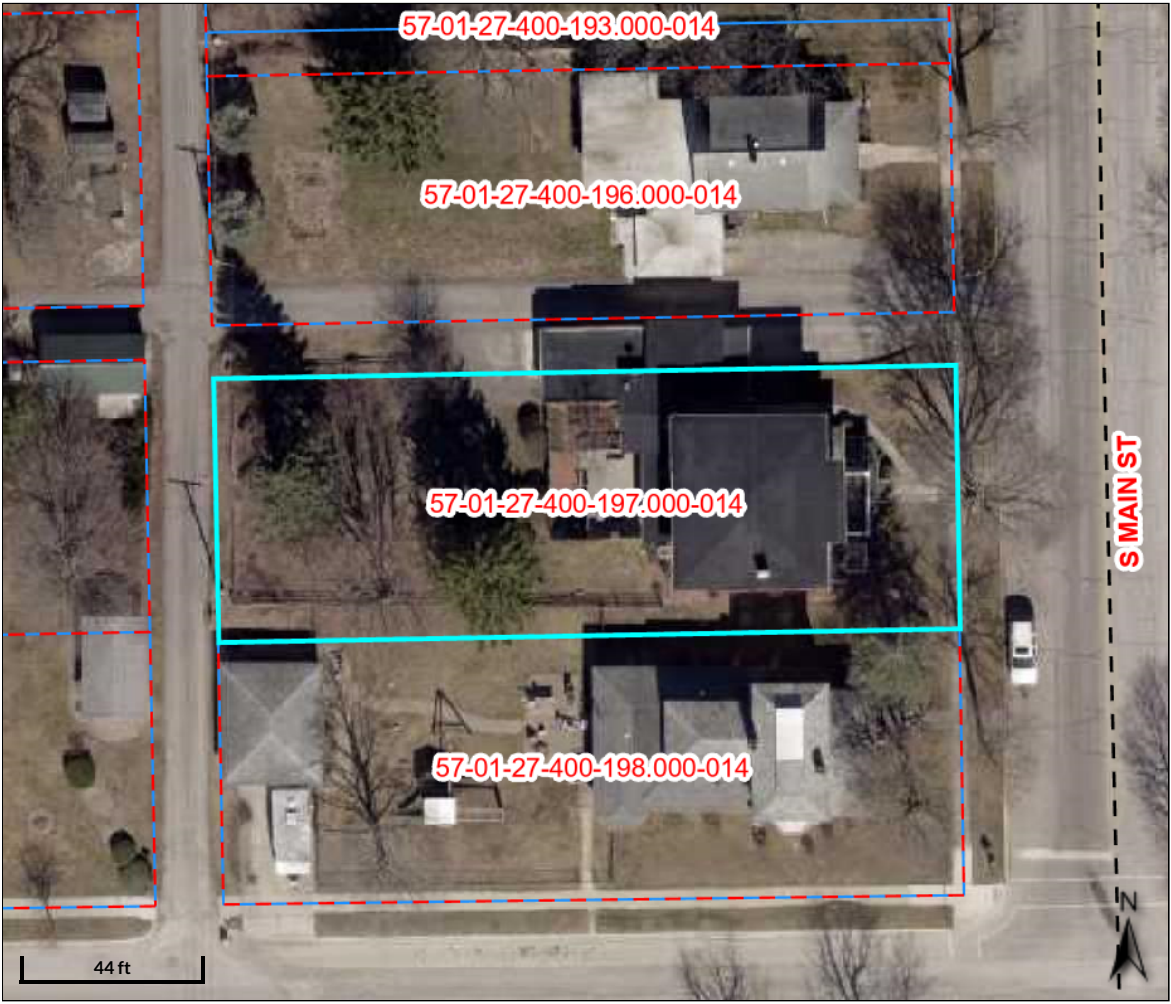


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

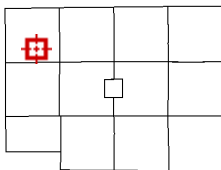
260-982-0238

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






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Overview



Legend


- Street Centerlines**
 - - - US STATE
 - - - STATE
 - - - COUNTY
 - - - COUNTY NONMAINTAINED
 - - - MUNICIPAL
 - - - ADJACENT COUNTY ROADS
- Hwy Shields**
- Land Hooks**
- Parcel Numbers (Assessor)**
-  Parcels (Assessor)
-  Parcels (Surveyor)
-  Railroads
-  Corporate Limits
-  Township Boundaries

