Expanding your Horizon...



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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 WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS Beautiful, Country Homestead on 3.4+/- Acres!

This property will be offered at Auction on Wednesday, August 23, 2023 at 6:30 pm at the property. 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 \$20,000 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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 29, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,544.96. 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.

Auction: Wednesday, August 23, 2023 at 6:30 pm Bid Live In-Person or Online!

510 W. 800 S., Columbia City, IN 46725 Washington Township • Whitley County Auction Manager: Rainelle Shockome 260.341.4801 *https://bidmetzger.com/auctions/*

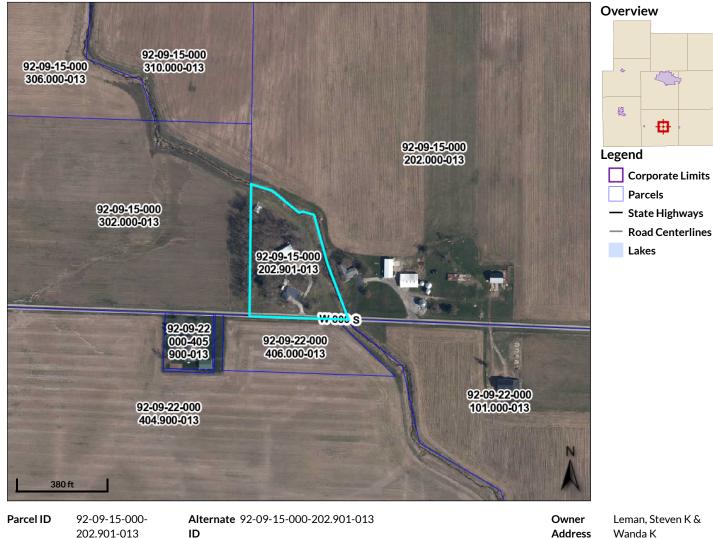


★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
 ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
 ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

260-982-0238

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Beacon[™] Whitley County, IN



202.901-013 ID Class RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED Sec/Twp/Rng 15-30-09 Property 510 W 800 S LAND OF 0-9.99 ACRES Address Columbia City Acreage 3.408 District Washington Township **Brief Tax Description** PT SW4 PT SE4 S15 T30 R9 3.408A (Note: Not to be used on legal documents)

Leman, Steven K & Wanda K 510 W 800 S Columbia City, IN 46725

Date created: 7/5/2023 Last Data Uploaded: 7/5/2023 3:31:24 AM

Developed by Schneider

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Schedule a Showing

Property Type RESIDENTIAL	Status Active		CDOM 0 DOM 0	Auction Yes										
MLS # 202324922	510 W 800 S	Columbia City	IN 46725	LP \$0										
	Area Whitley County	Parcel ID 92-09-15-000-202.901-013	Type Site-Built Home	Waterfront No										
POLY ARE A	Sub None	Cross Street	Bedrm 3 F	1 H 1										
	Township Washington	Style One Story	REO No Short Sa	ale No										
	School WHITCC	Elem Little Turtle Jr Ir	ndian Springs Sr	rH Columbia City										
	Legal Description PT SW	Legal Description PT SW4 PT SE4 S15 T30 R9 3.408A												
and the second s	Directions Take SR 9 to 800	S, turn right. Destination is on the right.												
	Inside City N Cit	y County Zoning A1	Zoning Description	ı										

Remarks Beautiful Country Homestead on 3.4+/- Acres going to Auction on Wednesday, August 23, 2023 at 6:30 pm! This stunning ranch-style home is situated on a sprawling 3.4-acre lot and boasts 3 bedrooms and 1.5 bathrooms. As you step inside, you'll be greeted by a spacious living room and an updated kitchen complete with new cabinets, countertops, and stainless steel appliances. The kitchen opens up to a dining room and family room, anchored by a wood-burning stove and patio doors leading out to an outdoor oasis. The perfect spot for hosting friends and family, this outdoor space features a fire pit under a charming corn crib, as well as a gorgeous stone fireplace, large patio, and a 12x16 pavilion. There are multiple outbuildings, perfect for storing equipment or for use as a workshop. The spacious 64x40 pole barn features a beautiful brick wall & mezzanine, great for organization and extra storage space, as well as modern conveniences such as heat, concrete floors, and electricity. With two overhead doors, you'll have easy access to all your equipment and supplies. This is the perfect property for those who need a large and functional space for their business or hobbies. This home has been lovingly updated throughout, with new flooring, light fixtures, paint, gas

Agent Remarks Auction: Wed. 8.23.23 6:30 pm Open House: Sun. 8.13.23 2-4pm & Tues. 8.15.23 5:30-7:30pm TERMS: \$20,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive

Se Lo Lot	3.4100 / 148	,452 / 400x523 Below Gd Fin	0	esc 3-5.9999 Ttl Below Gd 0		in CaEt 1 794	Voor Built 10
Age 49 New Const	84 Above Gd Unfin SqFt 0 No Date	Ex Stone		Bsm Slab	107	in SqFt 1,784	Year Built 19 # Rooms
Room Dimensions	Baths Full Half	Water WELL					
RM DIM LV	B-Main 1 1	Well Type Private		Basement Material		Firenlage	Na
12 x 38 M	B-Upper 0 0	Sewer Septic		Dryer Hookup Gas	No Yes	Fireplace Guest Qtrs	No No
12 x 15 M	B-Blw G 0 0	•	as, Wood	Dryer Hookup	No		No
X	Laundry Rm Main	Heating	,	Dryer Hookup G/E	Yes	Split FlrpIn	Yes
12 x 15 M	Laundry L/W 3 x 6	Cooling Central Ai	r	Disposal Water Soft-Owned	Yes	Ceiling Fan Skylight	No
10 x 12 M	AMENITIES Ceiling Fan(s),	•					
X	Eat-In Kitchen, Firepit, Garag	•		Water Soft-Rented	No	ADA Feature	s No
12 x 15 M	Patio Open, Range/Oven Ho		Shower,	Alarm Sys-Sec		Fence	Ne
12 x 14 M	Main Floor Laundry, Washer	Hook-Up		Alarm Sys-Rent	No	Golf Course	No No
11 x 12 M	Garage 2.0 / Atta	iched / 23 x 26	/ 598.00	Garden Tub	No	Nr Wlkg Trail	
x	Outbuilding Pole/Post Bu	,	,	Jet Tub	No	Garage Y/N	Yes
x	Outbuilding Pole/Post Bu	0)	Pool	No	Off Street Pk	
x	0	requency Not Applic		Pool Type			
F X	Other Fees	ioquonoy not applie				Refrigerator, Washe Vater Heater Electric	•
х	Restrictions			-Owned			
x	Restrictions						
	Restrictions Wtr Name					annel	
/ater				-Owned		annel	
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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (mont	h, day, <u>vea</u> r)		
1	- 5-	-2.=	3

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 of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract 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 Property address (number and street, city, state, and ZIP code) Q 0. 000 ١ 0 0 0

1. The following are in the condition	ons indicated	1: 0	O.C	ul	un sia city	<11	m	41	01	×
	None/Not		Net	DeNet	(
A. APPLIANCES	Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/	Defective	Defe	ot	Do Not Know
Built-in Vacuum System	V		1		Cistern	Rented	1			Tanon
Clothes Dryer			1		Septic Field / Bed				-	
Clothes Washer			V		Hot Tub		F			
Dishwasher			Va		Plumbing			-	/	-
Disposal	/		V		Aerator System			-		
Freezer	V				Sump Pump		1			
Gas Grill			-		Irrigation Systems	V				
Hood			V						1	
Microwave Oven			1		Water Heater / Electric			•		
Oven			1		Water Heater / Gas					
Range			1		Water Heater / Solar				-	
Refrigerator	1		-		Water Purifier			V	1	
Room Air Conditioner(s)			V		Water Softener			L	-	
Trash Compactor	V		-		Well			~	-	
TV Antenna / Dish					Septic & Holding Tank/Septic Mound			1		
Other:					Geothermal and Heat Pump				-	_
					Other Sewer System (Empin) OU	Tulan	-	1		
					Swimming Pool & Pool Equipment	nous			-	
								Yes	No	Do Not
					Are the structures connected to a public	c water sys	tem?	103		Know
	None/Not				Are the structures connected to a public	c sewer sve	stom?		1	
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Do Not Know	Are there any additions that may require to the sewage disposal system?	e improven	nents			1
Air Purifier					If yes, have the improvements been as	nnleted on	the		r	
Burglar Alarm			-		sounded also statem				-	
Ceiling Fan(s)			1		Are the improvements connected to a p water system?	rivate/com	nunity		-	
Garage Door Opener / Controls			1		Are the improvements connected to a puse sever system?	rivato la ama		-		
nside Telephone Wiring and Blocks / Jacks			-	/			nunity			
ntercom				-	D. HEATING & COOLING SYSTEM	None/Not Included/	Defective	No		Do Not
ight Fixtures					Attic Fan	Rented		Defec	tive	Know
Sauna			V		Central Air Conditioning	-	-		1	
Smoke / Fire Alarm(s)			1		Hot Water Heat	-		V		
Switches and Outlets			V		Furnace Heat / Gas	V			1	
/ent Fan(s)			-		Furnade Heat / Gas			V	1	
0 / 100 / 200 Amp Service			~		Furness Heat / Electric RADIAA	1		V		
Circle one					Solar House-Heating	V			1	
enerator			- /		Woodburning Stove	1		V		
			V		Fireplace	VI				
OTE: "Defect" means a condition that would be the property that would be th	at would have	e a signific	ant adverse	e effect	Fireplace Insert	VI			-	
n the value of the property, that woul	d significant	ly impair th	ne health or	safety	Air Cleaner	//			-	
f future occupants of the property, or ould significantly shorten or adverse remises.					Humidifier	~				
remises.	ery anect the	expected	normal life	of the	Propane Tank	-		1	1	
he information contained in this	Disel				Other Heating Source			V		
W material change in the physical	in undes una	r uie prosp	bective buy	ver or own	Other Heating Source Seller, who certifies to the truth thereo or the owner's agent, if any, and the dis ner may later obtain. At or before settleme purchaser at settlement that the conditio chaser hereby acknowledge receipt of Signature of Buyer	closure it	nin may n	IOT D	e use	dasa
marure of Setter		ate (mm/dd	(yy) 7/	123	Signature of Buyer	1113 0130	losure by e (mm/dd/y)	SIG	ning t	pelow.
Vanda K Man		ate (<i>mm/dd</i>		123	Signature of Buyer			1	12	123
e Seller hereby certifies that the cond	dition of the r	property is	substantia	ly the ar	e as it was when the Seller's Disclosure form		- (IIII/Juu/yy	0		
nature of Seller (at closing)		ate (mm/dd	(AA)	iny the sam	le as it was when the Seller's Disclosure for	n was origi	nally provi	ded t	o the l	BUNGE
			<i>yy</i>)		Signature of Seller (at closing)	Date	e (mm/dd/y)	A	o ule t	suyer.
							- (")		

