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Property Services, LLC

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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

Lakefront Home on Cedar Lake!

This property will be offered at Online Auction on Wednesday, July 10, 2024 -- Bidding begins closing out at 6 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 \$10,000 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 August 16, 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 \$1,026.64. 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: Wednesday, July 10, 2024 – 6 pm
1909 E. Schug Rd., Columbia City, IN 46725
Thorncreek Township • Whitley County

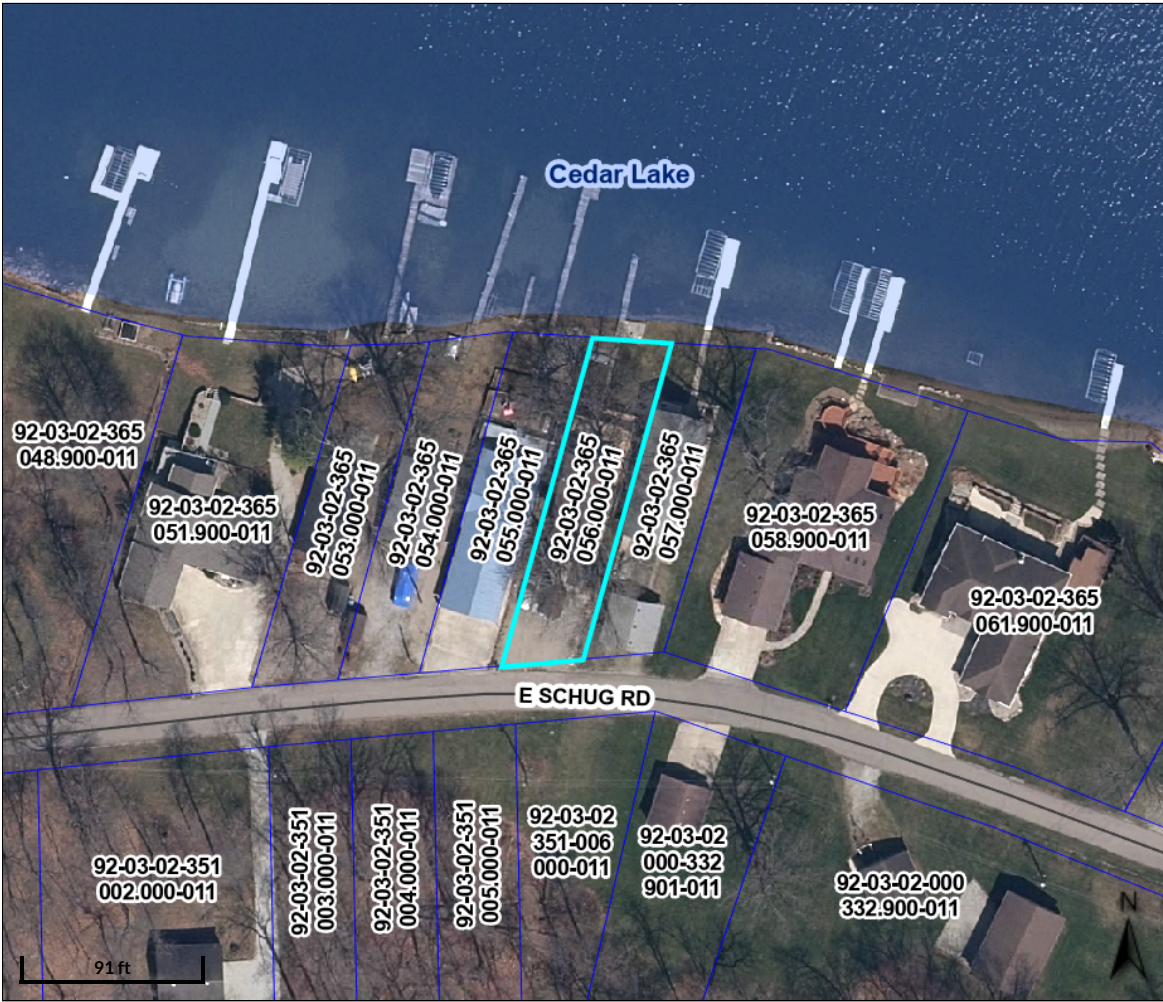
www.BidMetzger.com



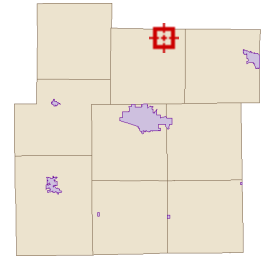
Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
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Overview



