

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**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!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

3-4 Bedroom Ranch Home with 2-Car Attached Garage!

This property will be offered at Online Only Auction on Friday, September 1, 2023 -- Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before October 6, 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 \$1,811.96. 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.

Online Auction: Friday, September 1, 2023

Bidding begins closing at 6 pm!

303 W. Arnold St., Bourbon, IN 46504

Bourbon Township • Marshall County

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

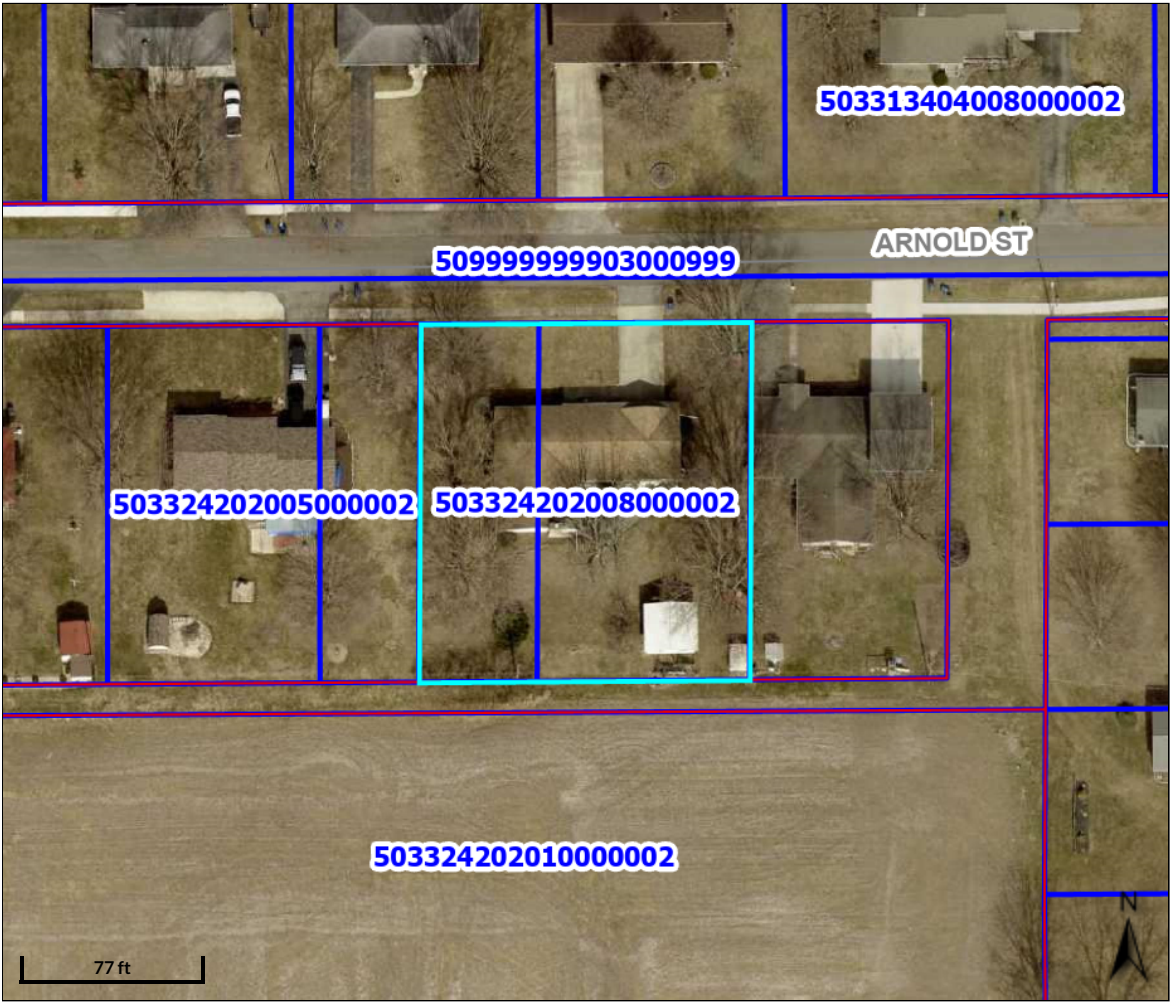


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

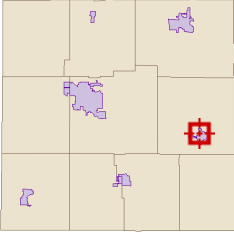
260-982-0238

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







WWW.METZGERAUCTION.COM



Overview




Legend

-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

Parcel ID	50332420200800002	Alternate ID	50332420200800002	Owner	MAURER JAMES A & MARY ANNE CO-TRUSTEES OF THE
Sec/Twp/Rng	24/33/3	Address	JAMES A & MARY ANNE MAURE REVOCABLE LIVING TRUST		
Property Address	303 Arnold St Bourbon	Class	1 Family Dwell - Platted Lot	Address	WITH LIFE ESTATE TO JAMES A & MARY ANNE MAURE 303 Arnold St Bourbon, IN 46504-1003
District	BOURBON (BOURBON)	Acreage	n/a		
Brief Tax Description	FETTERS 2ND ADD LOT 2 & EX W 39' LOT 3 COMB FORM COMB 007 W/008 20PAY21				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/27/2023
 Last Data Uploaded: 6/27/2023 9:43:27 PM

