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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Stunning Victorian Home with 2-Car Garage!

This property will be offered at Online Auction on Tuesday, September 26, 2023 – Bidding begins closing out at 6 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before October 27, 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 \$2,571.00. 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, September 26, 2023

Bidding begins closing out at 6 pm!

600 S. Main St., Ligonier, IN 46767

Perry Township • Noble County

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




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

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

WWW.METZGERAUCTION.COM

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202330751	600 S Main Street	Ligonier	IN 46767	LP \$0
	Area Noble County	Parcel ID 57-01-27-400-176.000-014	Type Site-Built Home	Waterfront No
	Sub Wellman(s)	Cross Street	Bedrms 3	F Baths 3
	Township Perry	Style Two Story	REO No	Short Sale No
	School District WNS	Ele West Noble	JrH West Noble	SrH West Noble
Legal Description WELLMANS ADDITION EX 2' S SIDE OF LOT 22				
Directions From SR 5, head west on 6th St. Property is on the southwest corner of 6th & Main.				
Inside City Limits Y	City Zoning R2.5	County Zoning	Zoning Description	

Remarks Stunning Victorian Home with Detached Garage selling via Online Only Auction on Tuesday, September 26, 2023 -- Bidding begins closing out at 6 pm! Remarkable Victorian home! As you step into the formal entry, you'll immediately be greeted by the intricate details and architectural beauty that define Victorian homes. The ornate woodwork, high ceilings, and polished hardwood & tiled floors create a sense of opulence and grace. There is a beautiful staircase off the grand entry that adds a touch of grandeur as well as a 2nd staircase in the rear of the home leading you to the upper levels of this magnificent home. The formal dining room has ornate built-ins and is the perfect space for hosting gatherings. Embrace the charm and sophistication of the parlor and formal sitting room. These well-appointed spaces offer a refined atmosphere, perfect for intimate gatherings or simply unwinding after a long day. The updated kitchen features stylish cabinetry and generous counter space. Venture upstairs to discover 3 spacious bedrooms including a remodeled master suite. Additionally,

Agent Remarks Online Auction: Tues. 9.26.23 6pm Open House: Sun. 9.17.23 1-2pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation.

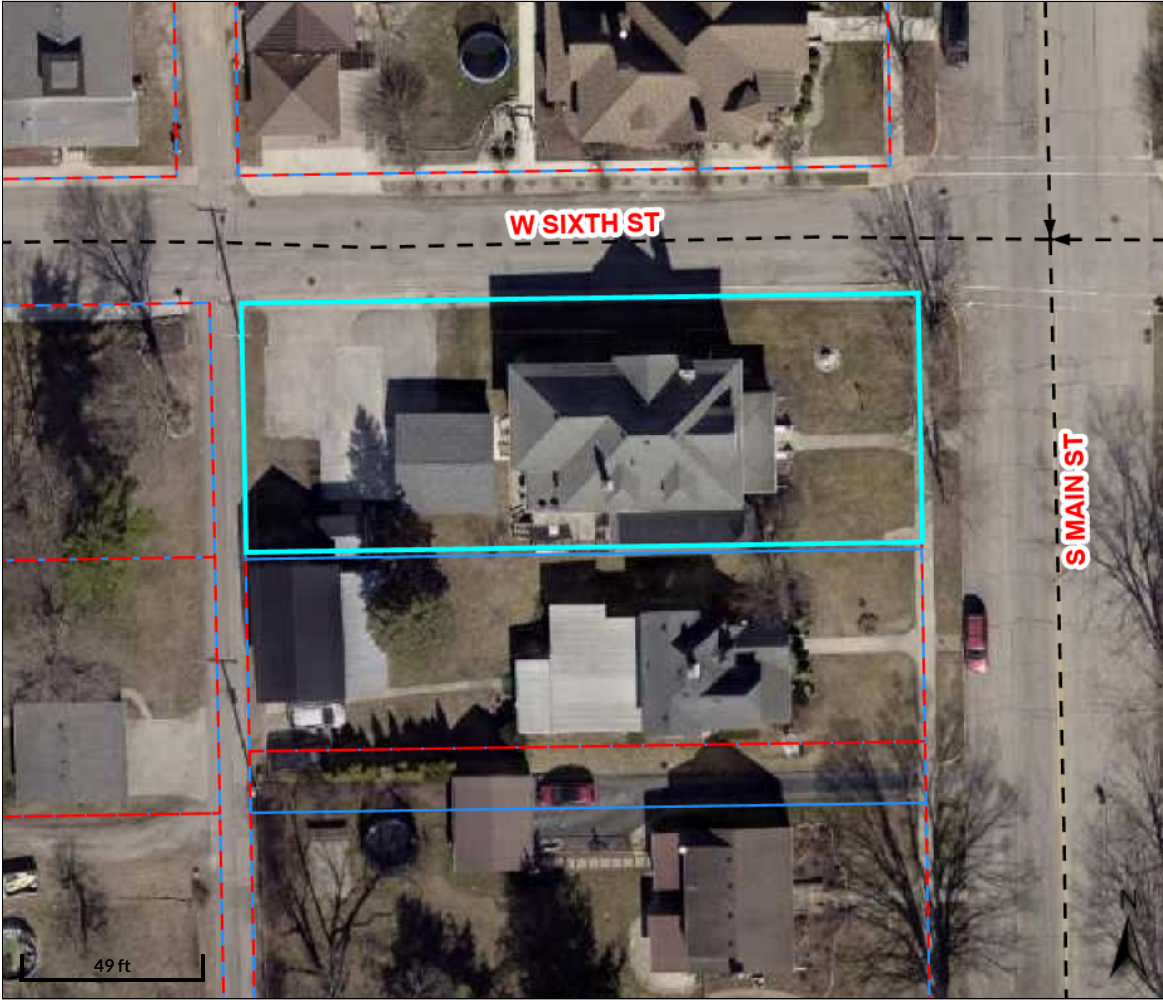
Sec Lot 22	Lot 0.2600 / 11,200 / 64X175	Lot Desc Corner, 0-2.9999
Above Gd Fin 4,017	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0
Age 134	New Const No	Date Complete
Room Dimensions	Baths Full Half	Water CITY
RM DIM LV	B-Main 1 0	Well Type
LR 14 x 24 M	B-Upper 2 0	Sewer City
DR 14 x 20 M	B-Blw G 0 0	Fuel / Forced Air
FR x	Laundry Rm Main	Heating
KT x M	Laundry L/W 6 x 1	Cooling Central Air
BK x	AMENITIES Ceiling-9+, Ceilings-Beamed, Crown Molding, Foyer Entry, Natural Woodwork, Porch Covered, Porch Open, Range/Oven Hook Up Gas, Stand Up Shower, Formal Dining Room, Main Floor Laundry, Washer Hook-Up	
DN x		
MB 16 x 24 U		
2B 12 x 16 U		
3B 10 x 12 U	Garage 2.0 / Detached / 24 x 24 / 576.00	
4B x	Outbuilding 1 None	x
5B x	Outbuilding 2	x
RR 14 x 14 U	Assn Dues	Frequency Not Applicable
LF x	Other Fees	
EX 14 x 20 M	Restrictions	