Legend

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

Parcel ID	92-03-02-365-056.000-011	Alternate ID	92-03-02-365-056.000-011	Owner Address	Lepley, Larry G & Kay L 1909 E Schug Rd Columbia City, IN 46725
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	1909 E Schug Rd Columbia City	Acreage	0.139		
District	Thorncreek Township				
Brief Tax Description	Lot 56A Replat Cedar Lake Park Add (Note: Not to be used on legal documents)				

Date created: 4/26/2024
Last Data Uploaded: 4/26/2024 11:08:54 AM

Property Type RESIDENTIAL Status Active CDO 0 DOM 0 Auction Yes

MLS # 202420771 1909 E Schug Road Columbia City IN 46725 LP \$0



Area Whitley County Parcel ID 92-03-02-365-056.000-011 Type Site-Built Home Waterfront Yes
 Sub Cedar Lake Cross Street Bedrms 2 F Baths 1 H Baths 1
 Township Thorn Creek Style Two Story REO No Short Sale No
 School District WHITCC Elem Northern Heights JrH Indian Springs SrH Columbia City

Legal Description LOT 56A REPLAT CEDAR LAKE PARK ADD
 Directions North of Columbia City off of Hwy 9. Head east on Schug Rd. Property is on the north side of the road - lake side. On the south

Inside City N City Zoning County Zoning OTH Zoning Description LR

Remarks 2-Story Lakefront Home on Cedar Lake selling via Online Only Auction on Wednesday, July 10, 2024 -- Bidding begins closing out at 6 pm! This charming 2-story lakefront home offers a tranquil retreat with 40 feet of serene lake frontage. With 2-3 spacious bedrooms and 1.5 bathrooms, this home offers a versatile layout, with two generously-sized bedrooms upstairs and a spacious landing area that could easily be transformed into an additional bedroom or cozy reading nook. The full bath upstairs and convenient half bath off the kitchen ensure comfort and practicality. The living room has a fireplace and expansive water views. Outside, a wrap-around deck overlooking Cedar Lake provides the perfect spot for enjoying breathtaking sunsets and entertaining guests. Additionally, there is a pier & 10x12 storage shed offering convenient space for storing outdoor equipment and water sports gear. Situated in the coveted Tri-Lakes area, this idyllic location provides easy access to a variety of outdoor activities, making it a haven for nature enthusiasts and those seeking a serene

Agent Remarks Online Auction: Wed. 7.10.24 6pm Open House: Sun. 7.7.24 1-2pm TERMS: \$10,000 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 0	Lot	0.1400	/	6,055	/	40X162	Lot Desc	Waterfront, 0-2.9999, Lake, Water View		
Above Gd Fin SqFt	1,440	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,440	Year Built	1935
Age	89	New Const	No	Date Complete		Ext	Wood	Bsmt	Crawl	#	10
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material			
	RM DIM	LV	B-Main	0	1	Well Type	Private	Dryer Hookup Gas	No	Fireplace	Yes
LR	x		B-Upper	1	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No
DR	x		B-Blw	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No
FR	x		Laundry Rm	N/A		Heating		Disposal	No	Ceiling Fan	No
KT	x		Laundry L/W	x		Cooling	Central Air	Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES Deck Open, Deck on Waterfront, Range/Oven					Water Soft-Rented	No	ADA Features	No
DN	x		Hook Up Elec, Tub/Shower Combination					Alarm Sys-Sec	No	Fence	
1B	12 x 14	U						Alarm Sys-Rent	No	Golf Course	No
2B	12 x 12	U						Garden Tub	No	Nr Wlkg Trails	No
3B	x		Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No
4B	x		Outbuilding 1	Shed		10 x 12		Pool	No	Off Street Pk	
5B	x		Outbuilding 2			x		Pool Type			
RR	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Refrigerator, Oven-Electric, Range-Electric		
LF	x		Other Fees					FIREPLACE	Living/Great Rm		
EX	x		Restrictions								

