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## 260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962 WWW.METZGERAUCTION.COM

## **REAL ESTATE AUCTION TERMS**

### 2 Homes & Potential Building Sites offered in 4 Tracts!

This property will be offered at Online Only Auction on Wednesday, July 26, 2023 – Bidding begins closing out at 6 pm. Tracts 2, 3, & 4 are selling regardless of price! 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% 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 September 1, 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 \$3,212.58. 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, July 26, 2023 Bidding begins closing out at 6 pm!

Tract 1: 9288 W. 1100 \$35, Lafontaine, IN 46940 Tract 2: 15 W. Grant St., Lafontaine, IN 46940 Tract 3 & 4: W. Grant St., Lafontaine, IN - across the street from tract 2 Wabash & Huntington County

# https://bidmetzger.com/auctions/



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#### Schedule a Showing

MLS #	202321733	9288 W 110	0 S35	LaFontaine	)	IN 46940		LP \$0				
257.65	The All	Area Hunt	ington County	Parcel ID 35-10-28-400-02	29.900-020	Type Site-Bu	ilt Home	Waterfr	ont No			
	A CONTRACT	Sub None	•	Cross Street		Bedrm 3	<b>F</b> 1	н	0			
and there	Var Hos	Township	Wayne	Style One Story		REO No	Short Sale	No				
	1 11 / L	School	HCS	Elem Salamonie	Jr F	Riverview	SrH	- - - - - - - - - - - - - - - - - - -	lorth			
	LAR ALLON	Legal Desc	Legal Description Approximately 2+/- acres part of: 012-00299-00 E PT W SE SEC 28 60A									
the second second		Directions	Just west of SR 1	05 on SR 218.								
and the second sec		Inside City	N Cit	ty County Zo	oning A1	Zonina	Description					

**Remarks** 2 Homes & Potential Building Sites offered in 4 Tracts selling via Online Only Auction on Wednesday, July 26, 2023 -- Bidding begins closing out at 6 pm! This is Tract 1 which features a Country Home on 2+/- Acres! This home sits on 2 acres of picturesque land, where you can truly enjoy the tranquility and beauty of rural living. The home features 3 cozy bedrooms and 1 full bathroom, perfect for a family or anyone who enjoys a quieter lifestyle. The property also includes 2 outbuildings, ideal for storing equipment and supplies or tending to livestock. With plenty of outdoor space and charming rustic character, this home is an ideal retreat from the hustle and bustle of the city. Bid on this tract individually, in combination, or for all 4 properties for more income producing property! Open House: Sunday, July 16th 1-2pm

Agent Remarks Online Auction: Wed. 7.26.23 6pm Open House: Sun. 7.16.23 1-2pm TERMS: 10% 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	2.0000 / 87,12	20 / 260X350 Lot De	sc Level, 0-2.9999		
Above Gd Fin SqFt 1,3	38 Above Gd Unfin SqFt 0	Below Gd Fin 0	Ttl Below Gd 570	<b>Ttl Fin SqFt</b> 1,338	Year Built 19
Age 84 New Const		Ex Shingle, Vinyl	Bsm Crawl, Partial E	asement, Unfinished	# Rooms
Room Dimensions		Water WELL	<b>Basement Material</b>	Block	
RM DIM LV		Well Type Private	Dryer Hookup Gas	No Fireplace	No
_ X		Sewer Septic	Dryer Hookup	Yes Guest Qtrs	s No
<b>)</b> x		Fuel / Gas, Forced Air	Dryer Hookup G/E	No Split Firpin	No No
12 x 12 M	•	Heating	Disposal	No Ceiling Fai	n No
12 x 12 M	•	Cooling None	Water Soft-Owned	No Skylight	No
x	AMENITIES Attic Storage, A		Water Soft-Rented	No ADA Featu	res No
x	Main Floor Laundry, Washer H	p Elec, Tub/Shower Combination,	Alarm Sys-Sec	No Fence	
<b>1</b> 8x8 M	Main Floor Eachary, Washer F		Alarm Sys-Rent	No Golf Cours	e No
12 x 12 M			Garden Tub	No Nr Wikg Tr	<b>ails</b> No
10 x 10 M	Garage /	/ x /	Jet Tub	No Garage Y/M	No No
X	Outbuilding Barn	26 x 50	Pool	No Off Street	Pk
х	Outbuilding Barn	26 x 66 1716	Pool Type		
x x	Assn Dues Fre	equency Not Applicable	SALE INCLUDES R	efrigerator, Washer, Sump F	Pump
FX	Other Fees				
x	Restrictions				
Vater	Wtr Name		Water Frontage	Channel	
Vater Features			Water Type	Lake	
uctioneer Name Chad	Metzger Lie	c # AC31300015 Auction	7/26/2023 Time 6	pm Location Online O	nly: bidmetzger.co
inancing: Existing		Proposed		Excluded Party None	Э
nnual \$2,619.42	Exemptions	Year Taxes	Payable 2023	Assessed Value	
ossession at closing					
ist Office Metzger Pro	perty Services, LLC - Off: 260-9	982-0238 List Agent Ch	ad Metzger - Cell: 260-9	982-9050	
gent E-mail chad@	metzgerauction.com	List Agent - User	Code UP388053395	List Team	
o-List Office		Co-List Agent			
howing Instr Showin	gtime or Open House				
ist Date 6/23/2023	Start Showing Date	Exp Date 7/31/2023 Owner	/Seller a Real Estate Li	censee No Agent/Owr	ner Related No
ontract Type Exclusive	Right to Sell Buyer Brok	<b>cer Comp.</b> 3.0%	Variable Rate No	Special List Cond.	None
irtual Unbrande	d Virtual Tour Lockbox Ty	ype Mechanical/Comb Lockbox Lo	ocation west side door	Type of Sale	
intual Ofibrande	Closing Da	te Selling Pric	e	How Sold	
	Cald/Canad	ession Remarks		Conc Paid	
ending Date	Sola/Conce				
Yending Date Yending Date Yell Concessions Paid Gell Office	Sola/Conce	Sell Agent		Sell	

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Huntington County

Date (month, day, year)



#### SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLÓSURE State Form 46234 (R6 / 6-14)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

