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Property Services, LLC

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260-982-0238

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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

Country Home & Heated Pole Barn!

This property will be offered at Auction on Tuesday, August 8, 2023 at 6 pm. Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 8, 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 \$ 328.27. 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, August 8, 2023 at 6 pm

Bid Live In-Person or Online!

7464 N. 550 E., Rochester, IN 46975

Newcastle Township • Fulton County


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



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

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Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202324441	7464 N 550 E	Rochester	IN 46975	LP \$0
	Area Fulton County	Parcel ID 25-03-01-300-004.000-006	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrm 2	F 1
	Township Newcastle	Style One Story	REO No	H 0
	School TIP	Elem Akron Jr	Tippe Valley	SrH Tippe Valley
Legal Description NE COR SW 1-31-3 .50A & Pt Ne Cor E1/2 Sw 1-31-3 .38a				
Directions Head south on 550 E from SR 110. Property is on the west side of the road.				
Inside City N	City	County Zoning A1	Zoning Description	

Remarks Country Home & Heated Pole Barn going to Auction on Tuesday, August 8, 2023 at 6 pm! This charming 2 bedroom, 1 bathroom country home invites you in with stunning wood floors and a welcoming foyer. The bedrooms feature generously sized walk-in closets, providing ample storage space. The utility room and adjacent laundry room offer convenience and functionality. You'll love the rustic feel of the property, complete with a 28x32 pole barn featuring concrete floors, electricity and wood heating, perfect for storing all of your equipment & vehicles. The small shed provides additional storage or workshop space. This property on 0.88+/- acres offers the perfect balance of comfort and function, with all of the amenities needed for peaceful country living. Open House: Tues. 8.1.23 5:30-6pm

Agent Remarks Auction: Tues. 8.8.23 6pm Open House: Tues. 8.1.23 5:30-6pm TERMS: \$2,500 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. Seller has the

Se	Lo	Lot	0.8800 / 38,333 / 270x145	Lot Desc	0-2.9999
Above Gd Fin SqFt 960	Above Gd Unfin SqFt 0	Below Gd Fin 0	Ttl Below Gd 0	Ttl Fin SqFt 960	Year Built 1977
Age 46	New Const No	Date	Ex Vinyl	Bsm Slab	# Rooms 4
Room Dimensions		Baths	Full	Half	Water WELL
RM DIM	LV	B-Main	1	0	Well Type Private
L 12 x 16	M	B-Upper	0	0	Sewer Septic
D x		B-Blw G	0	0	Fuel / Electric
F x		Laundry Rm	Main		Heating
K 12 x 14	M	Laundry L/W	x		Cooling None
B x		AMENITIES	Disposal, Garage Door Opener, Main Floor		
D x			Laundry, Washer Hook-Up		
M 12 x 12	M				Water Soft-Owned No
2 12 x 14	M				Water Soft-Rented No
3 x		Garage	2.0 / Attached	/ 32 x 28 / 896.00	Alarm Sys-Sec No
4 x		Outbuilding	None	x	Alarm Sys-Rent No
5 x		Outbuilding		x	Garden Tub No
R x		Assn Dues		Frequency Not Applicable	Jet Tub No
LF x		Other Fees			Pool No
E x		Restrictions			Pool Type
					SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Range-Electric, Water Heater Electric
					FIREPLACE Wood Burning Stove

Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction 8/8/2023	Time 6 pm
Financing: Existing	Proposed	Location	at the property
Annual \$328.27	Exemptions Homestead, Mortgage,	Year Taxes Payable	2023
Possession	at closing	Excluded Party	None
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050	Assessed Value	
Agent E-mail chad@metzgerauction.com	List Agent - User Code UP388053395	List Team	
Co-List Office	Co-List Agent		

Showing Instr Showingtime or Open House	List Date 7/12/2023	Start Showing Date	Exp Date 11/30/2023	Owner/Seller a Real Estate Licensee No	Agent/Owner Related No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%	Variable Rate No	Special List Cond. None		
Virtual	Lockbox Type None	Lockbox Location n/a	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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25-03-01-300-003.010-006

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
OwnerName	Martin Nelson W & Katie Z
StateParcelNumber	25-03-01-300-003.010-006
PropertyNumber	007-108022-00
MapNumber	
LegalDescription	Pt Ne Cor E1/2 Sw 1-31-3 .38a
Acreage	0.3800
InstrumentNumber	202201845
BookNumber	
PageNumber	

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

4624 N 550 E Rochester, NJ 46975

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			X
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
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?			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
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X

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?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			X
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
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?		X	
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		
Is the property in a flood plain?		X	
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	

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 <i>Melanie Martin</i>	Date (mm/dd/yy) 7/11/23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy) 7/11/23	Signature of Buyer	Date (mm/dd/yy)

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)
----------------------------------	-----------------	----------------------------------	-----------------

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Average Utilities

	Company	Average Amount
Gas	<i>Natural @ property but not hooked</i>	\$
Electric	<i>Nipsco</i>	\$ <i>\$100 ish</i>
Water		\$
Other		\$
HOA		\$

25-03-01-300-004.000-006

Martin Nelson W

7464 N 550 E

511, 1 Family Dwell - Unplatted (0 to 9.9

Newcastle Res Acreage De 1/2

General Information

Parcel Number
25-03-01-300-004.000-006

Local Parcel Number
00710702300

Tax ID:

Routing Number
03-01-000-046

Ownership

Martin Nelson W
Katie Z & Martin Elsonl Jt W/ ROS
7464 N550 E
Rochester, IN 46975

Legal

NE COR SW 1-31-3 .50A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/06/2020	Martin Nelson W	202000596	WR	/	\$70,000	I
02/09/2000	MINIX DANIEL & WHI		WD	/	\$0	I
11/09/1993	MICHAEL L. YATES		WD	/	\$0	I
05/17/1991	RENNICK L. GRASS		WD	/	\$0	I
10/10/1984	RENNICK & DEBORA		WD	/	\$0	I

Notes

1/10/2019 : PER CYCLICAL REVIEW BY JB CORRECTED FIREPLACE FROM MAS TO PREFAB METAL. NO OTHER CHANGES. 1-10-19 JD

5/3/2013 : CYC/REV RAD 11/12/12 DWELLING GRADE FROM C TO D+1--13 PAY 14-AW

4/28/2011 : PER OWNERS YELLOW CARD RETURNED DATED 8/25/08 ADD 1 STACK AND 1 OPENING FOR FIREPLACE SR

3/1/2009 : DWELLING IS IN GROUND. RTO. CYC./REV. 2008. IN-GROUND HOME (BERM HOME) WITH POURED WALLS & ROOF ON TOP, GF HEIGHT 10 FT.

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

Year: 2022



Res

Location Information

County
Fulton

Township
NEWCASTLE TOWNSHIP

District 006 (Local 007)
NEWCASTLE TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 07000-006
Newcastle Res Acreage Default

Section/Plat

Location Address (1)
7464 N 550 E
ROCHESTER, IN 46975

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

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	02/16/2022	03/08/2022	03/12/2021	03/10/2020	04/04/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$13,000	\$13,000	\$13,000	\$13,000	\$12,600
Land Res (1)	\$13,000	\$13,000	\$13,000	\$13,000	\$12,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$78,900	\$65,900	\$59,400	\$54,400	\$53,200
Imp Res (1)	\$78,900	\$65,900	\$59,400	\$54,400	\$53,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$91,900	\$78,900	\$72,400	\$67,400	\$65,800
Total Res (1)	\$91,900	\$78,900	\$72,400	\$67,400	\$65,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

Zoning

Subdivision

Lot

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	0.5000	1.50	\$16,500	\$24,750	\$12,375	0%	100%	1.0500	\$12,990

Market Model
07000-006

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage Other

Land Computations

Calculated Acreage	0.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.50
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	\$13,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$13,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$13,000

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	960 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Concrete	240	\$1,400

Plumbing

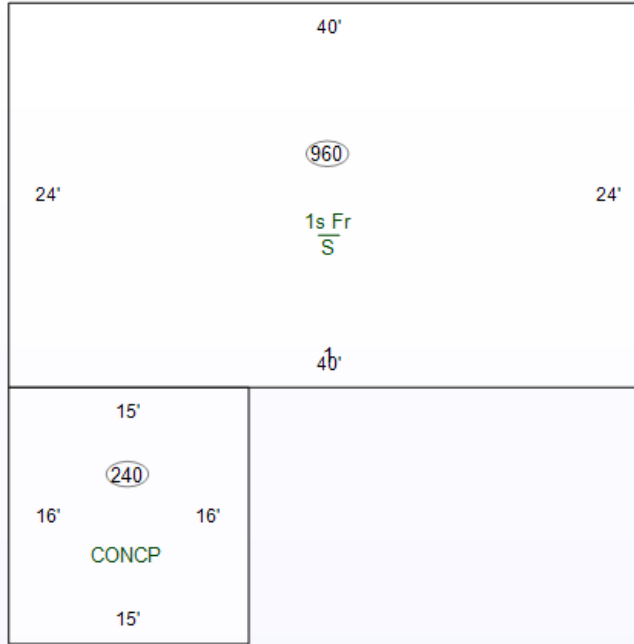
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	960	960	\$77,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	960	0	\$0	
Total Base			\$77,400	

Adjustments 1 Row Type Adj. x 1.00

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

Sub-Total, One Unit \$82,100

Sub-Total, 1 Units

Exterior Features (+)	\$1,400	\$83,500
Garages (+) 0 sqft	\$0	\$83,500
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.88
Replacement Cost		\$62,458

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	100%	1	Wood Frame	D+1	1977	1977	45 A		0.88		960 sqft	\$62,458	38%	\$38,720	0%	100%	1.000	1.6000	\$62,000
2: Garage-Fr	100%	1	Wood Frame	C	2002	2002	20 A	\$26.79	0.88	\$23.58	32'x28'	\$21,123	20%	\$16,900	0%	100%	1.000	1.0000	\$16,900

This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to **bidmetzger.com** - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

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