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
Age, if known: Years.				Do structures have aluminum wiring?		1	KNOV
		/		Are there any foundation problems		-	
Does the roof leak?		V	1	with the structures?	_	V	1
Is there present damage to the roof? Is there more than one layer of shingles	-	V		Are there any encroachments? Are there any violations of zoning,	_	V	-
on the house?				building codes, or restrictive covenants?		1	
If yes, how many layers?				Is the present use a non-conforming use Explain:	?		
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?		/					
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?		/					
Has there been manufacture of methamphetamine or dumping of waste		~		Is the access to your property via a private road?		/	
in a residential structure of methamphetamine in a residential structure on the property?				Is the access to your property via a public road?			
Explain:				Is the access to your property via an easement?			
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			-
				Are there any structural problems with the building?		~	
				Have any substantial additions or alterations been made without a required building permit?		/	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	S:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?	3	/	~
				Is there any damage due to wind, flood, termites or rodents?		/	
				Have any structures been treated for wood destroying insects?		/	
				Are the furnace/woodstove/chimney/flue all in working order?			
				Is the property in a flood plain?	-	~	
				Do you currently pay flood insurance?		/	-
				Does the property contain underground storage tank(s)?		~	
				Is the homeowner a licensed real estate salesperson or broker?		/	
				Is there any threatened or existing litigation regarding the property?		~	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			-
				Is the property located within one (1) mile of an airport?		V	/
o disclose any material change in the physic substantially the same as it was when the igning below.	es that the	prospection of the form wa	tive buyer	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 t d. Seller and Purchaser hereby acknowledge	ment, the o he conditio receipt of th	y not be u wner is re n of the p is Disclos	ised as
	Date (mm/de		213	Size of D	Date (<i>mm/dd</i>	21	2/2
			2/23		Date (<i>mm/dd</i> /	<i>(yy</i>)	
nature of Seller (at closing)	Date (mm/do		any the sam	te as it was when the Seller's Disclosure form was o			e Buyer.
	(Date (mm/dd/		

Columbia City Property Improvements

House

- New flooring throughout whole house
- Paint (walls & trim)
- New baseboard throughout
- New interior doors, including hardware
- New outlet and switch plate covers
- Full bathroom (shower, floor, toilet, vanity)
- ½ bath (vanity, medicine cabinet, toilet)
- New kitchen (cabinets, counter, appliances)
- Brought woodstove up to specs by adding larger stone slabs
- All new light fixtures throughout house and garage
- New laundry cabinets
- All new closet shelving
- New garage door opener
- Storage cabinets in garage
- New gas furnace
- New A/C system
- New water heater
- New water softener
- Reverse osmosis unit
- Insulated blinds