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202327598	303 W Arnold Street	Bourbon	IN 46504	LP \$0
	Area Marshall County	Parcel ID 50-33-24-202-008.000-002	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrm 3	F 1 H 1
	Township Bourbon	Style One Story	REO No	Short Sale No
	School TSC	Elem Triton	Jr Triton	SrH Triton
Legal Description FETTERS 2ND ADD LOT 2 & EX W 39' LOT 3COMB FORM COMB 007 W/008 20PAY21				
Directions From US 30, head south onto SR 331 (Main St.). Then west on College St., north on Thompson St. & west on Arnold St. Property is				
	Inside City Y	City OTH	County Zoning	Zoning Description

Remarks 3-4 Bedroom Ranch Home with 2-Car Attached Garage selling via Online Only Auction on Friday, September 1, 2023 -- Bidding begins closing out at 6 pm! Nice Ranch Home featuring 3-4 bedrooms & 1.5 baths. With 3 bedrooms and an office that could easily serve as a 4th bedroom, this home provides ample space for your family's needs. This home offers 1.5 baths, ensuring convenience for all occupants. The unfinished basement provides additional storage space or the opportunity to finish and customize to your liking. With a 2-car attached garage, parking is a breeze and provides added convenience. Additionally, there is a detached garage, perfect for extra storage, a workshop, or even a hobby space. Nice neighborhood with easy access to schools, shopping, & restaurants. Open House: Tuesday, August 27th 1-2pm

Agent Remarks Online Auction: Fri. 9.1.23 6pm Open House: Tues. 8.27.23 1-2pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client

Se	Lo 23	Lot	0.4400 / 19,140 / 132X145	Lot Desc	0-2.9999
Above Gd Fin SqFt	1,869	Above Gd Unfin SqFt	0	Below Gd Fin	0
Age 64	New Const No	Date		Ex Vinyl	
Room Dimensions			Baths Full Half	Water CITY	Bsm Partial Basement
RM DIM	LV	B-Main	1 1	Well Type	Basement Material
L 16 x 16	M	B-Upper	0 0	Sewer City	Dryer Hookup Gas Yes
D x		B-Blw G	0 0	Fuel / Geothermal	Dryer Hookup No
F 16 x 20	M	Laundry Rm	Main	Heating	Dryer Hookup G/E No
K 14 x 18	M	Laundry L/W	10 x 12	Cooling Geothermal	Disposal No
B x		AMENITIES Dryer Hook Up Gas, Eat-In Kitchen, Patio Open, Range/Oven Hook Up Gas, Main Floor Laundry, Washer Hook -Up			Water Soft-Owned No
D x					Water Soft-Rented No
M 12 x 14	M				Alarm Sys-Sec No
2 12 x 12	M				Alarm Sys-Rent No
3 10 x 16	M	Garage	2.0 / Attached / 26 x 27 / 702.00		Garden Tub No
4 x		Outbuilding	2nd Detached 18 x 20		Jet Tub No
5 x		Outbuilding	x		Pool No
R x		Assn Dues	Frequency Not Applicable		Pool Type
LF x		Other Fees			FIREPLACE Living/Great Rm
E 10 x 12	M	Restrictions			

Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction 9/1/2023	Time 6 PM
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual \$1,811.96	Exemptions Homestead, Supplemental	Year Taxes Payable 2023	Assessed Value

Possession at closing	List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com	List Agent - User Code UP388053395	List Team
Co-List Office	Co-List Agent	
Showing Instr Showingtime or Open House		
List Date 8/4/2023	Start Showing Date	Exp Date 11/30/2023
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%	Owner/Seller a Real Estate Licensee No
Virtual	Lockbox Type Mechanical/Comb	Lockbox Location front door
Pending Date	Closing Date	Selling Price
Ttl Concessions Paid	Sold/Concession Remarks	How Sold
Sell Office	Sell Agent	Conc Paid
Co-Sell Office	Co-Sell	Sell

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.