1. The following are in the condition	None/Not		Not	Do Not		None/Not	Defective		ot	Do Not
A. APPLIANCES	Rented	Defective	Defective	Know	C. WATER & SEWER SYSTEM	Rented	Delective	Defe	ctive	Know
Built-in Vacuum System	X				Cistern					X
Clothes Dryer			X	,	Septic Field / Bed			1.		X
Clothes Washer			X		Hot Tub	X	in the second	-		
Dishwasher	X	-			Plumbing					X
Disposal	X				Aerator System	X				
Freezer		X			Sump Pump					1
Gas Grill	X				Irrigation Systems	X			in the second	
Hood	X			1 1	Water Heater / Electric	69			1	X
Microwave Oven	X				Water Heater / Gas	X	1.1.1.1.1.1		11	
Oven		Ø	X		Water Heater / Solar	×		1.1		
Range	X		1		Water Purifier	X			2.3	
Refrigerator			X	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Water Softener		1. 154	1.15	T. C.	X
Room Air Conditioner(s)	X				Well	1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	Constant of		n n d	X
Trash Compactor	X				Septic & Holding Tank/Septic Mound		1.8		1.22 8	X
TV Antenna / Dish		1		X	Geothermal and Heat Pump	×		1. 2.2	de la com	
Other:		1			Other Sewer System (Explain)	×		1		
ouen		1.1.1.1.1.1			Swimming Pool & Pool Equipment				,	
			and the second							Do Not
· · · · · · · · · · · · · · · · · · ·		4 19 - 19 - 19 - 19 - 19 - 19 - 19 - 19 -	「日本」				State of the second	Yes	No	Know
			11 11 1 V	$\lambda_{i+1} < i \leq i$	Are the structures connected to a publi				X	
	None/Not		1 1000 0000000000000000000000000000000	SUCCESSION OF THE REAL	Are the structures connected to a publi			3	X	31
B. ELECTRICAL SYSTEM		Defective	Not Defective	Do Not Know	Are there any additions that may requir to the sewage disposal system?	ga - <b>1</b> 27 Mar	n an		X	
Air Purifier	X				If yes, have the improvements been con sewage disposal system?	mpleted on	the	L. Sec.	X	
Burglar Alarm	1. A. A.			X	Are the improvements connected to a p	private/com	munity		X	
Ceiling Fan(s)	X	1. 14	100 A. A.		water system? Are the improvements connected to a p	rivate/com	munity	문의 공연 공연위험	ív.	ARCS / ACC
Garage Door Opener / Controls	1.1		X	R. A.	sewer system?	invate/com	intentity	с. ў	Ň	
Inside Telephone Wiring and Blocks / Jacks				X	D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	N Defe	ot ctive	Do Not Know
Intercom	X	1. S. 1. 1			Attic Fan	X	Contractor and address	1998 (D) 2 (D)	4390048723	, MARINE NEW YORK, NE
Light Fixtures			X	$e^{-i\delta t} P_{1}(t)$	Central Air Conditioning	Ϋ́ Χ				
Sauna	X			的感情的	Hot Water Heat	X		1.115		1.
Smoke / Fire Alarm(s)			1.1.1.1	X	Furnace Heat / Gas		X	11 1 1 1 1 1 1 1 1 1 1 1		
Switches and Outlets	1.20	No. 1997		X	Furnace Heat / Electric	X			1 1	
Vent Fan(s)	X	1.11	And Andrewson And Andrewson		Solar House-Heating	1 x				
60 / 100 / 200 Amp Service		Sec. 1	1.1	X	Woodburning Stove		Sec. Contractor	1. 1. 1. 1. 1. 1. 1.		
(Circle one)		111		//		1		1.000		
Generator	X	1	4.1.1		Fireplace	1/ <del>x</del>		1		-
NOTE: "Defect" means a condition th	nat would ha	ave a signi	licant adve	se effect	Fireplace Insert		n de la composition de la comp	10		
on the value of the property, that wou	uld significa	ntly impair	the health	or safety	Air Cleaner			- 2		
of future occupants of the property, o	or that if not	repaired, r	emoved or	replaced	Humidifier	X	1 A		421	1 8 1 1
would significantly shorten or adver premises.	sely affect	ine expecte	ea normal l	ite of the	Propane Tank Ronted	-	2			1 - <u>1</u> - 1
				1483	Other Heating Source		N. Marcal Sciences - Charter	12 KL86 (A. 10)		
ACTUAL KNOWLEDGE. A disclo substitute for any inspections or w any material change in the physica	sure form /arranties t al conditio	is not a w hat the pro 1 of the pr	arranty by ospective b operty or c	the owner ouyer or ow ertify to th	Seller, who certifies to the truth there r or the owner's agent, if any, and the o mer may later obtain. At or before settle e purchaser at settlement that the condi rchaser hereby acknowledge receipt	disclosure ment, the tion of the	form may owner is re property	/ not equire is sul	be us ed to bstan	sed as a disclose tially the
	CP		(dd/yy)		Signature of Buyer		Date ( <i>mm/dc</i>			AND TRANSPORT
Signature of Seller	<b>\</b>	Date (mm			Signature of Buyer	C	Date ( <i>mm/dc</i>	d/yy)		÷.,
The Seller hereby certifies that the co	ndition of fl	e property	is substan	tially the sa	me as it was when the Seller's Disclosure f	orm was o	riginally pro	ovide	d to th	ne Buver
ignature of Seller (at closing)		Date (mm.			Signature of Seller (at closing)		Date (mm/d			
ignatale of Const (at blooking)							,, <b>.</b>			

Age, if known: Years.					· 高田美麗花為近常美麗花が少常に	1 / Children and a second	KNOW
Nde, if known: Years.			X	Do structures have aluminum wiring?			X
· · · · · · · · · · · · · · · · ·			/ 1	Are there any foundation problems with the structures?			X
Does the roof leak?			X	Are there any encroachments?		X	
s there present damage to the roof?			X	Are there any violations of zoning,		Ý	
Is there more than one layer of shingles on the house?			Λ.	building codes, or restrictive covenants? Is the present use a non-conforming use?			
If yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW			-6 <sub>1.</sub> -	
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?		X	Ø			X	
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?		X		Is the access to your property via a			
Has there been manufacture of methamphetamine or dumping of waste	NY -	X		rivate road? Is the access to your property via a	2/	$\land$	
from the manufacture of methamphetamine in a residential structure on the property?		/ \		public road? Is the access to your property via	_X	V	
Explain:				an easement?		Ň	18 3.4
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
				Are there any structural problems with the building?		n de la de la dela Alexandre de la dela Alexandre de la dela	X
			상관이가 <sup>1</sup> 명 사망이 가 1	Have any substantial additions or alterations been made without a required building permit?		X	
E. ADDITIONAL COMMENTS AND/OR EXPL. (Use additional pages, if necessary)	ANATIO	NS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?	X		
				Is there any damage due to wind, flood, termites or rodents?			X
			가는 이 가격했다. 전신이는 가격이 있다.	Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?			X
				Is the property in a flood plain?		X	1 Alexandre
			하는 것을 물을 물을 즐기 때 물을	Do you currently pay flood insurance?		X	
				Does the property contain underground storage tank(s)?	X		
				Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			X
				Is the property located within one (1) mile of an airport?		X	
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti- to disclose any material change in the physi	s not a w es that t ical cond	/arranty by he prospe dition of th	y the owner ective buyer ne property	Seller, who certifies to the truth thereof, baser or the owner's agent, if any, and the disclosu or owner may later obtain. At or before settler or certify to the purchaser at settlement that th d. Seller and Purchaser hereby acknowledge r	re form m nent, the ne conditi	ay not be owner is on of the	e used as required property
Signature of Seller	Date (mn	n/dd/yy)	1.1.	Signature of Buyer	Date (mm/c	ld/yy)	and the second se
Signature of Seller	Date (mn	n/dd/yy)	-23	Signature of Buyer	Date ( <i>mm/c</i>	ld/yy)	
The Seller hereby certifies that the condition of th	e propert	y is substa	ntially the sa	me as it was when the Seller's Disclosure form was o	originally p	rovided to	the Buye



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Schedule a Showing

Property Type RESIDENTIAL	Status Active		<b>CDOM</b> 0 <b>DOM</b> 0	Auction Yes
MLS # 202321735	15 W Grant Street	LaFontaine	IN 46940	LP \$0
	Area Wabash County	Parcel ID 85-19-27-404-010.000-006	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrm 3 F 2	<b>H</b> 0
	Township Liberty	Style One and Half Story	REO No Short Sale	No
	School WAC	Elem Southwood Jr	Southwood SrH S	Southwood
	Legal Description SISSONS	S LOT 15 & S1/2 LOT 16		
	Directions From Hwy 15, turn ea	ast on 218. Turn north on Main St, then east on	Grant St.	
	Inside City Y City	R3 County Zoning	Zoning Description	

**Remarks** 2 Homes & Potential Building Sites offered in 4 Tracts selling via Online Only Auction on Wednesday, July 26, 2023 -- Bidding begins closing out at 6 pm! This is Tract 2 which features a 3 bedroom home with 2 full baths located in a small town neighborhood! This home is selling regardless of price! This lovely home features 2 bedrooms upstairs and 1 bedroom on the main floor, providing plenty of living space and flexibility. With 2 full bathrooms, mornings can be a breeze for the whole family. The property also includes a convenient 2 car detached garage and a barn that is perfect for storing equipment or converted into a workshop. This home is perfect for those who appreciate small town living without sacrificing the convenience of modern amenities. Bid on this tract individually, in combination, or for all 4 properties for more income producing property! Open House: Sunday, July 16th 1-2pm

Agent Remarks Online Absolute Auction: Wed. 7.26.23 6 pm Open House: Sunday, July 16th 1-2pm TERMS: 10% 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 showing they attend including the auction to receive compensation.

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	-	0 Above Gd Unfin So No Date	ILL Below	w Gd Fin	0 Vinud	Ttl Below Gd ( Bsm Crawl	)	Ttl Fin SqFt 1,540	Year Built 1 # Rooms
-	e 124 New Const oom Dimensions		alf Water	Ex Shingle, CITY	VIIII				# 1001115
<u>IX</u>	RM DIM LV	B-Main 2 0	Well Type	OITT		Basement Material			
	X	B-Upper 0 0	Sewer	City		Dryer Hookup Gas		Fireplace	No
	×	<b>B-Blw G</b> 0 0	Fuel /	Gas, Forced	Air	Dryer Hookup	No	Guest Qtrs	No
	8 x 10 M	Laundry Rm Main	Heating	000,101000	7 41	Dryer Hookup G/E	No	Split Firpin	No
	10 x 12 M	Laundry L/W 7 x 2	•	Central Air		Disposal Water Soft-Owned	No No	Ceiling Fan	No No
	x	AMENITIES Stand U	0		nation.			Skylight	
	10 x 16 M	Main Floor Laundry, W	•		,	Water Soft-Rented		ADA Feature	s No
	10 x 12 M					Alarm Sys-Sec	No	Fence	No
	12 x 14 U					Alarm Sys-Rent Garden Tub	No	Golf Course	No No
	12 x 14 U	Garage 2.0	/ Detached /	14 x 22 /	308.00	Jet Tub	No No	Nr Wlkg Trail	<b>s</b> No Yes
	X	•		x 18		Pool	No	Garage Y/N Off Street Pk	
	x	Outbuilding	5	X			NO	On Street PK	
	X	Assn Dues	Frequency	Not Applicab	le	Pool Type	Dofrig	erator, Washer, Kitchen E	vhauet Hood W
-	x	Other Fees				Heater Electric	Reing		kilaust Hood, v
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u	otionoor Namo Chad I	Netzger	Lic # AC31		uction	7/26/2023 <b>Time</b>	6 pm	Location Online Only	: bidmetzger.c
	ctioneer Name Chad I		Propo	osed				Excluded Party None	
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ır	ancing: Existing nual \$403.76	Exemptions Homes	stead, Supplemer	ntal	Year Taxes	Payable 2023		Assessed Value	
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	ancing: Existing nual \$403.76 ssession at closing t Office Metzger Prop ent E-mail chad@n -List Office bowing Instr Showing t Date 6/23/2023 S	perty Services, LLC - O netzgerauction.com ptime or Open House i <b>tart Showing Date</b>	ff: 260-982-0238 Exp C	List A List A Co-Li Date 7/31/202	Agent Ch Agent - User st Agent	ad Metzger - Cell: 26 Code UP388053395 /Seller a Real Estate		9050 List Team see No Agent/Owner	<b>Related</b> No
nr Si ge D- Si Si	ancing: Existing nual \$403.76 ssession at closing t Office Metzger Prop ent E-mail chad@n -List Office owing Instr Showing t Date 6/23/2023 S intract Type Exclusive	perty Services, LLC - O netzgerauction.com gtime or Open House tart Showing Date Right to Sell Buy	ff: 260-982-0238 Exp C rer Broker Comp.	List A List A Co-Li Date 7/31/202 . 3.0%	Agent Ch Agent - User st Agent 23 Owner	ad Metzger - Cell: 26 Code UP388053395 /Seller a Real Estate Variable Rate No	Licens	9050 List Team See No Agent/Owner Special List Cond. No	
nr st ge o- st or	ancing: Existing nual \$403.76 ssession at closing t Office Metzger Prop ent E-mail chad@n -List Office bwing Instr Showing t Date 6/23/2023 S intract Type Exclusive tual	perty Services, LLC - O netzgerauction.com gtime or Open House tart Showing Date Right to Sell Buy Loc	ff: 260-982-0238 Exp D rer Broker Comp. kbox Type Mecha	List A List A Co-Li Date 7/31/202 . 3.0%	Agent Ch Agent - User st Agent 23 Owner Lockbox L	ad Metzger - Cell: 26 Code UP388053395 /Seller a Real Estate Variable Rate No ocation west side doo	Licens	2050 List Team see No Agent/Owner Special List Cond. No Type of Sale	
nr Si ge o- si si or si	ancing: Existing nual \$403.76 ssession at closing t Office Metzger Prop ent E-mail chad@n -List Office owing Instr Showing t Date 6/23/2023 S ntract Type Exclusive tual nding Date	perty Services, LLC - O netzgerauction.com gtime or Open House tart Showing Date Right to Sell Buy Loc Clos	ff: 260-982-0238 Exp D rer Broker Comp. kbox Type Mecha sing Date	List A List A Co-Li Date 7/31/202 . 3.0% anical/Comb	Agent Ch Agent - User st Agent 23 Owner	ad Metzger - Cell: 26 Code UP388053395 /Seller a Real Estate Variable Rate No ocation west side doo	Licens	2050 List Team see No Agent/Owner Special List Cond. No Type of Sale How Sold	
nr os si ge o- hc si or irt	ancing: Existing nual \$403.76 ssession at closing t Office Metzger Prop ent E-mail chad@n -List Office bwing Instr Showing t Date 6/23/2023 S intract Type Exclusive tual	perty Services, LLC - O netzgerauction.com gtime or Open House tart Showing Date Right to Sell Buy Loc Clos	Exp D Exp D rer Broker Comp. kbox Type Mecha sing Date d/Concession Re	List A List A Co-Li Date 7/31/202 . 3.0% anical/Comb	Agent Ch Agent - User st Agent 23 Owner Lockbox L	ad Metzger - Cell: 26 Code UP388053395 /Seller a Real Estate Variable Rate No ocation west side doo	Licens	2050 List Team see No Agent/Owner Special List Cond. No Type of Sale	