| | | | | | |
|------------------------------|---|---------------------|--|----------------------|---|
| Parcel ID | 57-01-27-400-197.000-014 | Alternate ID | 002-100444-00 | Owner Address | Hagen John C & Mariane J 706 S Main St Ligonier, IN 46767 |
| Sec/Twp/Rng | -- | Class | RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT | | |
| Property Address | 706 S MAIN ST LIGONIER | Acreage | 0.000 | | |
| District | 57014 Ligonier | | | | |
| Brief Tax Description | Wellmans Add Lot 5 Blk 19 <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 4/27/2023
Last Data Uploaded: 4/27/2023 3:05:01 AM

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202318494 706 S Main Street Ligonier IN 46767 LP \$0

| | | | | |
|--|-------------------|------------------------------------|----------------------|---------------|
|  | Area Noble County | Parcel ID 57-01-27-400-197.000-014 | Type Site-Built Home | Waterfront No |
| | Sub Wellman(s) | Cross Street | Bedrm 4 F 1 H 2 | |
| | Township Perry | Style Two Story | REO No | Short Sale No |
| | School WNS | Elem West Noble Jr | SrH West Noble | |

Legal Description WELLMANS ADD LOT 5 BLK 19

Directions From Hwy in 5, head west on Union St, then north on Main St. Property is on the west side of the road.

| Inside City | City | County Zoning | Zoning Description |
|-------------|------|---------------|--------------------|
|-------------|------|---------------|--------------------|

Remarks Grand 2-story Brick Home selling via Online Only Auction on Tuesday, June 27, 2023 -- Bidding begins closing out at 6 pm! This 2-story brick home stands out with its grand presence and impressive features, including a large front porch perfect for those lazy summer afternoons. Inside, the natural woodwork adds a touch of warmth and elegance that transports you to another era. The 9+ ft ceilings accentuate the spaciousness of the home, creating an open and airy atmosphere. The home features a large living room with a fireplace and a formal dining room with French doors, perfect for hosting dinner parties. There is also a breakfast banquette off of the kitchen that can seat the whole family. Upstairs, there are four bedrooms & 1.5 baths, providing ample space for family and guests. Each bedroom has its own unique charm and offers plenty of natural light. The screened-in porch opens to a back deck and patio which provide an excellent space for outdoor entertaining, creating the perfect blend of indoor and outdoor living. This beautiful home also has a 2-car attached garage offering plenty of storage space. With stunning natural woodwork, vintage details, and modern amenities, this home is the perfect blend of tradition and comfort. Located in a lively and

Agent Remarks Online Auction: Tues. 6.27.23 6pm Open House: Tues. 6.20.23 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.

