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Property Services, LLC

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

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REAL ESTATE AUCTION TERMS

Country Home & Outbuildings on 3.2+/- Acres!

This property will be offered at Online Only Auction on Wednesday, December 6, 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 \$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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 5, 2024. 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 \$1,486.36. 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, December 6, 2023

Bidding begins closing out at 6:30 pm!

4606 E. SR 14, Claypool, IN 46510

Jackson Township • Kosciusko County

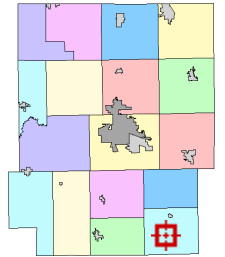
Auction Manager: John Burnau 574.376.5340

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





Overview




Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Date created: 11/6/2023
Last Data Uploaded: 11/6/2023 3:12:10 AM

Developed by  **Schneider**
GEOSPATIAL

Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202341343	4606 E State Road 14	Claypool	IN 46510	LP \$0
	Area Kosciusko County	Parcel ID 43-19-04-200-308.000-009	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 1
	Township Jackson	Style One Story	REO No	H Baths 0
	School District WTK	Elem South Whitley	JrH Whitko	SrH Whitko
	Legal Description 019-064-006 PT SW SE 4-30-7 1.55A & 019-064-005 PT SW SE 4-30-7 .37A & 019-064-004.A PT SW SE			
	Directions SR 13 to SR 14, west on SR 14. Property is on the north side of the road.			
	Inside City N	City Zoning	County Zoning A1	Zoning Description

Remarks Country Home & Multiple Outbuildings on 3.2+/- Acres selling via Online Only Auction on Wednesday, December 6, 2023 -- Bidding begins closing out at 6:30 pm! This home features 3 bedrooms & 1 bath. Large Kitchen with island for extra prep space - great for entertaining friends & family. Nice deck to sit outside and enjoy the peaceful country views. The basement hosts a recreational room & 1-car garage. Additionally, there are multiple outbuildings including a pole barn allowing for the housing of livestock or the pursuit of hobbies such as farming or equestrian activities. Open House: Sunday, December 3rd 1:30-2pm

Agent Remarks Online Auction: Wed. 12.6.23 6:30pm Open House: Sun. 12.3.23 1:30-2pm 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.

Sec	Lot	Lot	3.2000 / 139,392 / 315x415	Lot Desc	3-5.9999					
Above Gd Fin SqFt	1,290	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	450	Ttl Below Gd SqFt	900	Ttl Fin SqFt	1,740	
Age	62	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Full Basement, Walk-Out Basement	
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material	Block	
LR	13 x 12	B-Main	1	0	Well Type	Private		Dryer Hookup Gas	No	
DR	x	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	No	
FR	x	B-Blw	0	0	Fuel /	Forced Air		Dryer Hookup G/E	No	
KT	14 x 18	Laundry Rm	Baseme		Heating			Disposal	No	
BK	x	Laundry L/W	x		Cooling	Central Air		Water Soft-Owned	Yes	
DN	x	AMENITIES Ceiling Fan(s), Deck Open, Garage Door Opener, Kitchen Island, Range/Oven Hook Up Gas				Water Soft-Rented	No	Skylight	No	
1B	14 x 10					Alarm Sys-Sec	No	ADA Features	No	
2B	13 x 9					Alarm Sys-Rent	No	Fence		
3B	10 x 9	Garage	1.0 /	Basement /	30 x 13 /	390.00	Garden Tub	No	Golf Course	No
4B	x	Outbuilding 1	Pole/Post Building		60 x 32	Jet Tub	No	Nr Wilkg Trails	No	
5B	x	Outbuilding 2			x	Pool	No	Garage Y/N	Yes	
RR	x	Assn Dues			Frequency	Not Applicable	Pool Type			
LF	x	Other Fees				SALE INCLUDES	Dishwasher, Microwave, Kitchen Exhaust Hood, Range-Gas, Water Heater Gas, Water Softener-Owned			
EX	x	Restrictions								

Water Access		Wtr Name		Water Frontage		Channel		
Water Features				Water Type		Lake Type		
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	12/6/2023	Time	6:30	
Financing: Existing		Proposed		Location	Online Only: bidmetzger.com			
Annual Taxes	\$1,486.36	Exemption	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			
Co-List Office				List Team				
Showing Instr	Showingtime or Open House							
List Date	11/9/2023	Start Showing Date		Exp Date	12/27/2023	Owner/Seller a Real Estate Licensee	No	
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.5%	Variable Rate	No	Special List Cond.	None	
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door	Type of Sale		
Pending Date		Closing Date		Selling Price		How Sold		
Ttl Concessions Paid		Sold/Concession Remarks				Conc Paid By		
Sell Office		Sell Agent				Sell Team		
Co-Sell Office		Co-Sell Agent						

