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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
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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

3 Bedroom Home with Wrap-Around Porch! Handy-Man Special!

This property will be offered at Online Auction on Tuesday, June 25, 2024 -- 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county 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 Personal Representative's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before July 26, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$290.00. Metzger Property Services LLC, Chad Metzger, & their representatives, are exclusive agents of the Sellers. All statements made on 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Tuesday, June 25, 2024 – 6:30 pm

506 N. Maple St., Converse, IN 46919

Jackson Township • Miami County

www.BidMetzger.com



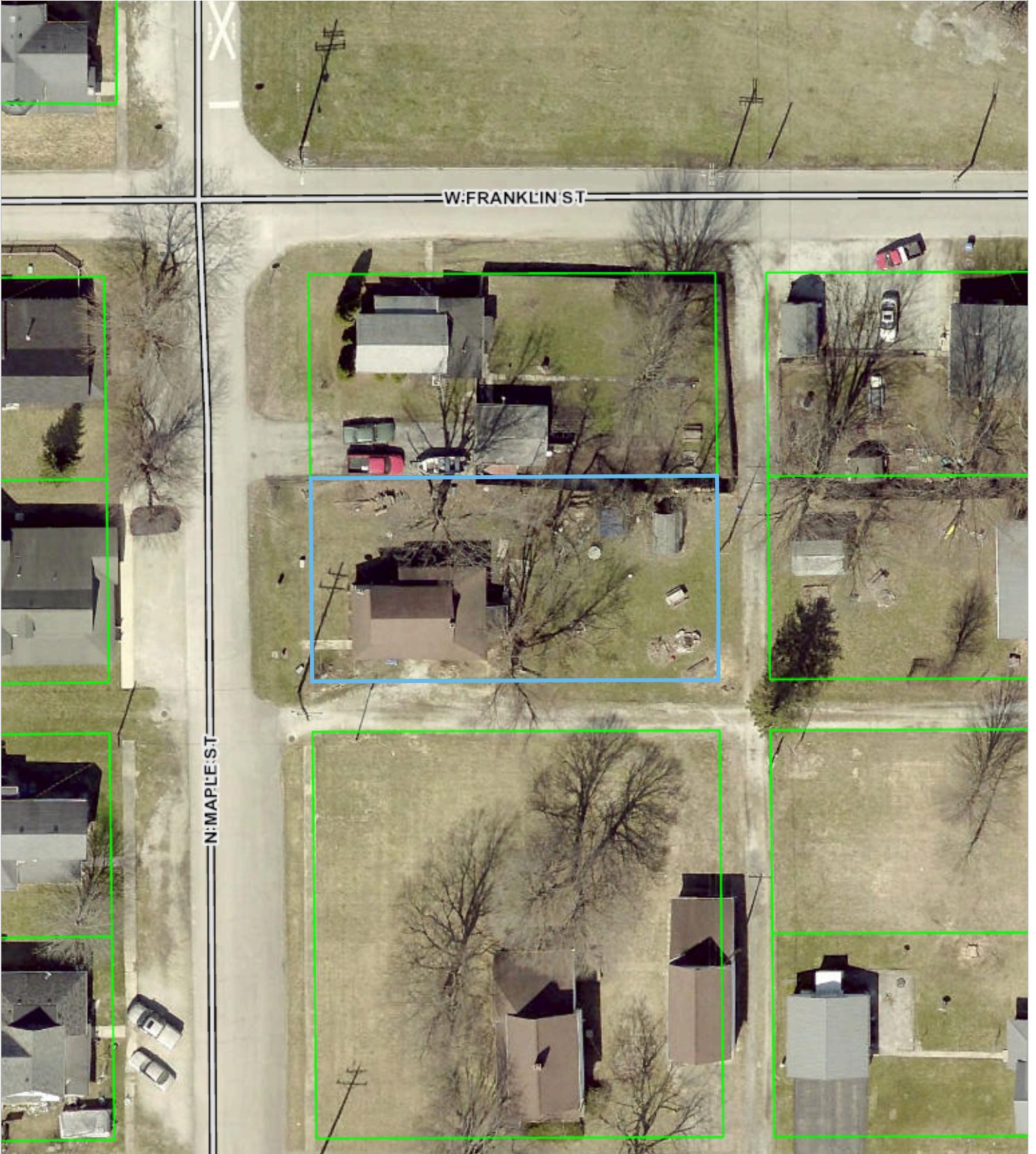
Metzger PROPERTY SERVICES, LLC
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EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION


★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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506 N Maple St, Converse



Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202419659	506 N Maple Street	Converse	IN 46919	LP \$0
	Area Miami County	Parcel ID 52-16-29-305-010-000-011	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 1
	Township Jackson	Style One and Half Story	REO No	H Baths 0
	School District OAKHU	Elem Converse/Sweetser/Sw	JrH Oak Hill	SrH Oak Hill
	Legal Description 011-14402-00 F M DAVIS AD 00-00-00 .00 LOT 10 DA 687 21 144 00200			
	Directions Take SR 18 to Maple St. in Converse. Property is on the east side.			

