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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

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REAL ESTATE AUCTION TERMS

Country Home & Multiple Outbuildings on 2.3+/- Acres!

This property will be offered at Wednesday, October 11, 2023-- Bidding begins closing out at 6:30 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 November 17, 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 \$1,153.72. 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: Wednesday, October 11, 2023

Bidding begins closing out at 6:30 pm!

6514 Ft. Wayne Rd., Rochester, IN 46975

Henry Township • Fulton County

Auction Manager: John Burnau 574.376.5340

<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

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Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202333159	6514 Ft Wayne Road	Rochester	IN 46975	LP \$0
	Area Fulton County	Parcel ID 25-08-06-200-004.020-002	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 1
	Township Henry	Style One and Half Story	REO No	H Baths 0
	School District TIP	Ele Akron	JrH Tippe Valley	SrH Tippe Valley
	Legal Description NW COR SW NE 6-30-4 2.314A			
	Directions CR 650 E to Ft. Wayne Rd., property is on the corner			
	Inside City Limits N	City Zoning	County Zoning A1	Zoning Description

Remarks 2 Story Country Home with Multiple Outbuildings on 2.3+/- Acres selling via Online Only Auction on Wednesday, October 11, 2023 -- Bidding begins closing out at 6:30 pm! This home features 3 bedrooms & 1 bath. Living Room has fireplace, arched entry, & french doors. Lots of charm & potential in this fixer upper. The 2.3+/- Acres provides ample space for gardening, recreational activities, or even the potential to expand the existing home. There are multiple outbuildings including a 2-car detached garage & pole barns - great for your workshop, vehicles, and hobbies. This fixer-upper presents the perfect opportunity to embrace the country lifestyle you've always desired. Whether you're looking to start a hobby farm, create a private retreat, or simply enjoy the peace and quiet, this property offers the ideal canvas to turn your dreams into reality. Open House: Tuesday, October 3rd 5:30-6pm

Agent Remarks Online Auction: Wed. 10.11.23 6:30 pm Open House: Tues. 10.3.23 5:30-6pm 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). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS:

Sec	Lot	Lot	2.3100	/	100,798	/	265x478	Lot Desc	0-2.9999
Above Gd Fin	2,360	Above Gd Unfin	SqFt 0		Below Gd Fin	SqFt 0		Ttl Below Gd	SqFt 1,12
Age 81	New Const No	Date Complete			Ext Aluminum			Bsmnt Crawl, Partial Basement	
Room Dimensions	Baths	Full	Half	Water	WELL			Basement Material	
RM DIM	LV	B-Main	1	0	Well Type	Private		Dryer Hookup Gas	No
LR 23 x 12	M	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	No
DR 10 x 10	M	B-Blw G	0	0	Fuel /	Gas, Forced Air		Dryer Hookup G/E	No
FR x		Laundry Rm	Baseme		Heating			Disposal	No
KT 9 x 11	M	Laundry L/W	x		Cooling	Central Air		Water Soft-Owned	No
BK x		AMENITIES	Ceiling Fan(s), Porch Covered, Washer Hook-Up					Water Soft-Rented	No
DN x								Alarm Sys-Sec	No
MB 10 x 10	M							Alarm Sys-Rent	No
2B 10 x 12	U							Garden Tub	No
3B 10 x 10	M	Garage	2.0	/	Detached	/	22 x 22	/	484.00
4B x		Outbuilding 1	Pole/Post Building	63	x	40		Jet Tub	No
5B x		Outbuilding 2			x			Pool	No
RR x		Assn Dues			Frequency	Not Applicable		Pool Type	
LF x		Other Fees						SALE INCLUDES	Water Heater Electric
EX x		Restrictions						FIREPLACE	Living/Great Rm

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water		Water Type	Lake Type
Auctioneer Name Chad Metzger & John Burnau	Lic # AC31300015	Auction Date 10/11/2023	Time 6:30
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,153.72	Exemption Homestead, Supplemental	Year Taxes Payable 2023	Assessed

Possession At closing
List Office Metzger Property Services, LLC - Off: 260-982-0238
Agent E-mail chad@metzgerauction.com
Co-List Office
Showing Instr Showingtime or Open House
List Agent Chad Metzger - Cell: 260-982-9050
List Agent - User UP388053395
Co-List Agent

List Date 9/11/2023	Start Showing Date	Exp Date 2/16/2024	Owner/Seller a Real Estate Licensee No	Agent/Owner Related No
Contract Exclusive Right to Sell	Buyer Broker 2.0%	Variable Rate No	Special List	None
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location side door	Type of	
Pending Date	Closing Date	Selling Price	How Sold	
Ttl Concessions Paid	Sold/Concession	Conc Paid By	Sell	
Sell Office	Sell Agent	Sell		
Co-Sell Office	Co-Sell			

Presented by: My Info 9 - Agent Name and Phone / Metzger Property Services, LLC - Off: 260-982-0238
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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**

25-08-06-200-004.020-002

LOWE ROSALIE SUE

6514 FT WAYNE RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Henry Res Acreage Default 1/2

General Information

Parcel Number 25-08-06-200-004.020-002
Local Parcel Number 00311400400

Tax ID:

Routing Number 08-06-000-012

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

Year: 2022

Location Information

County Fulton
Township HENRY TOWNSHIP
District 002 (Local 003) HENRY TOWNSHIP
School Corp 4445 TIPPECANOE VALLEY
Neighborhood 03000-002 Henry Res Acreage Default
Section/Plat
Location Address (1) 6514 FT WAYNE RD ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 03000-002

Characteristics

Topography Flood Hazard Level, Low

Public Utilities ERA

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 26, 2022

Review Group 1

Ownership

LOWE ROSALIE SUE
6514 E FT WAYNE RD
ROCHESTER, IN 46975

Legal

NW COR SW NE 6-30-4 2.314A



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res



Notes

7/18/2018 : 7/18 Chg. Rt. # --Chg. PBAW 63 x 40 Cnd. from f to A. --Chg. NBHD on both PB from 65 to 1.00. Chg. free stand cc to drive - thru with 70% Obs.--19 pay 20 --Dm

9/19/2014 : CYC/REV-9/4/14--B.B.--DWELL GRADE FROM C+2 TO C+1. CHG. PB (63 X 40) GRADE FROM C TO D & CND FROM A TO F. CHG. GF CND FROM A TO F. ----15 PAY 16 ---DM

2/6/2013 : SPLIT 31.326A TO 003-114005-00 & SPLIT 31.25A TO 003-115005-00 DONE FOR 2013 PAY 2014

12/20/2011 : CORRECTED 1/2S FINISHED AREA-AW

3/1/2009 : #4 ALLW MOVED FROM FARM PROGRESS SHOW, GAVE 25% DEP... CG, CYC/REV. 2008, CHG. FROM 1.25 SFR TO 1.5, CHG. MSTP TO PAT, DWELL GR TO C+, GF GR TO D, CND A, CCF CND F, 50% FCT, ADD A.C.

3/1/2009 : CCF IS DRIVE THRU.

Land Computations

Table with columns for various land computation metrics: Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	N/A
Finished Area	2360 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 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 Masonry	200	\$8,000
Patio, Concrete	72	\$500

Plumbing

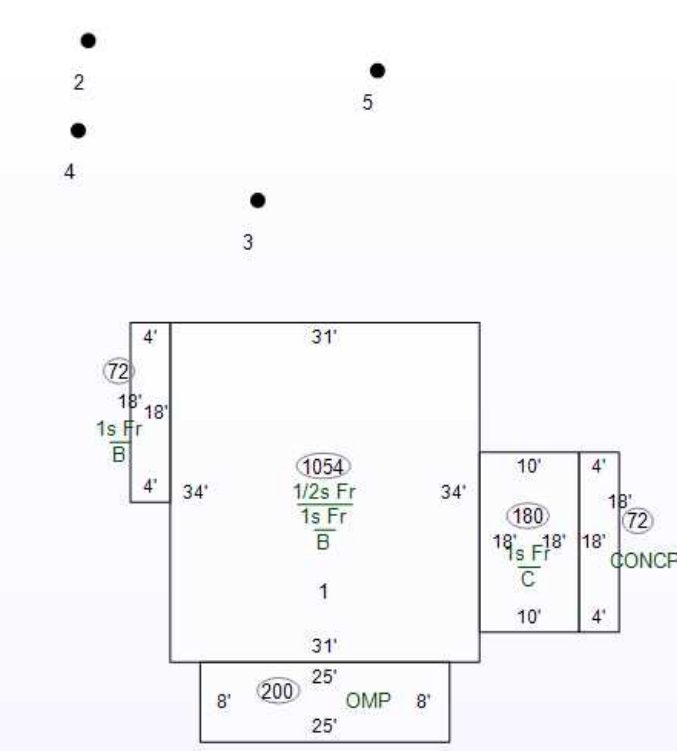
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	3 5

Accommodations

Bedrooms	4
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1306	1306	\$94,500	
2				
3				
4				
1/4				
1/2 1Fr	1054	1054	\$32,300	
3/4				
Attic				
Bsmt	1126	0	\$28,600	
Crawl	180	0	\$3,000	
Slab				

Total Base \$158,400

Adjustments 1 Row Type Adj. x 1.00 \$158,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1306 1/2:527 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$166,700

Sub-Total, 1 Units

Exterior Features (+)	\$8,500	\$175,200
Garages (+) 0 sqft	\$0	\$175,200
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.88

Replacement Cost \$161,885

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 1/2	Wood Frame	C+1	1942	1942	80 A		0.88		3,486 sqft	\$161,885	45%	\$89,040	0%	100%	1.000	1.4100	\$125,500
2: Free Stand CC	0%	1	Drive Thru	D	1950	1950	72 F	\$20.73	0.88	\$0.00	50' x 25'	\$18,242	70%	\$5,470	70%	100%	1.000	1.0000	\$1,600
3: Garage-Fr	100%	1	Wood Frame	D	1950	1950	72 F	\$33.35	0.88	\$23.48	22'x22'	\$11,364	65%	\$3,980	0%	100%	1.000	1.0000	\$4,000
4: PB-All Walls	0%	1	T3AW	D	1960	1960	62 F	\$17.81	0.88	\$0.00	48' x 34' x 10'	\$15,219	70%	\$4,570	0%	100%	1.000	1.0000	\$4,600
5: PB-All Walls	0%	1	T3AW	D	1989	1989	33 A	\$15.93	0.88	\$0.00	63' x 40' x 14'	\$21,837	55%	\$9,830	0%	100%	1.000	1.0000	\$9,800

...Generation after Generation



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