Water Access LAKE **Wtr Name** Cedar **Water Frontage** 40.00 **Channel** 0.00
Water Features Pier/Dock **Water Type** Lake **Lake Type** Non Ski Lake
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 7/10/2024 **Time** 6 PM **Location** Online Only: bidmetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$1,026.64 **Exemption** No Exemptions **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 6/7/2024 **Start Showing Date** **Exp Date** 8/31/2024 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Contract Type Exclusive Right to Sell **Buyer Broker Comp.** 1.0% **Variable Rate** No **Special List Cond.** None
Virtual Tours: **Lockbox Type** Mechanical/Combo **Lockbox Location** side 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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Average Utilities

	Company	Average Amount
Gas	<i>Nipsco</i>	\$ <i>79</i>
Electric	<i>Remc</i>	\$ <i>under \$100</i>
Water	<i>Tri-lakes Sewage</i>	\$ <i>33</i>
Other		\$
HOA		\$

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**

92-03-02-365-056.000-011

Lepley, Larry G & Kay L

1909 E Schug Rd

510, 1 Family Dwell - Platted Lot

BIG CEDAR LAKEFRONT

1/2

General Information

Parcel Number 92-03-02-365-056.000-011
Local Parcel Number

Ownership

Lepley, Larry G & Kay L
1909 E Schug Rd
Columbia City, IN 46725

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/18/2016 and 01/01/1900.

Notes

9/14/2022 RA23: No Change
11/13/2020 RA21: Changed grade, eff yr and cond of house, changed cond, removed old shed, added new
5/7/2020 21p22: Permit date 4/17/2020
1/1/21 Check for storage shed complete 21-22 w/Reass
1/11/2017 RA17: Reassessment 2017
No changes per reassessment

Tax ID:

Legal

Lot 56A Replat Cedar Lake Park Add

Routing Number

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2023

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for 2023, 2022, 2021, 2020, 2019.

Location Information

County Whitley
Township THORNCREEK TOWNSHIP
District 011 (Local 070) THORNCREEK TOWNSHIP
School Corp 8665 WHITLEY COUNTY CONSOLIDAT
Neighborhood 921136-011 BIG CEDAR LAKEFRONT
Section/Plat
Location Address (1) 1909 E Schug Rd
Columbia City, IN 46725

Land Computations

Table with columns: Description, Value. Rows include 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.

Zoning

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row: F, F, 40, 40x162, 1.04, \$960, \$998, \$39,920, 0%, 100%, 1.0000, \$39,920.

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 26, 2023

Review Group 2023

Data Source Aerial

Collector 09/14/2022 KW

Appraiser 09/14/2022 KW

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 29
Finished Area 1440 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	432	\$6,000
Wood Deck	72	\$1,800

Plumbing

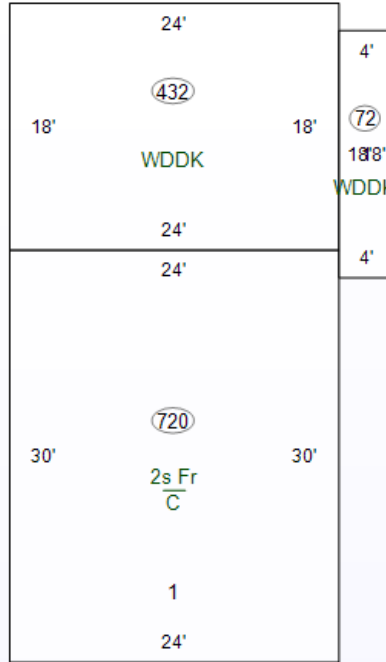
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	2	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	720	720	\$63,600	
2	1Fr	720	720	\$33,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		720	0	\$5,200	
Slab					

Total Base				\$102,100
Adjustments	1 Row Type Adj. x 1.00			\$102,100
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				\$102,100
Sub-Total, 1 Units				
Exterior Features (+)		\$7,800		\$109,900
Garages (+) 0 sqft		\$0		\$109,900
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.93
Replacement Cost				\$102,207

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%	2	Wood Frame	C	1935	1975	48 A		0.93		1,440 sqft	\$102,207	35%	\$66,430	0%	100%	2.360	1.0000	\$156,800
2: Utility Shed	0%	1	SV	D	2020	2020	3 A		0.93		10'x12'		15%		0%	100%	1.000	1.0000	\$500

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