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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

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**PROVIDING PROFESSIONAL AUCTION,
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**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 with 2-Car Garage on 1.54+/- Acres!

This property will be offered at Auction on Saturday, August 3, 2024 at 10 am! Bid Live In-Person or Online! 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 September 6, 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 \$1,216.84. 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 hour.

Auction: Saturday, August 3, 2024 at 10 am
25811 County Rd 38, Goshen, IN 46526
Harrison Township • Elkhart County

www.BidMetzger.com



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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


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Aerial

25811 Co. Rd. 38, Goshen



Metzger Property Services, LLC

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202423075	25811 County Road 38	Goshen	IN 46526	LP \$0
	Area Elkhart County	Parcel ID 20-10-21-300-004.000-016	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 4	F Baths 1
	Township Harrison	Style One and Half Story	REO No	H Baths 1
	School District NAP	Elem Wakarusa	JrH NorthWood	SrH NorthWood
	Legal Description 20X8-709.6FT E OF SW COR SEC 21 1A & IN S PT W1/2 SW SEC 21; .54A			
	Directions From SR 19, head east on CR 38. Property is on the north side.			
	Inside City N	City Zoning	County Zoning Elkhart1	Zoning Description

Remarks Country Home on 1.54+/- Acres going to Auction on Saturday, August 3, 2024 at 10 am! Situated on a 1.5+/- acre parcel in the countryside, this 4 bedroom, 1.5 bath home offers a tranquil retreat with ample space for comfortable living. With 2 bedrooms located on the main level and 2 upstairs, this residence provides flexibility and privacy for family members and guests. The 2-car garage, conveniently attached by a breezeway, features a wood shop area, catering to hobbyists and DIY enthusiasts. The unfinished full basement, complete with a half bath, provides additional potential for customization and expansion, offering a versatile space for various needs. Great opportunity for those seeking a peaceful country residence with room to grow and make their own! Open House: Monday, July 29th 5:30-6pm

Agent Remarks Auction: Sat. 8.3.24 10 am Open House: Mon. 7.29.24 5:30-6pm TERMS: \$10,000 down the 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	Lot	1.5400	/	67,082	/	390x175	Lot Desc	0-2.9999					
Above Gd Fin SqFt		2,288	Above Gd Unfin SqFt		624	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	1,352	Ttl Fin SqFt	2,288	Year Built	1955
Age	69	New Const	No	Date Complete		Ext	Aluminum	Bsmnt	Full Basement		#		6	
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material						
	RM DIM	LV	B-Main	1	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No			
LR	14 x 24		B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	12 x 16		B-Blw	0	1	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No			
FR	x		Laundry Rm	Baseme		Heating		Disposal	No	Ceiling Fan	No			
KT	12 x 14		Laundry L/W	x		Cooling	Central Air	Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES Deck Open, Dryer Hook Up Electric, Range /Oven Hook Up Elec, Main Level Bedroom Suite, Washer Hook-Up					Water Soft-Rented	No	ADA Features	No			
DN	x							Alarm Sys-Sec	No	Fence				
1B	12 x 12							Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 12							Garden Tub	No	Nr Wlkg Trails	No			
3B	12 x 14	U	Garage	2.0	/ Attached	/	26 x 24 / 624.00	Jet Tub	No	Garage Y/N	Yes			
4B	12 x 12	U	Outbuilding 1	None			x	Pool	No	Off Street Pk				
5B	x		Outbuilding 2				x	Pool Type						
RR	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Water Heater Gas					
LF	x		Other Fees											
EX	x		Restrictions											

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	8/3/2024	Time	10 am
Financing:	Existing	Proposed		Location	at the property		
Annual Taxes	\$1,216.84	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							
Showing Instr	Showingtime or Open House						
List Date	6/24/2024	Start Showing Date		Exp Date	10/31/2024	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	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 Team	
Sell Office		Sell Agent		Sell Team			
Co-Sell Office		Co-Sell Agent					

Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.



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Average Utilities

	Company	Average Amount
Gas	<i>LP gas</i>	\$
Electric	<i>Nipsco</i>	\$ <i>100-</i>
Water		\$
Other	<i>Septic Pumped recently</i>	\$
HOA		\$

20-10-21-300-004.000-016

STULL PAUL H & OLIVE

25811 COUNTY RD 38

511, 1 Family Dwell - Unplatted (0 to 9.9

1650000-Residential Acrea 1/2

General Information

Parcel Number 20-10-21-300-004.000-016
Local Parcel Number 10-21-300-004-016

Tax ID: 1000J

Routing Number

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

Year: 2024

Location Information

County Elkhart

Township HARRISON TOWNSHIP

District 016 (Local 016) HARRISON TOWNSHIP

School Corp 2285 WA-NEE COMMUNITY

Neighborhood 1650000-016 1650000-Residential Acreage defau

Section/Plat

Location Address (1) 25811 COUNTY RD 38 GOSHEN, IN 46526

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, April 25, 2024

Review Group 2022

Ownership

STULL PAUL H & OLIVE
25811 County Road 38
Goshen, IN 465267148

Legal

20X8-709.6FT E OF SW COR SEC 21 1A



Transfer of Ownership

Date 01/01/1900 Owner STULL PAUL H & OLI Doc ID Code Book/Page Adj Sale Price V/I

Notes

Res

Valuation Records

Table with 6 columns for years 2021-2024 and rows for Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and sub-categories like 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 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with 15 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.

Land Computations

Table with 2 columns: Description (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 Value.

Data Source Aerial

Collector 02/28/2022 Rod

Appraiser

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2288 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
Porch, Enclosed Frame	168	\$9,700
Canopy, Roof Extension	66	\$1,000
Patio, Concrete	112	\$600
Stoop, Masonry	66	\$2,100
Patio, Concrete	140	\$900

Plumbing

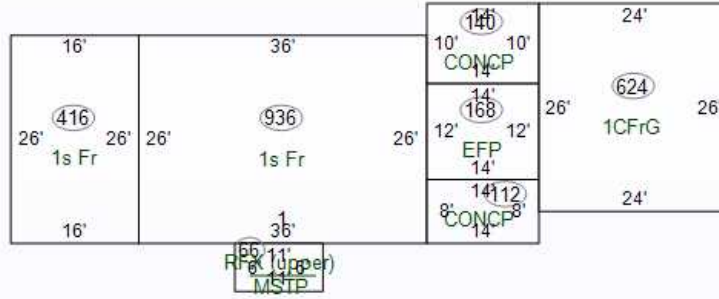
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1352	1352	\$96,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1560	936	\$18,300	
Bsmt	1352	0	\$32,200	
Crawl	416	0	\$4,100	
Slab				

Total Base \$150,800

Adjustments 1 Row Type Adj. x 1.00 \$150,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1352	\$3,500
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$155,900

Sub-Total, 1 Units

Exterior Features (+)	\$14,300	\$170,200
Garages (+) 624 sqft	\$18,600	\$188,800
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.92

Replacement Cost \$156,326

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: Residential Dwelling	1	Wood Fr	D+2	1955	1959	65	A		0.92		4,264 sqft	\$156,326	47%	\$82,850	0%	100%	2.000	1.000	100.00	0.00	0.00	\$165,700

This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

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**

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