| Se | Lo | 5 | Lot | 0.2500 | / | 10,890 | / | 66X165 | Lot Desc | Level, 0-2.9999 | |
|--|-----------|------------------|-----|---|----------------|------------------|-------------------------|--------------------------|---------------------------|--------------------------|------------------------|
| Above Gd Fin SqFt 2,651 Above Gd Unfin SqFt 0 Below Gd Fin 0 Ttl Below Gd 1,180 Ttl Fin SqFt 2,651 Year Built 1900 | | | | | | | | | | | |
| Age | 123 | New Const | No | Date | | Ex | Brick | Bsm | Full Basement, Unfinished | # Rooms 11 | |
| Room Dimensions | | | | | | | | | | | |
| RM DIM | LV | B-Main | 0 | Half | 1 | Water | CITY | Basement Material | Block, Brick | | |
| L | 16 x 16 | M | | B-Upper | 1 | Sewer | City | Dryer Hookup Gas | No | Fireplace Yes | |
| D | 10 x 12 | M | | B-Blw G | 0 | Fuel / | Gas, Forced Air | Dryer Hookup | No | Guest Qtrs No | |
| F | 10 x 12 | M | | Laundry Rm | Main | Heating | | Dryer Hookup G/E | No | Split FlrPln No | |
| K | 10 x 6 | M | | Laundry L/W | 8 x 10 | Cooling | Central Air | Disposal | No | Ceiling Fan Yes | |
| B | 8 x 8 | M | | AMENITIES Built-In Bookcase, Ceiling-9+, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminate, Crown Molding, | | | Water Soft-Owned | No | Water Soft-Rented | No | Skylight No |
| D | 8 x 8 | M | | Deck Open, Foyer Entry, Landscaped, Natural Woodwork, | | | Alarm Sys-Sec | No | Alarm Sys-Rent | No | ADA Features No |
| M | 14 x 16 | U | | Patio Open, Porch Covered, Porch Open, Porch Screened, | | | Garden Tub | No | Jet Tub | No | Fence Wood |
| 2 | 12 x 16 | U | | Garage | 2.0 / Attached | Frequency | Not Applicable | Pool | No | Nr Wlkg Trails No | |
| 3 | 8 x 8 | U | | Outbuilding | None | | | Pool Type | | Garage Y/N Yes | |
| 4 | 8 x 10 | U | | Outbuilding | | | | FIREPLACE | Living/Great Rm | Off Street Pk | |
| 5 | x | | | Assn Dues | | | | | | | |
| R | x | | | Other Fees | | | | | | | |
| LF | x | | | Restrictions | | | | | | | |
| E | x | | | | | | | | | | |

| | | | |
|-------------------------------------|---|---|----------------------------|
| Water | Wtr Name | Water Frontage | Channel |
| Water Features | | Water Type | Lake |
| Auctioneer Name Chad Metzger | Lic # AC31300015 | Auction 6/27/2023 | Time 6 PM |
| Financing: Existing | Proposed | Location Online Only: bidmetzger.com | Excluded Party None |
| Annual \$3,516.35 | 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 6/2/2023 | 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 Door by garage | 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**

57-01-27-400-197.000-014

HAGEN JOHN C MARIANE J

706 S MAIN ST

510, 1 Family Dwell - Platted Lot

Ligonier Original Town/145 1/4

General Information

Parcel Number 57-01-27-400-197.000-014
Local Parcel Number 02-100444-00
Tax ID: 02-100444-00
Routing Number

Ownership

HAGEN JOHN C MARIANE J
706 S MAIN ST
LIGONIER, IN 46767

Transfer of Ownership

Date 01/01/1900 Owner HAGEN JOHN C MAR Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/6/2019 : Cyclical 2-B: No Change. JB
8/31/2015 : 16-17 PER REASS NO CHANGES
1/13/2012 : 12-13 REASS ADDED BALCONY OVER OFF

Legal

WELLMANS ADD LOT 5 BLK 19

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2022

Location Information

County Noble
Township PERRY TOWNSHIP
District 014 (Local 002) LIGONIER CITY
School Corp 6065 WEST NOBLE
Neighborhood 1450100 Ligonier Original Town
Section/Plat 027
Location Address (1) 706 S MAIN ST LIGONIER, IN 46767

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 150', CI 100' Base Lot: Res 60' X 140', CI 0' X 0')

Table with 12 columns: Land Type, Pricing Method ID, Soil, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Thursday, April 28, 2022

Review Group 2020

Data Source Aerial

Collector 08/31/2015 CG

Appraiser 09/06/2019 Tablet1

Land Computations

Table with 2 columns: Land Computations, Value. Includes rows for 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 \$19,100

General Information

Occupancy Single-Family
Description SINGLE-FAMILY RES
Story Height 2
Style N/A
Finished Area 2651 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

| Description | Area | Value |
|-------------------------|------|----------|
| Porch, Open Frame | 36 | \$2,700 |
| Stoop, Masonry | 54 | \$1,800 |
| Porch, Open Frame | 36 | \$2,700 |
| Stoop, Masonry | 54 | \$1,800 |
| Porch, Open Frame | 105 | \$4,900 |
| Balcony | 105 | \$1,900 |
| Porch, Enclosed Masonry | 180 | \$10,600 |
| Wood Deck | 280 | \$4,500 |
| Patio, Brick | 150 | \$2,100 |

Plumbing

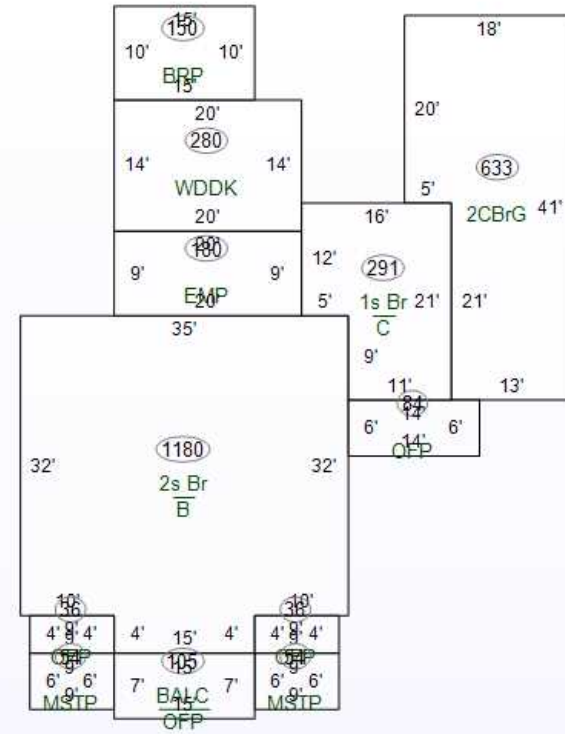
| | # | TF |
|----------------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 5 | 10 |

Accommodations

| | |
|---------------------|----|
| Bedrooms | 4 |
| Living Rooms | |
| Dining Rooms | 1 |
| Family Rooms | |
| Total Rooms | 11 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 7 | 1471 | 1471 | \$111,200 | |
| 2 | 7 | 1180 | 1180 | \$53,200 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 1180 | 0 | \$29,500 | |
| Crawl | | 291 | 0 | \$3,500 | |
| Slab | | | | | |

Total Base \$197,400

Adjustments 1 Row Type Adj. x 1.00 \$197,400

| | | |
|------------------|--------------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | MS:1 MO:1 | \$4,500 |
| No Heating (-) | | \$0 |
| A/C (+) | 2:1180 1:1471 | \$5,400 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 10 - 5 = 5 x \$800 | \$4,000 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$211,300

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$37,100 | \$248,400 |
| Garages (+) 633 sqft | \$20,500 | \$268,900 |
| Quality and Design Factor (Grade) | | 1.05 |
| Location Multiplier | | 0.95 |

Replacement Cost \$268,228

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 RESI | 100% | 2 | Brick | C+1 | 1900 | 1900 | 122 A | | 0.95 | | 3,831 sqft | \$268,228 | 45% | \$147,530 | 0% | 100% | 1.450 1.0000 | \$213,900 |

Exterior Features

Specialty Plumbing

| Description | Area | Value | Description | Count | Value |
|-------------------|------|---------|-------------|-------|-------|
| Porch, Open Frame | 84 | \$4,100 | | | |

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 |
|-------------|-------------|--------------|--------------|-------|------------|----------|---------------|-----------|-----|----------|------|-----|----------|---------------|---------|---------|------|--------------|
|-------------|-------------|--------------|--------------|-------|------------|----------|---------------|-----------|-----|----------|------|-----|----------|---------------|---------|---------|------|--------------|

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