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2023 IRMLS. All Rights Reserved.

### Listings as 06/23/2023

Lots & Land Agent Full Detail

Schedule a Showing

Page 1 of 1

ILS 202321736	*** Grant Street	LaFontaine	IN 46940	Statu Active	LP \$0
a and a	Area Wabash Cour	ty Parcel ID	85-19-27-404-059.00	0-00 <b>Type</b> Residenti	al Land
	Sub None	Cross Stree	et		Lot #
NATE N	School District	NAC Elem Southwood	JrH S	Southwood	SrH Southwood
	REO No	Shor	t Sale No	Waterfront	<b>Y/N</b> N
	Legal Description	PT FR E1/2 SE (UNPLAT	TED) 27-26-7 .03AC &	SISSONS W1/2 14 &	SISSONS W1/2 13
	Directions From H	wy 15, turn east on 218. Tu	urn north on Main St, th	en east on Grant St.	
	Inside City Limits	City Zoning R3	County Zoning Z	Coning Description	

**Remarks** 2 Homes & Potential Building Sites offered in 4 Tracts selling via Online Only Auction on Wednesday, July 26, 2023 -- Bidding begins closing out at 6 pm! This is Tract 3 which features a potential building site to build your dream home! This lot is selling regardless of price! Bid on this tract individually, in combination, or for all 4 properties for more income producing property!

**Agent Remarks** Online Absolute Auction: Wed. 7.26.23 6pm TERMS: 10% 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 showing they attend including the auction to receive

Sec Lot	Lot Ac/SF/Dim	0.2100 /	9,148 /	150x65	
Parcel Desc 0-2.9999	Platted Develop	pment No		Pla	tted Y/N Yes
Township Liberty	Date Lots Available		I	Price per Acre \$\$0.00	
Type Use Residential	Road Access City	Road S	Surface Asphalt	Road Frontage	City
Water Type City, Available	Well Type	I	Easements	Yes	
SEWER TYPE City, Available			Water Frontage		
Type Fuel None			Assn Dues	Not Applicable	
Electricity Available			Other Fees		
Features				LABLE Aerial Photo	
reatures		I	DOCOMILINISAVAI	LADLL ACHAITHOU	
Strctr/Bldg Imprv No					
Can Property Be Divided? Yes					
Water Access					
Water Name		Lake Type			
Water Features					
Water Frontage	Channel Frontage		Wa	ater Access	
Auction Yes Auctioneer Name	Chad Metzger		Auctioneer Lice	ense # AC31300015	
Auction Location Online Only	y: bidmetzger.com Auction Sta	art Date	7/26/2023		
Financing: Existing	Proposed			Excluded Party	None
Annual Taxes \$69.02 Exemption	n No Exemptions	Year Taxes P	ayable 2023	Assessed Value	
Is Owner/Seller a Real Estate License	e No	Possession	at closing		
List Office Metzger Property Services	, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Ce	ell: 260-982-9050	
Agent ID RB14045939	Agent E-mail chad@me	etzgerauction.com	I		
Co-List Office		Co-List Agen	t		
Showing Instr					
List Date 6/23/2023 Exp Date	7/31/2023				
Contract Type Exclusive Right to Sell	BBC 3.0%	Variable Rate No	)	Special Listing Cond	I. None
Virtual Tours:	Type of Sale				
Pending Date Close	sing Date	Selling Price	How Se	old	<b>CDOM</b> 0
Total Concessions Paid	Sold/Concession Rema	rks			
Sell Office	Sell Agent			Sell Team	
Co-Sell	Co-Sell Age	nt			
Presented by: Chad Me	etzger - Cell: 260-982-9050	/	Metzger Pr	operty Services, LLC - Of	f: 260-982-0238

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#### 📾 🊺 🔫 🖂 🗖 🕤 Lots & Land Agent Full Detail Schedule a Showing Listings as 06/23/2023 Page 1 of 1 **CDOM** 0 DOM Property Type LOTS AND LAND Status Active 0 Auction Yes 202321738 MLS \*\*\*\* W Grant Street LaFontaine IN 46940 Statu Active LP \$0 Area Wabash County Parcel ID 85-19-27-404-059.000-00 Type Residential Land **Cross Street** Sub None Lot # School District WAC Elem Southwood JrH Southwood SrH Southwood REO No Short Sale No Waterfront Y/N N Legal Description PT W1/2 VAC FIRST ST & PT W1/2 VAC ALLEY & 20X66 (UNPLATTED - .03A) & SISSON E1/2 13 & 14 & Directions From Hwy 15, turn east on 218. Turn north on Main St, then east on Grant St.

**Remarks** 2 Homes & Potential Building Sites offered in 4 Tracts selling via Online Only Auction on Wednesday, July 26, 2023 -- Bidding begins closing out at 6 pm! This is Tract 4 which features a potential building site to build your dream home! This lot is selling regardless of price! Bid on this tract individually, in combination, or for all 4 properties for more income producing property!