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAL, CAGA

260-982-0238

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

www.METZGERAUCTION.COM

Average Utilities

	Company	Average Amount
Gas	<i>Electric NipSCO</i>	\$ 175-250
Electric		\$
Water	<i>Sewage, Trash</i>	\$ 75-
Other		\$
HOA		\$

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**

50-33-24-202-008.000-002

MAURER JAMES A & MARY AN

303 W ARNOLD ST

510, 1 Family Dwell - Platted Lot

BOURBON NORTHSIDE

1/2

General Information

Parcel Number 50-33-24-202-008.000-002
Local Parcel Number 503324202008000002

Tax ID: 0130102200

Routing Number 33-24-202-074

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Marshall

Township BOURBON TOWNSHIP

District 002 (Local 002) BOURBON (BOURBON)

School Corp 5495 TRITON

Neighborhood 1300504-002 BOURBON NORTHSIDE

Section/Plat 24

Location Address (1) 303 W ARNOLD ST BOURBON, IN 46504

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 12, 2023

Review Group 2021

Ownership

MAURER JAMES A & MARY ANNE C ANNE MAURE REVOCABLE LIVING T 303 ARNOLD ST BOURBON, IN 46504

Legal

FETTERS 2ND ADD LOT 2 & EX W 39' LOT 3COMB FORM COMB 007 W/008 20PAY21



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

Table with 7 columns: Year, Assessment Year, Reason For Change, Annual Value, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows include 2023, 2022, 2021, 2020, 2019 data for various categories.

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

Table with 11 columns: Land Type, Pricing Method ID, Soil, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows F, F, 132, 132x145, 0.99, \$222, \$220, \$29,040, -12%, 100%, 1.0000, \$25,560.

Subdivision

Lot

Market Model N/A

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 12, 2023

Review Group 2021

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show 11/29/2004 and 01/01/1900 transactions.

Legal

FETTERS 2ND ADD LOT 2 & EX W 39' LOT 3COMB FORM COMB 007 W/008 20PAY21

Res

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

Table with 7 columns: Year, Assessment Year, Reason For Change, Annual Value, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows include 2023, 2022, 2021, 2020, 2019 data for various categories.

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

Table with 11 columns: Land Type, Pricing Method ID, Soil, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows F, F, 132, 132x145, 0.99, \$222, \$220, \$29,040, -12%, 100%, 1.0000, \$25,560.

Subdivision

Lot

Market Model N/A

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 12, 2023

Review Group 2021

Notes

8/10/2020 21CR: ADDED 1 EXTRA FIXTURE.
1/21/2020 20TAX COMB: COMBINED WITH DELETED KEY 7 FOR TAX PURPOSES ONLY PER I.C. 6-1.1-5-16

9/30/2016 17CR: CHANGE EFF YR TO 1965 & ADDED FIREPLACE.

9/20/2011 : Improvement contains a Gas Fireplace; which is not pricing.

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.44), Actual Frontage (132), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$25,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$25,600).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1869 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input 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	532	\$2,600

Plumbing

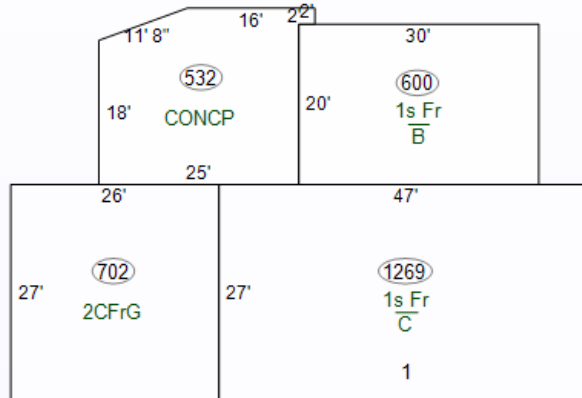
#	TF
Full Bath	1 3
Half Bath	1 2
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	1 1
Total	5 8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	10

Heat Type

Geothermal Only



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1869	1869	\$119,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	600	0	\$20,600	
Crawl	1269	0	\$6,600	
Slab				

	Total Base	\$147,100
Adjustments	1 Row Type Adj. x 1.00	\$147,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1869	\$4,300
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$158,300
	Sub-Total, 1 Units	
Exterior Features (+)	\$2,600	\$160,900
Garages (+) 702 sqft	\$20,700	\$181,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92
	Replacement Cost	\$158,718

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	C-1	1959	1965	58 A		0.92		2,469 sqft	\$158,718	40%	\$95,230	0%	100%	1.400	1.0000	\$133,300
2: Detached Garage 18X	0%	1	Pole	C	1999	1999	24 A	\$27.43	0.92	\$25.24	18'x20'	\$9,085	22%	\$7,090	0%	100%	1.400	1.0000	\$9,900

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM