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**PROVIDING PROFESSIONAL AUCTION,
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**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Ranch Home with 2+Car Garage on 1.11+/- Acres!

This property will be offered at Online Auction on Thursday, August 8, 2024 -- Bidding begins closing out at 7 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 \$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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 13, 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 \$231.70. 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.

Online Auction: Thursday, August 8, 2024

Bidding begins closing out at 7 pm

467 Sycamore Rd., Walkerton, IN 46574

Polk Township • Marshall County

Auction Manager: Tiff Reimer 260.571.7910

www.BidMetzger.com

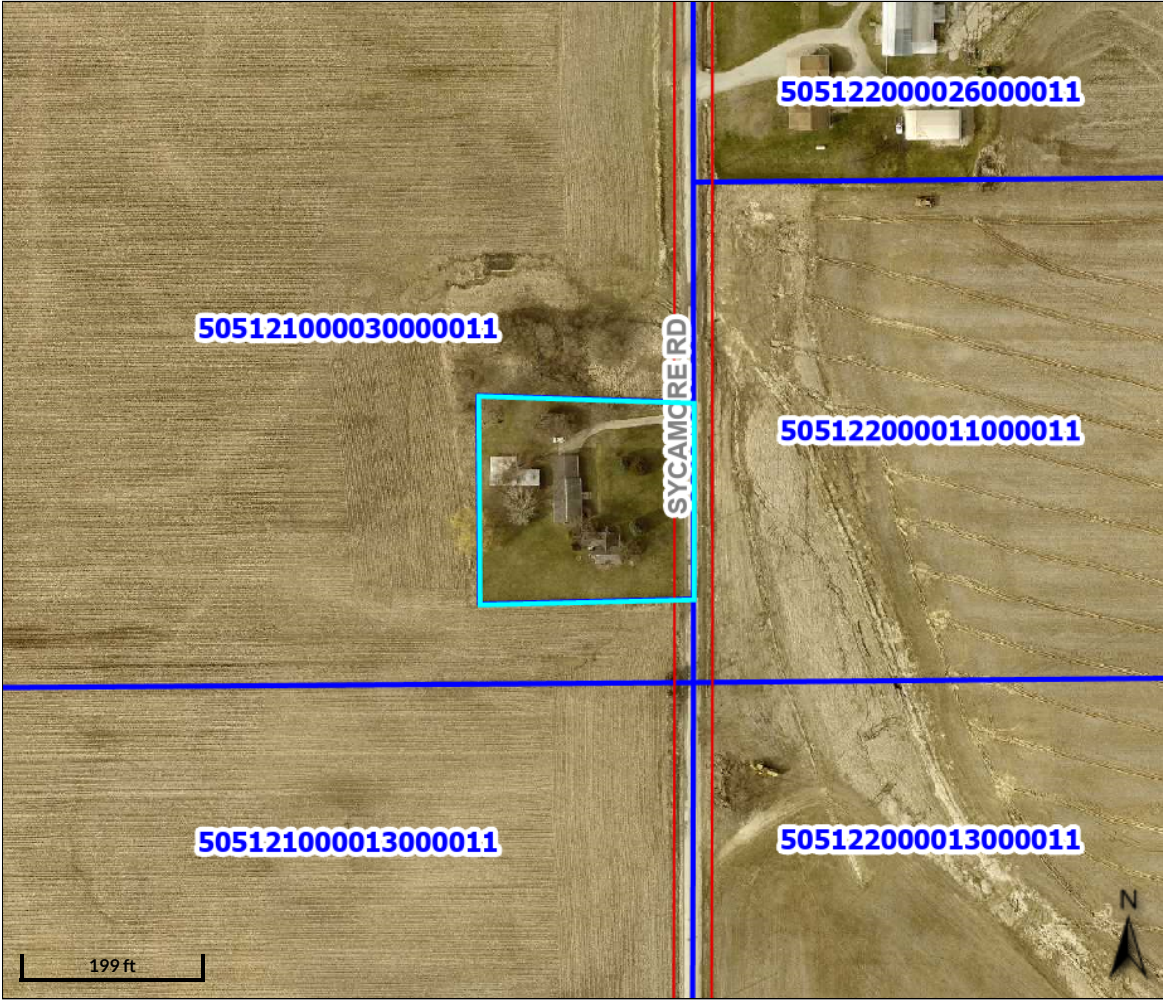


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
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...GENERATION AFTER GENERATION

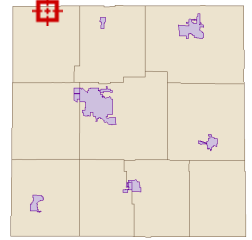
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★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES


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Overview




Legend

-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

Parcel ID	50512100009000011	Alternate ID	50512100009000011	Owner Address	ERDELYI JULIUS A & DONNA J HW 467 Sycamore Rd Walkerton, IN 46574-9635
Sec/Twp/Rng	21/35/1	Class	2 Family Dwell - Unplatted (0 to 9.99 Acres)		
Property Address	467 SYCAMORE RD WALKERTON	Acreage	1.11		
District	POLK TOWNSHIP				
Brief Tax Description	ACREAGE: 1.11 AUDITOR DESC: COM NE COR NE1/4 SW 2329.7' POB CONT LEGAL DESC: <i>(Note: Not to be used on legal documents)</i>				

Date created: 7/5/2024
Last Data Uploaded: 7/5/2024 2:19:07 AM

Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202425574	467 Sycamore Road	Walkerton	IN 46574	LP \$0
	Area Marshall County	Parcel ID 50-51-21-000-009.000-011	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township Polk	Style One Story	REO No	H Baths 0
	School District JOHNG	Elem Walkerton	JrH Urey	SrH John Glenn
	Legal Description ACREAGE: 1.11 AUDITOR DESC: COM NE COR NE1/4 SW 2329.7' POB CONT LEGAL DESC:			
	Directions Head east out of Walkerton on 1st Rd., then turn north on Sycamore Rd. Property is on the west side of the road.			
Inside City	N	City Zoning	County Zoning A1	Zoning Description

Remarks Ranch home with 2+Car Attached garage on 1.11 Acres is going to Online Auction on Thurs. Aug. 8 at 7 pm! This home features 3 bedrooms, 2 full baths with an open -concept Kitchen, Dining & Living Room Area. Main floor laundry adds convenience along with the 2+Car Attached Garage! Full Basement with 9+ Poured Concrete Walls adds lots of possibilities to finish as a family room, workshop, hobby area or just as ample storage! Outbuilding also adds storage or room for animals & the extra large yard allows for possible expansion if wanted. New Sump Pump just installed! Great opportunity to get to the country, come see for yourself, Open House: Sun. Aug. 4 from 1-2 pm

Agent Remarks Online Estate Auction: Thurs. 8.8.24 7pm Open House: Sun. 8.4.24 from 1-2pm The sellers asks that you do not enter 1.5 story home and assumes no liability or responsibility if entered. Full terms in the documents section. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot	1.1100	/	48,352	/	220x225	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,144	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,144	Ttl Fin SqFt	1,144	Year Built	1995		
Age	29	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Full Basement	#	6		
Room Dimensions		Baths		Full		Hal		Water	WELL	Basement Material	Poured Concrete		
	RM DIM	LV	B-Main	2	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No		
LR	18 x 18		B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	12 x 12		B-Blw	0	0	Fuel /	Electric, Forced Air	Dryer Hookup G/E	No	Split FlrPln	Yes		
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes		
KT	12 x 12		Laundry L/W	8 x 5		Cooling	Central Air	Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Ceilings				Water Soft-Rented	No	ADA Features	No			
DN	x		-Vaulted, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Open Floor Plan, Range/Oven Hook Up Elec, Split				Alarm Sys-Sec	No	Fence				
1B	16 x 14							Alarm Sys-Rent	No	Golf Course	No		
2B	14 x 14							Garden Tub	No	Nr Wlkg Trails	No		
3B	12 x 10		Garage	2.0	/ Attached	/	24 x 24	/	576.00	Jet Tub	No	Garage Y/N	Yes
4B	x		Outbuilding 1	Barn			76 x 32			Pool	No	Off Street Pk	Yes
5B	x		Outbuilding 2				x			Pool Type			
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES	Refrigerator, Range-Electric, Water Heater Electric				
LF	x		Other Fees										
EX	x		Restrictions										

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Tiffany Reimer	Lic #	AC31300015	Auction Date	8/8/2024	Time	7 pm
Financing:	Existing	Proposed		Location	Online Only: BidMetzger.com		
Annual Taxes	\$231.70	Exemption	Homestead, Over 65,	Year Taxes Payable	2024	Assessed Value	
Possession	at closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Tiffany Reimer - Cell: 260-571-7910		
Agent E-mail	tiff@metzgerauction.com			List Agent - User Code	UP388053396	List Team	
Co-List Office		Co-List Agent					

Showing Instr	Showingtime or Open House						
List Date	7/11/2024	Start Showing Date		Exp Date	11/1/2024	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Variable Rate	No	Special List Cond.	None
Virtual Tours:	Unbranded Virtual Tour	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 Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Average Utilities

	Company	Average Amount
Gas	N/A	\$
Electric	NipSCO	\$ ≈ 200 / MO.
Water	Well	\$
Other	septic.	\$
HOA		\$

50-51-21-000-009.000-011

ERDELYI JULIUS A & DONNA J

467 SYCAMORE RD

521, 2 Family Dwell - Unplatted (0 to 9.9

POLK TOWNSHIP RURAL

1/4

General Information

Parcel Number 50-51-21-000-009.000-011
Local Parcel Number 505121000009000011

Tax ID: 0060225000
Routing Number 51-21-000-008

Property Class 521
2 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County Marshall
Township POLK TOWNSHIP
District 011 (Local 011)
School Corp 7150 JOHN GLENN
Neighborhood 600501-011
Section/Plat 21
Location Address (1) 467 SYCAMORE RD WALKERTON, IN 46574

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Thursday, April 18, 2024
Review Group 2023

Ownership

ERDELYI JULIUS A & DONNA J HW
467 SYCAMORE RD
WALKERTON, IN 46574

Legal

ACREAGE: 1.11 AUDITOR DESC: COM NE COR
NE1/4 SW 2329.7' POB CONT LEGAL DESC:



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

Table with columns for Assessment Year (2024, 2023), Reason For Change, Annual Value, and various valuation metrics like Land, Improvement, and Total.