**County Zoning** 

**Zoning Description** 

Inside City Limits Y City Zoning R3

**Agent Remarks** Online Absolute Auction: Wed. 7.26.23 6pm TERMS: 10% 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 showing they attend including the auction to receive

Coo Lot	Lat	A = /SE/Dim 0.2000 /	12.000 /	150,00	
Sec Lot		Ac/SF/Dim 0.3000 /	13,068 /	150x90	
Parcel Desc 0-2.9999		ted Development No			tted Y/N Yes
Township Liberty	Date Lots Availa			Price per Acre \$\$0.00	
Type Use Residential	Road Access	City Road	I Surface Asphalt	Road Frontage	City
				N.	
Water Type City	Well Type		Easements	Yes	
SEWER TYPE City			Water Frontage		
Type Fuel None			Assn Dues	Not Applicable	
Electricity Available			Other Fees		
Features			DOCUMENTS AVA	ALABLE Aerial Photo	
Strctr/Bldg Imprv No					
Can Property Be Divided?	No				
Water Access					
Water Name		Lake Type			
Water Features					
Water Frontage	Channel F	rontage	v	Vater Access	
Auction Yes Auctioneer N	lame Chad Metzger	-	Auctioneer Lie	cense # AC31300015	
Auction Location Onlin	ne Only: bidmetzger.com	Auction Start Date	7/26/2023		
Financing: Existing		Proposed		Excluded Party	None
Annual Taxes \$120.22 Exer	mption	Year Taxes	Payable 2023	Assessed Value	
Is Owner/Seller a Real Estate Lie	censee No	Possessio	at closing		
List Office Metzger Property Se	ervices, LLC - Off: 260-982-02	238 List Agent	Chad Metzger - 0	Cell: 260-982-9050	
Agent ID RB14045939	Agent E-mail	chad@metzgerauction.co	m		
Co-List Office	-	Co-List Ag	ent		
Showing Instr		•			
List Date 6/23/2023 Exp Da	ate 7/31/2023				
Contract Type Exclusive Right	to Sell BBC 3.	0% Variable Rate	No	Special Listing Con	d. None
Virtual Tours:	Type of	Sale			
Pending Date	Closing Date	Selling Price	How	Sold	<b>CDOM</b> 0
Total Concessions Paid	Sold/Conces	sion Remarks			
Sell Office	S	Sell Agent		Sell Team	
Co-Sell	C	o-Sell Agent			
Presented by: Ch	ad Metzger - Cell: 260-982	2-9050 /	Metzger F	Property Services, LLC - Of	ff: 260-982-0238

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Date (month, day, year)



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

7/D anda)

State Form 46234 (R6 / 6-14)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Wabash County

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

1. The following are in the condition	None/Not	PH MMMS	Not	Do Not		None/No	i Manua da	6 80.99	Not	Do No
A. APPLIANCES	Included/ Rented	Defective	Defective	Know	C. WATER & SEWER SYSTEM	Included Rented	Defective		ective	
Built-in Vacuum System	X				Cistern					X
Clothes Dryer			X		Septic Field / Bed	X				1
Clothes Washer			X		Hot Tub	X		1	· · · ·	1.1.1.1
Dishwasher	· · · ·	X			Plumbing				9	X
Disposal	X		1. D		Aerator System	X			1	
Freezer		1.1			Sump Pump	X	6. 11. 6			1.1
Gas Grill	X	1 C			Irrigation Systems	X		1 9 1		
Hood	~		X		Water Heater / Electric		1			X
Microwave Oven	1				Water Heater / Gas	X	1	1 .	14	
Oven			X		Water Heater / Solar	X	Particular Construction Action Construction Action			
Range			1		Water Purifier	X				
Refrigerator			X		Water Softener	X	110 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1		
Room Air Conditioner(s)			X		Well	X	1.1.1			
Trash Compactor	X				Septic & Holding Tank/Septic Mound	X		1	1 1 1 1 1	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
TV Antenna / Dish			X		Geothermal and Heat Pump	X	an ann an tar An tar	1.	<u></u>	
Other:				ala ang Katalan Santagan ka	Other Sewer System ( <i>Explain</i> )		a a a		1997 - 19	X
ouler				1977 - 19	Swimming Pool & Pool Equipment	X		1. 	1.15	~
									1	Do No
	10-1 2-1-12			1 		Carlenge State		Yes	No	Know
	1 N		Carlo and		Are the structures connected to a publi			X		<u>e server de la composita de l</u>
	None/Not	17 CONTACTOR		aluz secto alucturada	Are the structures connected to a publi	and a support of the support	- the second s	X	1.12.1	$\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$
B. ELECTRICAL SYSTEM		Defective	Not Defective	Do Not Know	Are there any additions that may requir to the sewage disposal system?					X
Air Purifier	x			14. J	If yes, have the improvements been cor sewage disposal system?	npleted on	the		393	X
Burglar Alarm	X	1.1		397	Are the improvements connected to a p	rivate/com	nunity	- 1241 - 1241	~	1.1.1.25
Ceiling Fan(s)		the phase	X		water system?		191	1.50	X	
Garage Door Opener / Controls			X		Are the improvements connected to a p sewer system?	rivate/com	nunity		XI	
Inside Telephone Wiring and Blocks / Jacks			X		D. HEATING & COOLING SYSTEM	None/Not Included/	Defective	N Defe	ot	Do Not Know
Intercom	X				Attic Fan	Rented V		in codani	dog steps of a	
Light Fixtures		·	X	1. 1. 1.	Central Air Conditioning	<u>^</u>	4 1997 - 1997 - 1	X		
Sauna	X		10		Hot Water Heat			~	<u>}</u>	
Smoke / Fire Alarm(s)			in a statut	X	Furnace Heat / Gas	X		X		<u>1 1 1 1 11 1</u> 1 1 1 1 1 1 1
Switches and Outlets				X	Furnace Heat / Electric	N	* <u>863</u> 35 3 141 - 556 3 141	~	1.1	
Vent Fan(s)	X	1	1.1.1		· · · · · · · · · · · · · · · · · · ·	-X-	가지 않는 것. 건강한 10 전	1.87.1		
60 / 100 / 200 Amp Service	1.			V	Solar House-Heating	× I		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		
(Circle one)		$(x_{i}) \in \mathcal{J}_{i}$		$\mathbf{X}$	Woodburning Stove	$\hat{\mathbf{x}}$		· · · · ·		<u>, , , , , , , , , , , , , , , , , , , </u>
Generator	X			78	Fireplace	X	1. A P			
NOTE: "Defect" means a condition th	at would ha	ve a signif	icant adver	se effect	Fireplace Insert	$\Lambda$	A CARLER AND A CARLE			<u>A}</u>
on the value of the property, that wou	ld significa	ntly impair	the health o	or safety	Air Cleaner	<u>x</u>	1. <u>1. 1.</u> 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	<u>.</u>		
of future occupants of the property, o					Humidifier	-X				<u></u>
would significantly shorten or advers	ely affect t	he expecte	d normal li	le of the	Propane Tank		a stranger			AND STREET
					Other Heating Source	<u> </u>	0.000	WE WELSON		
ACTUAL KNOWLEDGE. A disclos substitute for any inspections or w any material change in the physica	sure form is arranties the condition	s not a wa nat the pro of the pro	arranty by spective by operty or co	the owner uyer or owner ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the di ner may later obtain. At or before settlem purchaser at settlement that the conditi chaser hereby acknowledge receipt o	sclosure f ient, the ov on of the p	orm may wner is rec property is	not t quire sub	e use d to di stantia	ed as a isclose ally the
Signature of Seller	$\square$	Date (mm/	1 1 9 10 10 11 11 10 10 10 10 10 10 10 10 10	ົ. ແມ່ນ ເ	Signature of Buyer		te (mm/dd/)			100000
Signature of Seller	Kap	Date (mm/	5 2	2-	Signature of Buyer	Dat	te ( <i>mm/dd/</i> )	/y)		
The Seller bereby certifies that the se	ndition of the	e proport :	ic cubota-t	ially the e	ne as it was when the Seller's Disclosure for	m was orig	inally prov	idad	to the	Dines
Signature of Seller (at closing)		Date (mm/		any ule sel	Signature of Seller (at closing)		te (mm/dd/		to uie	Buyer.
							\			

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO KNOV
Age, if known: Years.			X	Do structures have aluminum wiring? Are there any foundation problems			X
Does the roof leak?			X	with the structures? Are there any encroachments?			
s there present damage to the roof?			X	Are there any violations of zoning,	1.15	X	1
s there more than one layer of shingles on the house?			X	building codes, or restrictive covenants? Is the present use a non-conforming use?	R R R		$\Lambda$
If yes, how many layers?				Explain:			1 <sup>1</sup>
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?		X				X	
s 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?		X					
Has there been manufacture of methamphetamine or dumping of waste		Ì		Is the access to your property via a private road? Is the access to your property via a	r	X	
from the manufacture of methamphetamine in a residential structure on the property?				public road?	$\Delta$		
Explain:	1			Is the access to your property via an easement?		X	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
				Are there any structural problems with the building?			X
				Have any substantial additions or alterations been made without a required building permit?			Х
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	IS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?			X
				Is there any damage due to wind, flood, termites or rodents?			X
				Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?	X		
			18 Albert	Is the property in a flood plain?			
				Do you currently pay flood insurance? Does the property contain underground		X -	
				storage tank(s)?		X	
			가는 가. 같은 그리	Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		X	
ACTUAL KNOWLEDGE. A disclosure form i a substitute for any inspections or warrant to disclose any material change in the phys	s not a wa ies that th ical cond	arranty by e prospecition of th	/ the owner ctive buyer e property	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosu or owner may later obtain. At or before settle or certify to the purchaser at settlement that th d. Seller and Purchaser hereby acknowledge r	re form m nent, the ne condit	ay not be owner is ion of the	e used a require propert
Signature of Seller	Date (mm		and and the second s	Signature of Buyer	Date (mm/o	dd/yy)	1
Signature of Seller	Date (mm)	15-7 (dd/yy)	3	Signature of Buyer	Date (mm/	dd/yy)	1
				me as it was when the Seller's Disclosure form was o			the Rung
	~ property	Jubaidi	auny une ad	and do it was which the ocher o proclosure form was (	ginally p	o viucu lo	are buye
Signature of Seller (at closing)	Date (mm	/dd/yv)	· · · · · ·	Signature of Seller (at closing)	Date (mm/	dd/vy)	

## **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
  - o Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - o 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

### 35-10-28-400-029.900-020

#### ADMINISTRATIVE INFORMATION

PARCEL NUMBER 35-10-28-400-029.900-020 Parent Parcel Number

Property Address 9288 W 1100 S 35

Neighborhood 3520520 WAYNE TWP 1979 & OLDER Property Class

101 Agri Cash grain/general farm TAXING DISTRICT INFORMATION

Î	PAXING DISTRICT			INFORM	ATION
	Jurisc	lid	ction	35	Huntington
	Area			012	Wayne
	Corpor	cat	ion	N	
	Distri	Lct	5	020	Wayne
Routing Number			Number	12F28-1	1-C11

Site Description

Public Utilities:

Topography: Level

Electric

#### Rapp, George Jr & Juanita C Trustees of the 9288 W 1100 S 35 OWNERSHIP

Tax ID 0120029900

Rapp, George Jr & Juanita C Trustees of the Rapp Family Trust 811 Becher Dr WAUSAU, WI 54401-2177 USA

TRANSFER OF OWNERSHIP

Printed 03/17/2022 Card No. 1 of 1

Date

# AGRICULTURAL

012-00299-00 E PT W SE SEC 28 60A

VALUATION RECORD											
Assessment Year		01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022			
Reason for Change			(H = 1				411 m 3				
		ANNUAL ADJ	4Y Reval	ANNUAL ADJ	ANNUAL ADJ	ANNUAL ADJ	4Y Reval	ANNUAL ADJ			
VALUATION	L	134600	128100	113800	110900	94300	94900	107300			
Appraised Value	В	50400	50900	51700	53400	62100	62100	73200			
	Т	185000	179000	165500	164300	156400	157000	180500			
VALUATION	L	134600	128100	113800	110900	94300	94900	107300			
True Tax Value	В	50400	50900	51700	53400	62100	62100	73200			
	Т	185000	179000	165500	164300	156400	157000	180500			

----

#### LAND DATA AND CALCULATIONS

Street or Road: Paved		Rating Soil ID -or-	Measured Acreage -or-	Table 120	Prod. Factor -or- Depth Factor						
Neighborhood: Static	Land Type		Effective Frontage	Effective Depth	-or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value	
Zoning:	1 PUBLIC ROAD/ROW	EE	0.4700	)	1.00	1500.00	1500.00		710 0 -100%		0
Legal Acres:	2 HOMESITE		1.0000	)	1.00	18500.00	18500.00	1	L8500		18500
60.0000	3 TILLABLE LAND	BcB2	21.4000	)	0.85	1500.00	1275.00	2	27290		27290
Admin Legal	4 TILLABLE LAND	MzC3	3.9800	1	0.60	1500.00	900.00		3580		3580
60.0000	5 TILLABLE LAND	Pe	10.7100	1	1.28	1500.00	1920.00	2	20560		20560
00.0000	6 TILLABLE LAND	Pg	22.4200	1	1.11	1500.00	1665.00	3	37330		37330
	7 TILLABLE LAND	RK	0.0200	1	1.28	1500.00	1920.00		40		40

