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 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/



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

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Schedule a Showing

Property ⁻	Type RESIDENTIAL	Status Active			CDOM 1	DOM 1	Auction Yes
MLS #	202333159	6514 Ft Wayne Road	Rochester		IN 46975		LP \$0
14.		Area Fulton County	Parcel ID 25-08-06-200-004.0	020-002	Type Site-Bu	ilt Home	Waterfront No
		Sub None	Cross Street		Bedrms 3	F Baths 1	H Baths 0
10000		Township Henry	Style One and Half Story		REO No	Short Sale	No
	1	School District TIP	Ele Akron	JrH Tip	ope Valley	SrH	Tippe Valley
	ALL	Legal Description NW COF	R SW NE 6-30-4 2.314A				
	and a start	Directions CR 650 E to Ft. Wa	yne Rd., property is on the corner				
		Inside City Limits N City	Zoning County Zonin	ng 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:

	Lot	Lot	Ζ.,	3100 / 10	0,798 /	265x478 Lot De	sc 0-2.9999				
Above C	Gd Fin	2,36	0 Above Go	Unfin SqFt	0 Belo	w Gd Fin SqFt 0	Ttl Below Gd SqFt 1,	12 Ttl	Fin SqFt 2,360	Year Built	1942
Age 8	1 Nev	w Const	No E	Date Complete		Ext Aluminum	Bsmt Crawl, Partial	Basemer	nt	#	6
<u>Room</u>	Dimens	<u>ions</u>	Baths F	ull Half	Water	WELL	Basement Material				
RM	DIM	LV	B-Main 1	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	Yes	
LR 23	x 12	Μ	B-Upper 0	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No	
DR 10	x 10	Μ	B-Blw G	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split Firpin	No	
FR	х		Laundry Rn	n Baseme	Heating		Disposal	No	Ceiling Fan	Yes	
KT 9	x 11	Μ	Laundry L/	N x	Cooling	Central Air	Water Soft-Owned	No	Skylight	No	
BK	х		AMENITIES	Ceiling Fan(s	s), Porch Cov	vered, Washer Hook-Up	Water Soft-Rented	No	ADA Features	No	
DN	х						Alarm Sys-Sec	No	Fence		
MB 10	x 10	Μ					Alarm Sys-Rent	No	Golf Course	No	
2B 10	x 12	U					Garden Tub	No	Nr Wikg Trails	s No	
3B 10	x 10	М	Garage	2.0 / De	etached	/ 22 x 22 / 484.00	Jet Tub	No	Garage Y/N	Yes	
4B	х		Outbuilding	1 Pole/Post E	Building 63	x 40	Pool	No	Off Street Pk		
5B	х		Outbuilding	2		Х	Pool Type				
RR	RR x Assn Dues Frequency Not Applicable						SALE INCLUDES	Vater He	ater Electric		
LF	х		Other Fees				FIREPLACE Living	/Great Rr	m		
EX	х		Restriction	5							
Water A	ccess			Wtr Name			Water Frontage	(Channel Frontage		
Water A Water	ccess			Wtr Name			Water Frontage Water Type		Channel Frontage Lake Type		
Water		e Chad	Metzger & Jol		Lic # AC31	300015 Auction Date	•	I	•	bidmetzge	er.com
Water Auction			Metzger & Jol		Lic # AC31 Propo		Water Type	l 6:30 l	Lake Type	bidmetzge	er.com
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Presented by: My Info 9 - Agent Name and Phone

Metzger Property Services, LLC - Off: 260-982-0238

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1

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
 - o Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - o 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	6514 FT WAYNE RD 511, 1 Family Dwell - Unplatted (0 to 9.9										
General Information			nership				Tran	sfer of Owner	ship			Notes			
Parcel Number		ROSALIE		Date	Ow	vner		Doc ID C	ode B	ook/Page A	dj Sale Price V/I	7/18/2018: 7/18 Chg. Rt. #Chg. P Cnd. from f to AChg. NBHD on bo			
25-08-06-200-004.020-002		E FT WAYN IESTER, IN		06/21/200		WE ROSALIE			WD	1	\$0 I	1.00. Chg. free stand cc to drive - thr Obs19 pay 20Dm			
Local Parcel Number 00311400400		,		04/24/199	90 HEI	LEN NICHOLS	6		WD	1	\$0 I	9/19/2014 : CYC/REV-9/4/14B.B	DWELL GRADE		
Tax ID:	NW COF	L R SW NE 6-30-	.egal									FROM C+2 TO C+1. CHG. PB (63 FROM C TO D & CND FROM A TO CND FROM A TO F15 PAY 16	X 40) GRADE F. CHG. GF		
Routing Number 08-06-000-012			- 2.0171									2/6/2013 : SPLIT 31.326A TO 003-1 SPLIT 31.25A TO 003-115005-00 D PAY 2014			
Property Class 511 1 Family Dwell - Unplatted (0 to 9.9			uation Records (Worl	k In Broard	ee valu	los aro not	cortified		Res	act to chan		12/20/2011 : CORRECTED 1/2S FI	NISHED AREA-		
Year: 2022		2022	Assessment Year	k ill Flogle	2022	ues are not					2018	3/1/2009: #4 ALLW MOVED FROM	EADM		
Location Information		2022 WIP	Reason For Change		2022 AA		2021 AA	2020 AA		2019 AA		PROGRESS SHOW, GAVE 25% DE	P CG,		
County	0	2/16/2022	As Of Date	03/	08/2022	03/12		03/10/2020		04/04/2019	AA 06/20/2018	CYC/REV. 2008, CHG. FROM 1.25 CHG. MSTP TO PAT, DWELL GR TO			
Fulton		a Cost Mod	Valuation Method	Indiana Co		Indiana Cos		ndiana Cost Mod		na Cost Mod	Indiana Cost Mod	TO D, CND A, CCF CND F, 50% FC	CT, ADD A.C.		
Township	mulan	1.0000	Equalization Factor		1.0000		.0000	1.0000		1.0000	1.0000	3/1/2009: CCF IS DRIVE THRU.			
HENRY TOWNSHIP		1.0000	Notice Required			I				1.0000					
District 002 (Local 003)		\$20,800	Land	¢	20,800	\$2(\$20,800		\$20,800	\$20,800				
HENRY TOWNSHIP		\$ 20,800 \$18,200	Land Res (1)		18,200		3,200	\$18,200		\$18,200	\$ 20,800 \$18,200				
School Corp 4445		\$0	Land Non Res (2)		\$0		\$0	\$0		\$0	\$0				
TIPPECANOE VALLEY		\$2,600	Land Non Res (3)		\$2,600		2,600	\$2,600		\$2,600	\$2,600				
Neighborhood 03000-002		\$145,500 \$129,500	Improvement Imp Res (1)		45,500 29,500		5,200 2,700	\$116,900 \$103,400		\$112,000 \$98,500	\$99,200 \$89,400				
Henry Res Acreage Default		\$0	Imp Non Res (2)	* ·	\$0	 	\$0	\$0		\$0	\$0				
Section/Plat		\$16,000	Imp Non Res (3)		16,000		3,500	\$13,500		\$13,500	\$9,800				
		\$166,300 \$147,700	Total Total Res (1)		66,300 47,700		7,000 0,900	\$137,700 \$121,600		\$132,800 \$116,700	\$120,000 \$107,600	Land Computation	ons		
Location Address (1)		\$0	Total Non Res (2)		\$0		\$0	\$0		\$0	\$0	Calculated Acreage	2.31		
6514 FT WAYNE RD		\$18,600	Total Non Res (3)		18,600		6,100	\$16,100	_	\$16,100	\$12,400	Actual Frontage	0		
ROCHESTER, IN 46975			Land Data (Stan	dard Dept	h: Res	100', CI 100	' Base	Lot: Res 0' X	0', CI 0			Developer Discount			
Zaning		Pricing S		Size Fac	tor	Rate	Adj		nfl. %	Res Ma		Parcel Acreage	2.31		
Zoning	• •	Method IE		1 0 0 0	~~	016 500	Rate	e value		Elig % Fa		81 Legal Drain NV	0.00		
	9	A			.00	\$16,500	\$16,500		0%	100% 1.1		82 Public Roads NV	0.12		
Subdivision	91	A			.00	\$2,000	\$2,000		0%	0% 1.1	. ,	83 UT Towers NV	0.00		
	82	A	0 0	0.120 1	.00	\$1,500	\$1,500) \$180 ·	-100%	0% 1.0	\$00 \$00	9 Homesite	1.00		
Lot												91/92 Acres	1.19		
												Total Acres Farmland	0.00		
Market Model												Farmland Value	\$0		
03000-002												Measured Acreage	0.00		
Characteristics												Avg Farmland Value/Acre	0.0		
TopographyFlood HazardLevel, Low												Value of Farmland	\$0		
												Classified Total	\$0		
Public Utilities ERA												Farm / Classifed Value	\$0		
												Homesite(s) Value	\$18,200		
Streets or Roads TIF												91/92 Value	\$2,600		
Paved												Supp. Page Land Value			
Neighborhood Life Cycle Stage												CAP 1 Value	\$18,200		
Other Printed Tuesday, April 26, 2022												CAP 2 Value CAP 3 Value	\$0 \$2,600		
Review Group 1	Data 9	Source N/	A Colle	ector				Appraise	r			Total Value	\$2,600 \$20,800		
	Batul								-			I Utal Value	\$20,800		

25-08-06-200-004	4.020-002	LOWE ROSALIE	SUE					
General In	formation	Plumbing						
Occupancy	Single-Family		#	TF				
Description	Single-Family	Full Bath	1	3				
Story Height	1 1/2	Half Bath	0	0				
Style	N/A	Kitchen Sinks	1	1				
Finished Area	2360 sqft	Water Heaters	1	1				
Make		Add Fixtures	0	0				
Floor		Total	3	5				
Earth	✓ Tile							
Slab	Carpet	Accommoda	ations					
Sub & Joist	✓ Unfinished	Bedrooms		4				
✓ Wood	Other	Living Rooms						
Parquet		Dining Rooms		0				
		Family Rooms		0				
Wall F		Total Rooms		8				
✓ Plaster/Drywall	✓ Unfinished							
Paneling	Other	Heat Typ)e					
Fiberboard		Central Warm Air						
	Roofing							
Built-Up Me	etal 🗸 Asphalt	Slate	le					
Wood Shingle	Other							
	Exterior Fea	tures						
Description		Area	V	alue				
Porch, Open Masor	nry	200	\$8	,000				
Patio, Concrete		72		\$500				

6514 FT WAYNE RD

511, 1 Family Dwell - Unplatted (0 to 9.9 Henry Res Acreage Default 2/2

		• 5			
		•			
		3			
(72) 4'		31'		e	
(72) 18'18' 1s Fr B		(105)		401	4'
4'	34'	1/2s Fr 1s Fr B	34'	10' (180) 18's F ¹ 8'	18' [72]
		1		10'	4' CONC
	8'	31' 200 25' 25' OMP 25'	8'		
	<u>.</u>	Specialty Plumb	ning		

Count

Value

Floor Constr Base Finish Value 1 1Fr 1306 1306 \$94,500 2 3 - - - 3 - - - - 1/4 - - - - 1/2 1Fr 1054 1054 \$32,300 3/4 - - - - Attic - 0 \$28,600 Crawl 180 0 \$3,000 Slab - - \$0 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 Elec (-) - \$0 Plumbing (+/-) 5 - 5 = 0 x \$0 \$0 Spec Plumb (+) - \$0 Elevator (+										
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 Slab Adjustments 1 Row Type Adj. x 1.00 Ex Liv Units (+) \$00 Ex Liv Units (+) \$00 Rec Room (+) \$00 Ex Liv Units (+) \$00 Rec Room (+) \$00 Crawl 180 1/2:527 \$3,800 No Heating (-) \$00 A/C (+) 1:1306 1/2:527 \$3,800 No Elec (-) \$00 Plumbing (+ / -) \$5 - 5 = 0 x \$0 Spec Plumb (+) \$00 Elevator (+) \$00 Sub-Total, One Unit \$166,700 Sub-Total, 1 Units Exterior Features (+) \$8,500 \$175,200 Quality and Design Factor (Grade) 1.05 Location Multiplier 0.88		Floor	Constr	Base	Finish	Value	Totals			
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 \$100 Ex Liv Units (+) \$0 \$00 Rec Room (+) \$00 \$00 Loft (+) \$00 \$00 Fireplace (+) MS:1 MO:1 \$4,500 No Heating (-) \$0 \$0 A/C (+) 1:1306 1/2:527 \$3,800 No Elec (-) \$0 \$0 Plumbing (+/-) \$0 - 5 - 5 = 0 x \$0 \$0 Spec Plumb (+) \$0 \$0 Exterior Features (+) \$8,500 \$175,200 Garages (+) 0 sqft \$0 \$175,200 Quality and Design Factor (Grade) 1.05 Location Multiplier 0.88		1	1Fr	1306	1306	\$94,500				
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					Replac	ement Cost	\$161,885			

Cost Laddor

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		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% 1	00% 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' x25'	\$18,242	70%	\$5,470	70% 1	00% 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% 1	00% 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% 1	00% 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% 1	00% 1.000	1.0000	\$9,800

Description

... Generation after Generation



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