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

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

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and W/I.

Res

Notes

10/6/2022 23CR: ADD MSRY STOOP TO DWLG 2
10/30/2019 20CR: ADJ EFF YR OF DWLG 1; ADD OLDER LEANTO
11/12/2015 16CR: NO CHANGES NOTED
7/8/2010 MHCG: ASSESSMENT ON HOME CHANGED TO BE PRICED IN ACCORDANCE WITH DLGF REAL PROPERTY ASSESSMENT GUIDELINES SCHEDULE A.
1/1/1900 12RE: REAS: ON RES CARD 1; APPLIED OBSOL TO POULTRY & CRIB; NO CHANGES NOTED ON RES CARD 2.

Land Computations

Table with columns for various land computation metrics like 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, and Total Value \$45,600.

General Information

Occupancy	Single-Family
Description	Single-Family 2
Story Height	1
Style	N/A
Finished Area	1144 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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
Stoop, Masonry	48	\$1,800

Plumbing

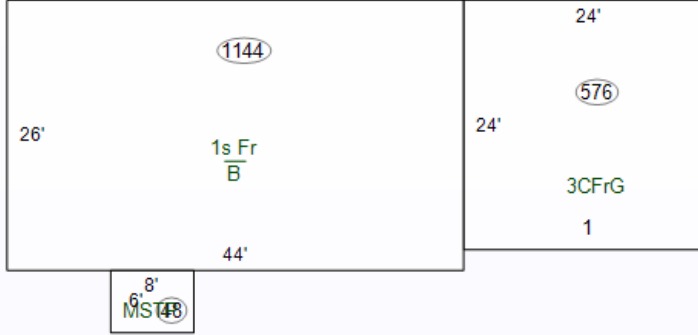
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	0
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	2

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1144	1144	\$87,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1144	0	\$29,100	
Crawl				
Slab				

Adjustments	1 Row Type Adj. x 1.00	\$116,500
--------------------	-------------------------------	------------------

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1144	\$3,100
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$122,000
----------------------------	------------------

Sub-Total, 1 Units

Exterior Features (+)	\$1,800	\$123,800
Garages (+) 576 sqft	\$18,600	\$142,400
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
Replacement Cost		\$104,806

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 2	1	Wood Fr	D	1995	1995	29	A			0.92		2,288 sqft	\$104,806	28%	\$75,460	0%	100%	1.560	1.000	100.00	0.00	0.00	\$117,700

Main Home

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	N/A
Finished Area	1300 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" 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 checked="" 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, Enclosed Frame	96	\$7,200

Plumbing

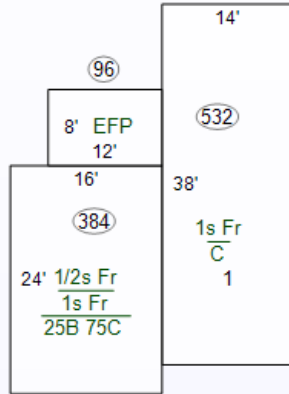
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	916	916	\$75,900	
2					
3					
4					
1/4					
1/2	1Fr	384	384	\$17,000	
3/4					
Attic					
Bsmt		96	0	\$13,200	
Crawl		820	0	\$5,400	
Slab					

Total Base			\$111,500
Adjustments	1 Row Type Adj. x 1.00		\$111,500
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			\$111,500
Sub-Total, 1 Units			
Exterior Features (+)		\$7,200	\$118,700
Garages (+) 0 sqft		\$0	\$118,700
Quality and Design Factor (Grade)			0.85
Location Multiplier			0.92
Replacement Cost			\$92,823

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	1 1/2	Wood Fr	D+1	1900	1950	74 P		0.92		1,396 sqft	\$92,823	75%	\$23,210	0%	100%	1.560	1.000	100.00	0.00	0.00	\$36,200
2: CORNCRIBFR 20X24	1	Drive Thr	D	1900	1900	124 VP	\$21.68	0.92		20' x24'	\$7,659	85%	\$1,150	90%	100%	1.000	1.000	0.00	0.00	100.00	\$100
3: LEAN-TO 12X26	1	Earth Flo	D	1950	1950	74 F	\$3.36	0.92		12'x26' x 5'	\$770	70%	\$230	70%	100%	1.000	1.000	0.00	0.00	100.00	\$100
4: POULTRYH 20X50	1	Wood Fr	D	1900	1900	124 P	\$20.86	0.92		20'x50'	\$15,353	80%	\$3,070	80%	100%	1.000	1.000	0.00	0.00	100.00	\$600

Home beside main house -- Do Not enter, seller assumes no responsibility or liability if entered

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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