Inside City	City Zoning	County Zoning	Zoning Description
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Remarks 3 Bedroom Home with Wrap-Around Porch selling via Online Only Auction on Tuesday, June 25, 2024 -- Bidding begins closing out at 6:30 pm! Handy-Man Special! Great for a first time home buyer, potential rental, or flip house! This home, featuring 3 bedrooms - one on the main floor and two upstairs, presents an opportunity for a creative renovation project. The eat-in kitchen offers a cozy space for family meals, while the living room, currently converted to a master bedroom, holds the potential to be transformed back into a spacious living area, allowing for versatile living and entertaining arrangements. There is a current living/dining room that has a gas fireplace. The back porch provides flexibility, serving as either extra storage or a convenient mudroom. A garden shed adds additional storage space for outdoor essentials. Home has new water heater, & 2 new Mini-Splits downstairs, new floor joists & block foundation underneath 3 of the downstairs rooms. Situated within walking distance to shops and restaurants, this property benefits from a convenient location,

Agent Remarks Online Auction: Tues. 6.25.24 6:30pm Open House: Wed. 6.19.24 5:30-6pm TERMS: \$3,000 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 showings they attend including the auction to receive

Sec	Lot 10	Lot	0.2000	/	8,712	/	66X132	Lot Desc	0-2.9999				
Age	73	New Const	No	Date Complete	Ext	Vinyl	Bsmnt	Crawl		#	3		
Room Dimensions	Baths	Full	Hal	Water	CITY			Basement Material	Block				
RM DIM	LV	B-Main	1	0	Well Type		Dryer Hookup Gas	No	Fireplace	Yes			
LR	12 x 12	B-Upper	0	0	Sewer	City	Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	x	B-Blw	0	0	Fuel /	Heat Pump	Dryer Hookup G/E	No	Split Flrpln	No			
FR	x	Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	No			
KT	12 x 16	Laundry L/W	x		Cooling	Wall AC	Water Soft-Owned	No	Skylight	No			
BK	x	AMENITIES Dryer Hook Up Electric, Eat-In Kitchen, Porch Covered, Porch Enclosed, Porch Open, Range/Oven Hook Up Gas, Tub/Shower Combination, Main Level Bedroom					Water Soft-Rented	No	ADA Features	No			
DN	x						Alarm Sys-Sec	No	Fence				
1B	10 x 10						Alarm Sys-Rent	No	Golf Course	No			
2B	14 x 12	U					Garden Tub	No	Nr Wlkg Trails	No			
3B	14 x 12	U	Garage	/	/	x	Jet Tub	No	Garage Y/N	No			
4B	x		Outbuilding 1	Shed		8 x 12	Pool	No	Off Street Pk				
5B	x		Outbuilding 2			x	Pool Type						
RR	x		Assn Dues		Frequency	Not Applicable	SALE INCLUDES	No Appliances Included					
LF	x		Other Fees				FIREPLACE	Living/Great Rm, Gas Starter					
EX	x		Restrictions										

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 6/25/2024	Time 6:30
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$290.00	Exemption Homestead, Supplemental	Year Taxes Payable 2024	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	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 5/31/2024	Start Showing Date	Exp Date 10/31/2024	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 porch 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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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**

General Information

Parcel Number 52-16-29-305-010.000-011
Local Parcel Number 0111440200
Tax ID:
Routing Number 16-29-011-034
Property Class 510
1 Family Dwell - Platted Lot

Ownership

Freeman, Bret A with Gary A Freeman
Mildred L Freeman life estate
Bret A Freeman
PO Box 29
CONVERSE, IN 46919

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/16/2018 to 01/01/1900.

Notes

Year: 2024

Location Information

County Miami
Township JACKSON TOWNSHIP
District 011 (Local 011)
CONVERSE TOWN
School Corp 5625
OAK HILL UNITED
Neighborhood 9103-011
Converse II
Section/Plat 00
Location Address (1)
506 N MAPLE St
CONVERSE, IN 46919



Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Zoning

Subdivision

Lot

Market Model 9103-011

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Other

Printed Monday, April 15, 2024

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.20), Actual Frontage (66), Developer Discount, 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 (\$5,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,400).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	1225 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input 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 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	276	\$10,000

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

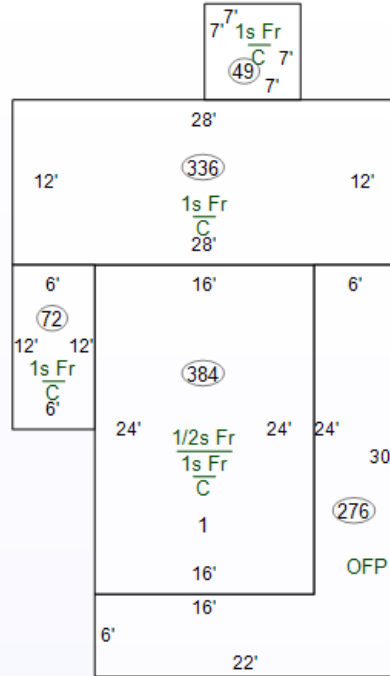
Accommodations

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

Heat Type

Heat Pump

2



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	841	841	\$71,200	
2					
3					
4					
1/4					
1/2	1Fr	384	384	\$17,000	
3/4					
Attic					
Bsmt					
Crawl		841	0	\$5,400	
Slab					

Total Base \$93,600

Adjustments 1 Row Type Adj. x 1.00 \$93,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$93,600

Sub-Total, 1 Units

Exterior Features (+)	\$10,000	\$103,600
Garages (+) 0 sqft	\$0	\$103,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.87	
Replacement Cost		\$76,612

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	Wood Fr	D+1	1900	1951	73 A		0.87		1,225 sqft	\$76,612	50%	\$38,310	0%	100%	1.000	0.840	100.00	0.00	0.00	\$32,200
2: Utility Shed	1		C	2008	2008	16 A	\$23.66	0.87	\$20.58	8'x12'	\$1,976	45%	\$1,090	40%	100%	1.000	1.000	100.00	0.00	0.00	\$700

...Generation after Generation



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