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)
09-27-23

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)
4606 E. St. Rd 14 Claypool IN 46510

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System					Cistern					
Clothes Dryer					Septic Field / Bed			✓		
Clothes Washer					Hot Tub					
Dishwasher			✓		Plumbing			✓		
Disposal					Aerator System					
Freezer					Sump Pump					
Gas Grill					Irrigation Systems					
Hood			✓		Water Heater / Electric					
Microwave Oven			✓		Water Heater / Gas			✓		
Oven			✓		Water Heater / Solar					
Range			✓		Water Purifier					
Refrigerator					Water Softener			✓		
Room Air Conditioner(s)					Well			✓		
Trash Compactor					Septic & Holding Tank/Septic Mound			✓		
TV Antenna / Dish					Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment					
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				✓	
					Are the structures connected to a public sewer system?				✓	
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				✓	
					Are the improvements connected to a private/community sewer system?				✓	
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier					Attic Fan					
Burglar Alarm					Central Air Conditioning			✓		
Ceiling Fan(s)			✓		Hot Water Heat			✓		
Garage Door Opener / Controls			✓		Furnace Heat / Gas			✓		
Inside Telephone Wiring and Blocks / Jacks			✓		Furnace Heat / Electric					
Intercom					Solar House-Heating					
Light Fixtures			✓		Woodburning Stove					
Sauna					Fireplace					
Smoke / Fire Alarm(s)			✓		Fireplace Insert					
Switches and Outlets			✓		Air Cleaner					
Vent Fan(s)					Humidifier			✓		
60 / 100 / 200 Amp Service (Circle one)					Propane Tank			✓		
Generator					Other Heating Source					

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Susan R. Hend</i>	Date (mm/dd/yy) 11-03-23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

4606 E. St. Rd. 14 Claypool IN 46510

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			✓
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?			✓
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?	✓		
Are the furnace/woodstove/chimney/flue all in working order?	✓		
Is the property in a flood plain?		✓	
Do you currently pay flood insurance?		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate salesperson or broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓	
Is the property located within one (1) mile of an airport?		✓	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Alicia A. Kunk</i>	Date (mm/dd/yy) 11-23-23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

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**

43-19-04-200-308.000-009

KINCH FAMILY REV TRUST

4606 E SR 14

101, Cash Grain/General Farm

JACKSON TWP ACREAGE 1/2

General Information

Parcel Number 43-19-04-200-308.000-009
Local Parcel Number 1971100110

Tax ID:

Routing Number 019-064-006

Property Class 101 Cash Grain/General Farm

Year: 2023

Location Information

County Kosciusko
Township JACKSON
District 009 (Local 009) JACKSON TOWNSHIP
School Corp 4455 WHITKO COMMUNITY
Neighborhood 1906010-009 JACKSON TWP ACREAGE - AG
Section/Plat 4-30-7
Location Address (1) 4606 E SR 14 CLAYPOOL, IN 46510

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography High, Rolling Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 4, 2023

Review Group 2024

Ownership

KINCH FAMILY REV TRUST
FRED T & SUSAN K KINCH TRUSTEE
4606 E SR 14
CLAYPOOL, IN 46510

Legal

19-64-6
PT SW SE 4-30-7 2.63A



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

Table with columns for Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change (AA), As Of Date (01/01/2023, 01/01/2022, 01/01/2021, 01/01/2020, 01/01/2019), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$22,000, \$120,000, \$142,000, etc.).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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

Transfer of Ownership

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

Agricultural

Notes

9/17/2019 REA: 2020 CORRECTED BSMT GAR PRICING (PREV NOT PRICING AT ALL) FOR REASSESSMENT.
1/27/2012 REA: 2016 ADDED REC ROOM 3 FINISH TO BASEMENT PER QUESTIONNAIRE FOR REASSESSMENT 2012 PAY 2013.
1/19/2012 MEM: MOVED OUTBUILDINGS TO 1971100121 PER AERIAL.

Land Computations

Table with columns: Land Computations (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) and values.

Data Source N/A Collector Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 1290 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	120	\$2,500

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1290	1290	\$94,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1290	0	\$31,500	
Crawl				
Slab				

Total Base \$126,000

Adjustments 1 Row Type Adj. x 1.00 \$126,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:375	\$6,100
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1290	\$3,300
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$136,200

Sub-Total, 1 Units

Exterior Features (+)	\$2,500	\$138,700
Garages (+) 390 sqft	\$3,600	\$142,300
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$130,916

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 R 01	100%	1	Wood Frame	C	1961	1973	50 A		0.92		2,580 sqft	\$130,916	35%	\$85,100	0%	100%	1.410 1.0000	\$120,000

...Generation after Generation



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