Outside

- Pavilion 12×16 •
- 1000-gallon owned LP tank .
- New well feeds pole barn •
- 2 overhead door openers in pole barn •
- Reworked driveway drain to eliminate standing water •
- Stairs and railing added to mezzanine in pole barn •
- Hook-ups for 4 RV's (electric and water) .
- Outhouse
- Fire pit with crib cover
- 12x20' lean-to added to out-building
- Chicken coops
- Garden plots
- Landscaping
- Added gutters and down spouts on Pole Barn and smaller building

ropanie LP 1000 Jank Quened ental LP Small Wood

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
 - o Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - o Click on Next Step
 - \circ $\;$ 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
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General Informa	ition		Plumbin	g											(Cost Lad	lder	
	Single-Fam	•		#	TF	2							Floor	Constr	Base	Finish	Value	Totals
Description Single	-Family R	01 Fu	ll Bath	1	3								1	1Fr	1784	1784	\$115,100	
Story Height			lf Bath	1	2		2			3			2					
Style			chen Sinks	1	1		6	4		5			3					
Finished Area	1784 s	^{qft} Wa	ter Heaters	1	1								4					
Make		Ad	d Fixtures	0	0								1/4					
Floor Finish		То	tal	4	7								1/2					
Earth ITil		_											3/4					
✓ Slab ✓ Ca	•		Accommoda	ations									Attic					
	nfinished	Be	drooms		3								Bsmt					
	her	Liv	ving Rooms		0					1	0'	1	Crawl					
Parquet		Dir	ning Rooms		0			9'					Slab		1784	0	\$0	
···· ·· -· · · ·		Fa	mily Rooms		0			62									Total Base	\$115,100
Wall Finish		То	tal Rooms		5			' 18'		178 1s	4	28'	Adjus	tments	1 R	ow Type	Adj. x 1.00	\$115,100
_ ` _	nfinished	_					- doi	VCP 34	4*	1s	Fr		Unfin	Int (-)			-	\$0
	her		Heat Typ	De			5° (O	9'		S			Ex Liv	Units (+)				\$0
Fiberboard		He	at Pump							16'	2' 2' 20'			loom (+)				\$0
	Roo	fina						đ.		6'			Loft (+					\$0
Built-Up Metal	Asph:		Slate Ti	ام				P L	19' 19'	-				ace (+)				\$0
Wood Shingle	Other												No He	eating (-)				\$0
								26'	(484)	0			A/C (+				1:1784	\$4,100
	Exterior	Features						-	2CFrG	20'			No Ele					\$0
Description			Area	Val					23'				Plumb	oing (+ / -)		7 – 5	5 = 2 x \$800	\$1,600
Patio, Concrete			162	\$9	00			-	23					Plumb (+)				\$0
									Specia	lty Plumbi	ng		Elevat					\$0
						Descr	iption				Count	Value		. ,		Sub-Tota	al, One Unit	\$120,800
							•										otal, 1 Units	
													Exterio	or Features	(+)		\$900	\$121,700
														es (+) 484 s	• •		\$15,200	\$136,900
													0			esign Fa	ctor (Grade)	1.00
																-	on Multiplier	0.93
																	ement Cost	\$127,317
								Summ	arv of Im	provemen	ts							,,
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Ba: Ra	se LC	الم ۵	Size	RCN	Norm Dep	Remain. Value		PCIN	Nbhd Mrkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	С		2004	19 G		0.9		1,784 sqft	\$127,317	16%	\$106,950			1.590 1.0000	\$170,100
2: Barn, Pole (T3) (40x64		1	T3AWI	C		2004	19 A	\$18.4			40' x 64' x 18'	\$68,440	35%	\$44,490			1.000 1.0000	\$44,500
3: Detached Garage	0%	1	Wood Frame		2012		11 A	\$31.4		- 3 \$29.28	30'x20'	\$17,566	10%	\$15,810			1.000 1.0000	\$15,800
4: Lean-To (11x12x5)	0%	1	Earth Floor		1974		49 A	\$3.3			11'x12' x 5'	\$329	65%	\$120			1.000 1.0000	\$100
E Brack (free steedline)	0%					0000		φ0.	0.0		101-101	4020	00%	¢.20				¢100

0.93

0.93 \$15.94

12'x16'

12'x12'

2%

65%

\$6,930

\$7,068

\$2,296

1 A

49 A

\$21.43

C 2022 2022

D 1974 1974

5: Porch (free standing)

6: Utility Shed (12x12)

0%

0%

1

1

\$6,900

\$400

0% 100% 1.000 1.0000

\$800 50% 100% 1.000 1.0000

... Generation after Generation



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