001: 3-1-15 CHANGED NBHD
1-1-20 FORM 11 RETURNED, FORWARD TIME EXPIRED
CY17: CYCLICAL REASSESSMENT 2017
1-1-17 removed shed; changed cond of outbldgs
CY21: CYCLICAL REASSESSMENT 2021

Supplemental Cards		Supplemental Cards	
MEASURED ACREAGE	58.5300	TRUE TAX VALUE	88800
FARMLAND COMPUTATIONS Parcel Acreage	60.0000	Measured Acreage Average True Tax Value/Acre	58.5300 1517
81 Legal Drain NV [-] 82 Public Roads NV [-] 83 UT Towers NV [-]	0.4700	TRUE TAX VALUE FARMLAND Classified Land Total	88790
9 Homesite(s) [-] 91/92 Excess Acreage[-]	1.0000	Homesite(s) Value (+) Excess Acreage Value (+)	18500
TOTAL ACRES FARMLAND	58.5300	Supplemental Cards TOTAL LAND VALUE	
TRUE TAX VALUE	88800	TOTAL LAND VALUE	107300

			35-10-28-400-029.900-020 Property Class: 101 9288 W 1100 S 35
		IMPROVEMENT DATA	
<b>PHYSICAL CHARACTERISTICS</b> Occupancy: Single family			Finished Construction Base Area Floor Area Sq Ft Value 1 WOOD FRAME 1338 1.0 1338 95860
Story Height: 1.0 Finished Area: 1338 Attic: None Basement: 1/2 ROOFING Material: Asphalt shingles			4 CONCRETE BLOCK 570 Bsmt 0 20090 768 Crawl 5250
			TOTAL BASE 121200
FLOORING Slab B Sub and joists 1.0	02	04	Row Type Adjustment 1.00% SUB-TOTAL 121200
Wood 1.0 EXTERIOR COVER Masonry B Wood siding 1.0	01 03	38	0 Interior Finish 0 0 Ext Lvg Units 0 0 Basement Finish 0 Fireplace(s) 0 Heating 0
INTERIOR FINISH Drywall 1.0 Unfinished B		$\frac{1 \text{ s Fr}}{B} \stackrel{30}{570} 15$	Air Condition 0 Frame/Siding/Roof 0 Plumbing Fixt: 5 0
ACCOMMODATIONS Finished Rooms 5 Bedrooms 3		$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	SUB-TOTAL ONE UNIT 121200Exterior FeaturesSUB-TOTAL 0 UNITS 121200DescriptionValueGaragesMSTP24500 Integral0CONCP9600 Att Garage0
HEATING AND AIR CONDITIONING Primary Heat: Central Warm Air Lower Full Part /Bsmt 1 Upper Upper		16 16 16 (160)	0 Att Carports 0 0 Bsmt Garage 0 Ext Features 3410 SUB-TOTAL 124610
Central War 0 1338 0 0 PLUMBING			Quality Class/Grade D
#     3     Fixt. Baths     1       3     Fixt. Baths     1     1       Kit Sink     1     1       Water Heat     1     1       TOTAL     5			GRADE ADJUSTED VALUE 94700
REMODELING AND MODERNIZATION Amount Date			(LCM: 95.00)
	SPECIAL FEATURES	SUMMARY OF IMPROVEME	
		Stry Const Year Eff Base Feat	Adj Size or Computed PhysObsolMarket %
	Description Value	5	ate Area Value Depr Depr Adj Comp Value
	01 :NE 0 NP 0 NS 0 02 :C 0 03 :C 0 04 :NE 0	D         DWELL         1.00         D         1900         1939         AV         0.00         N           01         T21S         18.00         D         1900         1900         F         0.00         Y           02         LEANTO         10.00         D         1900         1900         F         0.00         Y           03         LEANTO         14.00         D         1900         1900         F         0.00         Y           04         T3AW         12.00         D         1900         1900         F         17.65         Y	$            0.00  1908  94700  50  0  139  100  65800 \\             0.00  26x  50  0  0  SV  0  100  100 \\             0.00  18x  26  0  0  SV  0  100  100 \\             0.00  10x  50  0  0  SV  0  100  100 \\             12.85  26x  66  22050  70  0  100  100  6600 \\             $

### 

-27-404-010.000-006	RAPP GEORGE JR & JU
General Information	Ownership

**RAPP GEORGE JR & JUANITA C TRU** JOHN RAPP 811 BECHER DR WAUSAU, WI 54401

SISSONS LOT 15 & S1/2 LOT 16

2022

WIP

02/18/2022

1.0000

\$9,200

\$9,200

\$61,100

\$59,000

\$2,100

\$70,300

\$68,200

\$2,100

Land Pricing Soil

Type Method ID

F

E

F

F

\$0

\$0

\$0

\$0

Indiana Cost Mod

Legal

Assessment Year

Valuation Method

Notice Required

Land Res (1)

Improvement

Imp Res (1)

Total Res (1)

Equalization Factor

Land Non Res (2)

Land Non Res (3)

Imp Non Res (2)

Imp Non Res (3)

Total Non Res (2)

Total Non Res (3)

Act

56

28

Front.

As Of Date

Land

Total

**Reason For Change** 

Jwnersnie Da

JANITA C	15 W GRA	NT ST	510, 1 F	amily	Dwell - Platted Lo
		Tr	ansfer of Own	ership	
IITA C TRU	Date	Owner	Doc ID	Code	Book/Page Adj Sal
	01/10/1997	RAPP GEORGE JR &	0	WD	1

7/23/2002 ADJL: ADJACENT LAND PARCEL 54

1/2

0050030900

**Routing Number** 1-Q.14

Parcel Number

85-19-

Tax ID:

**Property Class 510** 

85-19-27-404-010.000-006

Local Parcel Number

1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Wabash

Township

LIBERTY TOWNSHIP

District 006 (Local 006) LAFONTAINE TOWN

School Corp 8050 M.S.D. WABASH COUNTY

Neighborhood 8506510-006 LAFONTAINE TOWN

Section/Plat

27

Location Address (1) 15 W GRANT ST

LA FONTAINE. IN 46940

Zoning

Subdivision

Lot

#### Market Model

N/A

Character	ristics
<b>Topography</b> Level	Flood Hazard
Public Utilities	ERA
<b>Streets or Roads</b> Paved, Sidewalk	TIF

Neighborhood Life Cycle Stage

Static Printed

Saturday, May 21, 2022 Review Group 2021

Collector 06/29/2020 ES

ES Appraiser 06/29/2020

54,300	Land Computations	
52,300 \$0	Land Computations	
<del>۵</del> 0 \$2,000	Calculated Acreage	0.25
φ2,000	Actual Frontage	84
	Developer Discount	
Value	Parcel Acreage	0.00
¢C 400	81 Legal Drain NV	0.00
\$6,120	82 Public Roads NV	0.00
\$3,060	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 / Classifed Value	\$0
	Homesite(s) Value	\$0
	91/92 Value	\$0
	Supp. Page Land Value	
	CAP 1 Value	\$9,200
	CAP 2 Value	\$0
	CAP 3 Value	\$0
	Total Value	\$9,200
		,

510, 1 Family Dwell - Platted Lot	LAFONTAINE TOWN					
nsfer of Ownership	Notes					
Doc ID Code Book/Page Adj Sale Price V/I	8/10/2020 RP: Reassessment Packet 2021 Changed Effective Year					
0 WD / \$0 L						

\$0

2018

01/01/2018

1.0000

\$9,200

\$9,200

\$45,100

\$43,100

\$2,000

\$54,300

\$52,300

\$0

\$0

\$0

Indiana Cost Mod

AA

2019

01/01/2019

1.0000

\$9,200

\$9,200

\$47,300

\$45,300

\$2,000

\$56,500

\$54,500

\$2,000

\$0

\$0

\$0

\$0

**Res Market** 

Elig % Factor

100% 1.0000

100% 1.0000

Indiana Cost Mod

AA

2021

1.0000

\$9,200

\$9,200

\$55,000

\$53,200

\$1,800

\$64,200

\$62,400

\$1,800

\$0

\$0

\$0

\$0

Adj.

Rate

\$115

\$115

GenReval

01/01/2021

Indiana Cost Mod

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

01/01/1900 RAPP GEORGE JR. &

2022

01/01/2022

1.0000

\$9,200

\$9,200

\$61,100

\$59,000

\$2,100

\$70,300

\$68,200

\$2,100

1.00

1.00

Land Data (Standard Depth: Res 132', CI 132'

56x132

28x132

Size Factor

\$0

\$0

\$0

\$0

Rate

\$115

\$115

Indiana Cost Mod

AA

Res

2020

01/01/2020

1.0000

\$9,200

\$9,200

\$49,400

\$47,400

\$2,000

\$58,600

\$56,600

\$2,000

Base Lot: Res 66' X 132', CI 66' X 132')

Ext.

Value

\$6,440

\$3,220

\$0

\$0

\$0

\$0

Infl. %

-5%

-5%

Indiana Cost Mod

AA

WD

85-19-27-404-010.00		RAPP GEOR		avera						510, 1 Famil	-					NE TOWN	
General Inform		Plun	nbing					•							Cost Lad		
Occupancy	Single-Family			# TF				2				Floo	r Constr		Finish	Value	Total
	le-Family R 01	Full Bath		1 3				_				1	1Fr	1060	1060	\$82,800	
Story Height	1 1/2			0 0				•		•		2					
Style Finished Area	N/A 1540 sqft	Kitchen Sinks		1 1				3		4		3					
Make	1540 Sqit	Water Heaters		1 1								4					
	le .	Add Fixtures		0 0								1/4					
Floor Finis		Total		3 5								1/2	1Fr	480	480	\$19,700	
	File						_					3/4					
	Carpet	Accomm	odatio				7'	203	29' EFP			Attic					
	Jnfinished	Bedrooms		3			' (	-	EFP			Bsm					
	Other	Living Rooms		0					30'			Craw	/	1060	0	\$6,000	
Parquet		Dining Room		0				600	1a Er			Slab					
Wall Finis	h	Family Room	s	0			14'	580	1s Fr C							Total Base	\$108,50
	n Jnfinished	Total Rooms		6				23'	Ŭ			Adju	stments	1 R	ow Type	Adj. x 1.00	\$108,50
		11	<b>T</b>				12'	1		3']		Unfir	ı Int (-)				\$
	Other	Heat	Туре									Ex Li	v Units (+)				\$
Fiberboard										16'		Rec	Room (+)				\$
	Roofing	a and a second se					312		480			Loft (	(+)				\$0
Built-Up Metal	Asphalt		Tile				EFP 26	·   1/	2s Fr 30'	10'		Firep	lace (+)				\$
Wood Shingle	Other							1	s Fr			No H	eating (-)		1:10	060 1/2:480	(\$6,400
	Estadou Esa	4							C			A/C (	(+)		1:10	060 1/2:480	\$3,60
De se si sti se	Exterior Fea			Malua					1			No E	lec (-)				\$
Description		Area		Value					16'			Plum	bing (+ / -)		5 -	- 5 = 0 x \$0	\$
Porch, Enclosed Frame		312		\$13,500						,		Spec	: Plumb (+)				\$0
Porch, Enclosed Frame		203		\$10,500			S	oecialty	Plumbir	ng		Eleva	ator (+)				\$0
					Descr	ription				Count	Value				Sub-Tota	I, One Unit	\$105,70
															Sub-To	tal, 1 Units	
												Exte	rior Features	s (+)		\$24,000	\$129,70
												Gara	ges (+) 0 sq	ft		\$0	\$129,70
													Quality	/ and D	esign Fac	tor (Grade)	0.8
															Locatio	on Multiplier	0.8
															Replace	ment Cost	\$97,01
							Summary	of Impr	ovement	s							
Description	Res S Eligibl He	tory ight Construct	ion G	rade Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain Value			bhd Mrkt	Impro Valu
1: Single-Family R 01	-	11/2 Wood Fr	ame	D+1 1899	1950	72 A		0.88		1,540 sqft	\$97,016	50%	\$48,510		5 100% 1	. <b>150</b> 1.0000	\$55,80
2: Barn, Pole (T3)	0%	1 тз	1SO	C 1994	1994	28 A	\$21.07	0.88	\$0.00	18' x 22' x 8'	\$6,535	50%	\$3,270	0 50%	5 100% 1	.000 1.0000	\$1,60
3: Detached Garage R (	01 100%	1 Wood Fr	ame	D 1922	1922	100 F	\$42.59	0.88	\$29.98	14'x22'	\$9,235	65%	\$3,230	0%	5 100% 1	.000 1.0000	\$3,20
																	. , -

0.88

12'x16' x 8'

65%

C 1900 1900 122 A

SV

4: Lean-To

0%

1

\$500

0% 100% 1.000 1.0000

# ... Generation after Generation



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