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 9/26/2023	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$2,571.00	Exemption Homestead, Mortgage,	Year Taxes Payable 2023	Assessed

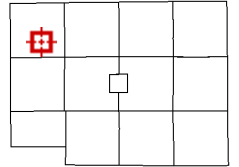
Possession at closing	List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com	Agent E-mail chad@metzgerauction.com	List Agent - User UP388053395
Co-List Office	Co-List Office	Co-List Agent
Showing Instr Showingtime or Open House		
List Date 8/25/2023	Start Showing Date	Exp Date 12/31/2023
Contract Exclusive Right to Sell	Buyer Broker 1.5%	Owner/Seller a Real Estate Licensee No
Virtual Tours:	Lockbox Type None	Variable Rate No
Pending Date	Lockbox Location n/a	Special List None
Ttl Concessions Paid	Closing Date	Selling Price
Sold/Concession		
Sell Office	Sold/Concession	How Sold
Co-Sell Office	Sell Agent	Conc Paid By
	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.



Overview



Legend

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

Parcel ID	57-01-27-400-176.000-014	Alternate ID	002-101032-00	Owner Address	Fisel Patricia A 600 S Main St Ligonier, IN 46767
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	600 S MAIN ST LIGONIER	Acreage	0.000		
District	57014 Ligonier				
Brief Tax Description	Wellmans Add Ex 2' S Side Lt 22 <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/7/2023
Last Data Uploaded: 8/7/2023 3:06:58 AM

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

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

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

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

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

You are now ready to Bid in that specific auction!

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

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

Happy Bidding!

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

57-01-27-400-176.000-014

FISEL PATRICIA A

600 S MAIN ST

510, 1 Family Dwell - Platted Lot

Ligonier Original Town/145 1/2

General Information

Parcel Number
57-01-27-400-176.000-014

Local Parcel Number
02-101032-00

Tax ID:
02-101032-00

Routing Number
- - - - -

Ownership

FISEL PATRICIA A
600 S MAIN ST
LIGONIER, IN 46767

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/18/2019	FISEL PATRICIA A	190700423	WD	/	\$178,000	V
02/09/2017	SCOTT LAURA	170200181	TRD	/	\$91,000	I
05/29/2012	STOUT VIRGINIA L T	120500703	QC	/	\$0	I
10/24/2002	STOUT THOMAS & VI		WD	/	\$0	I
10/16/2002	STOUT, THOMAS L &		WD	/	\$0	I
02/22/2002	PARSON DOUGLAS		WD	/	\$0	I

Notes

9/8/2020 : 21-22 CORR GRADE & GRNTD 50% OBSSO ON SHED- GAVE HSE .9 MRKT TO STAY IN LINE W/ MRKT VALUE

9/25/2019 : 20-21 NC EFF YR FOR UPDATES INCLUDING KITCHEN REMO, BATH, PLUMB ETC - MOST STILL ORIGINAL - LEAVE GOOD CONDITION-- JB ADDED DET GARAGE 100%- AG T/T OWNER NOT A BED AND BREAKFAST ANYMORE

9/25/2017 : 18-19 NC 9-19-17 SITE VISIT CG/DS. ADDED SHED AND WDDK ON HSE @ 100% NO RECK.

Property Class 510
1 Family Dwell - Platted Lot

Legal
WELLMANS ADDITION EX 2' S SIDE OF LOT 22



Res

Year: 2023

Location Information

County
Noble

Township
PERRY TOWNSHIP

District 014 (Local 002)
LIGONIER CITY

School Corp 6065
WEST NOBLE

Neighborhood 1450100
Ligonier Original Town

Section/Plat
027

Location Address (1)
600 S MAIN ST
LIGONIER, IN 46767

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

2023	Assessment Year	2023	2022	2021	2020	2020
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	New-Com
02/24/2023	As Of Date	04/07/2023	04/15/2022	04/14/2021	04/09/2020	02/13/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	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 checked="" type="checkbox"/>
\$18,800	Land	\$18,800	\$18,800	\$18,800	\$15,000	\$15,000
\$18,800	Land Res (1)	\$18,800	\$18,800	\$18,800	\$15,000	\$15,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$252,300	Improvement	\$252,300	\$239,300	\$218,800	\$165,300	\$192,300
\$251,300	Imp Res (1)	\$251,300	\$238,300	\$217,900	\$163,400	\$190,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,000	Imp Non Res (3)	\$1,000	\$1,000	\$900	\$1,900	\$1,900
\$271,100	Total	\$271,100	\$258,100	\$237,600	\$180,300	\$207,300
\$270,100	Total Res (1)	\$270,100	\$257,100	\$236,700	\$178,400	\$205,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,000	Total Non Res (3)	\$1,000	\$1,000	\$900	\$1,900	\$1,900

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		64	64x175	1.07	\$275	\$294	\$18,816	0%	100%	1.0000	\$18,820

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 Friday, April 21, 2023

Review Group 2024

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	0.26
Actual Frontage	64
Developer Discount	<input type="checkbox"/>
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	\$18,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,800

General Information

Occupancy	Single-Family
Description	SINGLE-FAMILY RES
Story Height	2
Style	N/A
Finished Area	4017 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
Porch, Open Frame	239	\$9,000
Wood Deck	240	\$4,200

Plumbing

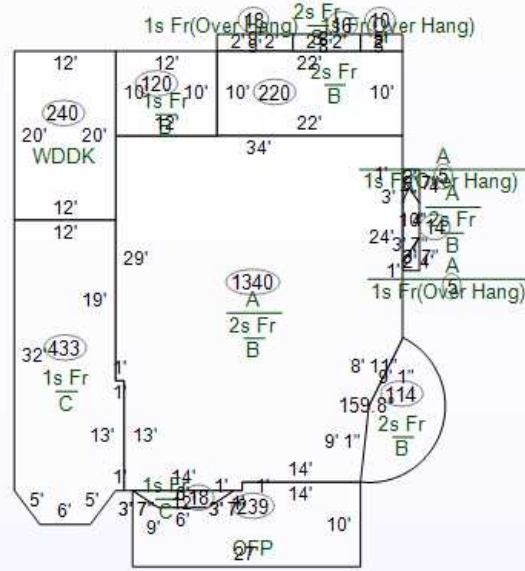
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	13

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2275	2275	\$138,300	
2 1Fr	1742	1742	\$58,900	
3				
4				
1/4				
1/2				
3/4				
Attic	1364	0	\$7,500	
Bsmt	1808	0	\$38,900	
Crawl	451	0	\$4,200	
Slab	16	0	\$0	
Total Base			\$247,800	

Adjustments

Adjustment	Value	Total
1 Row Type Adj. x 1.00		\$247,800
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:500	\$4,500
Loft (+)		\$0
Fireplace (+)	MS:2 MO:4	\$16,000
No Heating (-)		\$0
A/C (+)	1:2275 2:1742	\$7,500
No Elec (-)		\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800	\$6,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$282,200
Sub-Total, 1 Units	\$282,200
Exterior Features (+)	\$13,200
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	1.10
Location Multiplier	0.93
Replacement Cost	\$302,194

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Year	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: SINGLE-FAMILY RESI	100%	2	Wood Frame	C+2	1889	1945	78	A		0.93		7,189 sqft	\$302,194	45%	\$166,210	0%	100%	1.570	0.9000	\$234,900
2: Detached Garage	100%	1	Wood Frame	C	2019	2019	4	A	\$31.48	0.93	\$29.28	24'x24'	\$16,863	3%	\$16,360	0%	100%	1.000	1.0000	\$16,400
3: Utility Shed	0%	1		C	2017	2017	6	A	\$21.97	0.93	\$20.43	10'x12'	\$2,452	20%	\$1,960	50%	100%	1.000	1.0000	\$1,000

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