

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

Fixer Upper Country Home with Pole Barn!

This property will be offered at Absolute Auction on Saturday, September 23, 2023 at 10 am. Selling regardless of price! 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 \$3,000 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 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 \$0.00. 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.

ABSOLUTE Auction: Saturday, September 23, 2023
Selling Regardless of Price! Bid Live In-Person or Online!

7861 N. 900 W., Huntington, IN 46750

Warren Township • Huntington County

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

Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL, CAGA
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

Real Estate Antique
Auction

7861 N. 900 W.,
Huntington, IN

Antiques, Household
Skidsteer - Tractor

Sat., 10 am
Sep. 23



Property Sells Absolute - No Reserve!

www.BidMetzger.com




Metzger
Property Services, LLC
AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau

260-982-0238



Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202332152	7861 N 900 W	Huntington	IN 46750	LP \$0
	Area Huntington County	Parcel ID 35-03-27-200-028.900-019	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 1
	Township Warren	Style Two Story	REO No	Short Sale No
	School District HCS	Ele Andrews	JrH Riverview	SrH Huntington North
	Legal Description 011-00289-00 PT W W W SEC 27 .33A			
	Directions Property is northwest of Huntington in Bippus on the east side of SR 105.			
	Inside City Limits N	City Zoning	County Zoning R4	Zoning Description

Remarks Fixer Upper Country Home with Pole Barn going to Absolute Auction on Saturday, September 23, 2023 at 10 am! This home features a spacious living room with wood burning stove, kitchen, dining room, full bath, & summer kitchen with laundry hookup on the main level. There are 3 nice sized bedrooms upstairs. Pole Barn has concrete floors, electricity, and overhead door - great for housing 2+ vehicles, extra storage, and space for your workshop. Convenient location close to Huntington, South Whitley, North Manchester, & Roanoke. Nice investment opportunity or restore & personalize to make it your dream home! Open House: Monday, September 18th 5:30-6pm

Agent Remarks Auction: Sat. 9.23.23 10 am Open House: Mon. 9.18.23 5:30-6pm TERMS: \$3,000 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 compensation. Client

Sec	Lot	Lot	0.3300	/ 14,375	/ 145x85	Lot Desc	0-2.9999						
Above Gd Fin	2,141	Above Gd Unfin	SqFt 0	Below Gd Fin	SqFt 0	Ttl Below Gd	SqFt 0	Ttl Fin	SqFt 2,141	Year Built	1939		
Age 84	New Const No	Date Complete		Ext Wood		Bsmt Crawl		#	6				
Room Dimensions													
RM DIM	LV	B-Main	1	0	Well Type	Private	Basement Material		Dryer Hookup Gas	No	Fireplace	Yes	
LR 20 x 18	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No	Split FlrPln	No	
DR 12 x 10	M	B-Blw G	0	0	Fuel /	Oil, Propane Tank	Dryer Hookup G/E	No	Disposal	No	Ceiling Fan	No	
FR x		Laundry Rm	Main		Heating	Rented	Water Soft-Owned	No	Water Soft-Rented	No	Skylight	No	
KT 14 x 12	M	Laundry L/W	x		Cooling	None	Alarm Sys-Sec	No	Alarm Sys-Rent	No	ADA Features	No	
BK x		AMENITIES Porch Covered, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up					Garden Tub	No	Jet Tub	No	Fence		
DN x		Garage	2.0	/ Detached	/ 25 x 56	/ 1,400.00	Pool	No	Pool Type		Golf Course	No	
MB 20 x 18	U	Outbuilding 1	None		x		Fireplace	Wood Burning Stove			Nr Wlkg Trails	No	
2B 12 x 12	U	Outbuilding 2			x		Off Street Pk						
3B 12 x 10	U	Assn Dues		Frequency	Not Applicable								
4B x		Other Fees											
5B x		Restrictions											
RR x													
LF x													
EX x													

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 9/23/2023	Time 10 am
Financing: Existing	Proposed	Location at the property	Excluded Party None
Annual Taxes \$0.00	Exemption Homestead, Over 65, Supplemental	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 **List Agent - User** UP388053395 **List**

Co-List Office **Co-List Agent**

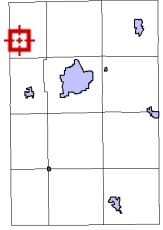
Showing Instr Showingtime or Open House	
List Date 9/5/2023	Start Showing Date
Exp Date 12/31/2023	Owner/Seller a Real Estate Licensee No
Agent/Owner Related No	
Contract Exclusive Right to Sell	Buyer Broker 1.5%
Variable Rate No	Special List None
Virtual Tours:	Lockbox Type Mechanical/Combo
	Lockbox Location back door
Pending Date	Closing Date
	Selling Price
Ttl Concessions Paid	Sold/Concession
Sell Office	Sell Agent
Co-Sell Office	Co-Sell

Presented by: My Info 9 - Agent Name and Phone / 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

- City/Town Limits
- Parcels
- Railroad
- Road Centerlines**
- Private Drives
- County Roads
- Municipal Roads
- State Routes
- US Route
- Interstate

Parcel ID 35-03-27-200-028.900-019	Alternate ID 350327200028900019	Owner Address Reimer, Franklin E & Mary A
Sec/Twp/Rng --	Class Res-1-Family 0 - 9.99 acres	7861 N 900 W
Property Address 7861 N 900 W	Acreage 0.33	Huntington, IN 46750
HUNTINGTON		
District	WARREN TWP R E	
Brief Tax Description	011-00289-00 PT W W W SEC 27 .33A	
	(Note: Not to be used on legal documents)	

Date created: 7/25/2023
 Last Data Uploaded: 7/24/2023 8:22:14 PM

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**

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0110028900

Printed 04/17/2023 Card No. 1 of 1

PARCEL NUMBER
35-03-27-200-028.900-019
Parent Parcel Number

Reimer, Franklin E & Mary A
7861 N 900 W
Huntington, IN 46750 USA
011-00289-00 PT W W W SEC 27 .33A

TRANSFER OF OWNERSHIP

Date

Property Address
7861 N 900 W

Neighborhood
3519511 BIPPUS

Property Class
511 Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 011 Warren
Corporation N
District 019 Warren Twp
Routing Number 11F27-1-C46

RESIDENTIAL

VALUATION RECORD

Homestead Allocations

Table with columns: Assessment Year, Reason for Change, ANNUAL ADJ, 4Y Reval, and values for years 2018-2023. Includes rows for VALUATION, Appraised Value, and True Tax Value.

Site Description

Topography: Level

Public Utilities: Electric

Street or Road: Paved, Sidewalk

Neighborhood: Static

Zoning: 1 HOMESITE

Legal Acres: 0.3300

Admin Legal 0.3300

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Soil ID, Frontage, and Land Type.

CY19: CYCLICAL REASSESSMENT 2019 combined #1 & #3
CY23: CYCLICAL REASSESSMENT 2023 UPGRADED EFF AGE OF DWELL
CYCL: CYCLICAL REASSESSMENT 3/1/15 allocations

Supplemental Cards

Supplemental Cards

MEASURED ACREAGE 0.3300

TRUE TAX VALUE 5910

FARMLAND COMPUTATIONS

Parcel Acreage 0.3300
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]

Measured Acreage
Average True Tax Value/Acre

TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

TOTAL ACRES FARMLAND
TRUE TAX VALUE

Supplemental Cards
TOTAL LAND VALUE

5900

IMPROVEMENT DATA

01

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 2141
 Attic: None
 Basement: None

ROOFING

Material: Asphalt shingles

FLOORING

Sub and joists 1.0, 1.5, 2.0
 Vinyl tile 1.0
 Carpet 1.0, 1.5, 2.0

EXTERIOR COVER

Wood siding 1.0, 1.5, 2.0

INTERIOR FINISH

Drywall 1.0, 1.5, 2.0

ACCOMMODATIONS

Finished Rooms 6
 Bedrooms 2
 Fireplaces: 2

HEATING AND AIR CONDITIONING

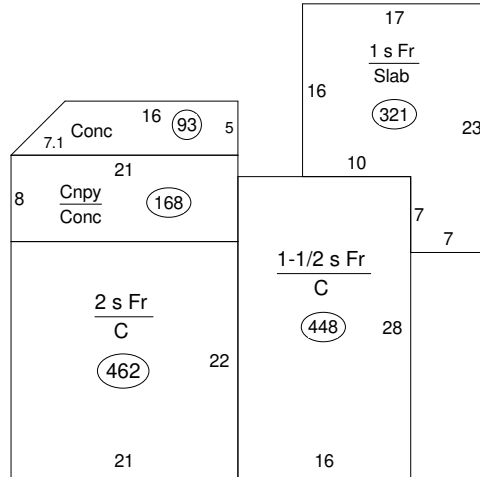
Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper
 Central War 0 1231 462 448

PLUMBING

	#
3 Fixt. Baths	1 3
Kit Sink	1 1
Water Heat	1 1
TOTAL	5

REMODELING AND MODERNIZATION

Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	1231	1.0	1231	91230	
1 WOOD FRAME	448	1.5	448	19020	
1 WOOD FRAME	462	2.0	462	25640	

910 Crawl ---- 5620

TOTAL BASE 141510

Row Type Adjustment 1.00%
 SUB-TOTAL 141510

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	4500
Heating	0
Air Condition	0
Frame/Siding/Roof	0
Plumbing Fixt: 5	0

Sub-TOTAL ONE UNIT 146010
 SUB-TOTAL 0 UNITS 146010

Exterior Features Description	Value	Garages	Value
CONCP	1010	0 Integral	0
CNPY/	1080	0 Att Garage	0
CONCP	580	0 Att Carports	0
		0 Bsmt Garage	0
		Ext Features	2670

Sub-TOTAL 148680
 Quality Class/Grade D+1

GRADE ADJUSTED VALUE 117530

(LCM: 93.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :MAS	3500	D	DWELL	2.00		D+1	1900	1959	AV	0.00	Y	0.00	2141	117530	47	0	127	100	79100
MAS-STK	1000	01	DETGAR	0.00	5	C	1974	1996	AV	17.36	N	16.14	1400	22600	24	0	100	100	17200

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

JB 10/09/2000

BP 03/01/2002

Neigh 3519511 F

TOTAL IMPROVEMENT VALUE

96300

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM