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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

49+/- Acres with Brick Ranch, Shop, & Recreational Land offered in 3 Tracts!

This property will be offered at Online Only Auction on Thursday, August 15, 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 on the home, 10% down on the land 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 October 4, 2024. Possession will be 30 days after closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$1513.60. 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: Thursday, August 15, 2024

Bidding begins closing out at 6 pm!

6130 S. 100 E., Claypool, IN 46510

Clay Township • Kosciusko County

www.BidMetzger.com



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

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EAST 600 S

EAST 600 S

EAST 600 S

EAST 600 S

EA

SOUTH 100 E

SOUTH 100 E

SOUTH 100 E

SOUTH 100 E


SOUTH 100 E

TRACT #2 - 18 ACRES

**TRACT #1
2 ACRES**

TRACT #3 - 29 ACRES

TRACT MAP

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202426470	6130 S 100 E	Claypool	IN 46510	LP \$0
	Area Kosciusko County	Parcel ID 43-15-13-400-005.000-001	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township Clay	Style One Story	REO No	H Baths 1
	School District WRS	Elem Claypool	JrH Edgewood	SrH Warsaw
Legal Description Approximately 2+/- acres part of: 1-50-1.A W 56A N SIDE NW 13-31-6 49.39A				
Directions Northeast of Claypool. Head east on 700 S, then north on 100 E. Property is on the east side.				
Inside City N	City Zoning	County Zoning A1	Zoning Description	

Remarks 49+/- Acres with Beautiful Brick Ranch, Shop, & Recreational Land offered in 3 Tracts selling via Online Only Auction on Thursday, August 15, 2024 -- Bidding begins closing out at 6 pm! Tract 1: Beautiful brick ranch features 3 bedrooms and 2.5 baths, where the allure of the great outdoors seamlessly blends with modern comfort. A spacious living room, featuring a brick wood-burning fireplace and a bay window, offers a cozy haven for relaxation and gatherings. The large master bedroom, complete with an ensuite, provides a serene retreat within this charming abode. There are 2 additional bedrooms, 1 full bath, & a half bath with laundry room that round out the main level. The unfinished basement has the potential for added living space or used as extra storage. The eat-in kitchen, open to the dining room, creates a welcoming space for culinary pursuits and shared meals. Step through the dining room's patio doors and be transported to an outdoor oasis, boasting an ultimate grilling and entertainment setup. The patio with a pergola has room for grills, smokers, a flat top, prep

Agent Remarks Online Auction: Thurs. 8.15.24 6pm Open House: Sat. 8.3.24 4-5pm Full terms in docs. 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 compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot	2.0000	/	87,120	/	220x370	Lot Desc	0-2.9999					
Above Gd Fin SqFt	1,579	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	960	Ttl Fin SqFt	1,579	Year Built	1976			
Age	48	New Const	No	Date Complete		Ext	Brick, Vinyl	Bsmnt	Crawl, Partial Basement, Unfinished	#	8			
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material						
	RM DIM	LV	B-Main	2	1	Well Type	Private	Dryer Hookup Gas	No	Fireplace	Yes			
LR	21 x 16		B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	12 x 13		B-Blw	0	0	Fuel /	Electric, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No			
FR	x		Laundry Rm	Main		Heating		Disposal	Yes	Ceiling Fan	Yes			
KT	14 x 13		Laundry L/W	8 x 10		Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No			
BK	x		AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Disposal,					Water Soft-Rented	No	ADA Features	No			
DN	x		Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener,					Alarm Sys-Sec	No	Fence				
1B	19 x 16		Open Floor Plan, Patio Open, Range/Oven Hook Up Elec,					Alarm Sys-Rent	No	Golf Course	No			
2B	16 x 16							Garden Tub	No	Nr Wlkg Trails	No			
3B	15 x 14		Garage	2.0	/	Attached	/	22 x 25	/	550.00	Jet Tub	No	Garage Y/N	Yes
4B	x		Outbuilding 1	Pole/Post Building	30 x 48			Pool	No	Off Street Pk				
5B	x		Outbuilding 2		x			Pool Type						
RR	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Dishwasher, Kitchen Exhaust Hood, Water Heater					
LF	x		Other Fees						Electric, Water Softener-Owned					
EX	x		Restrictions					FIREPLACE	Living/Great Rm, Wood Burning					

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	8/15/2024	Time	6 pm
Financing:	Existing	Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$1,513.60	Exemption	Disabled Vet, Homestead,	Year Taxes Payable	2024	Assessed Value	
Possession	30 days after closing			Excluded Party	None		
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	7/17/2024	Start Showing Date		Exp Date	11/30/2024	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:		Lockbox Type	Mechanical/Combo	Lockbox Location	garage	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

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.

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

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>3</u> Years.			
Does the roof leak?			
Is there present damage to the roof?			
Is there more than one layer of shingles on the house?	<input checked="" type="checkbox"/>		
If yes, how many layers? <u>1</u>			

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?			<input checked="" type="checkbox"/>
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?			<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
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?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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	Date (mm/dd/yy) <u>7/3/24</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy) <u>7/3/24</u>	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)



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Average Utilities

	Company	Average Amount
Gas		\$
Electric	REMC	\$ 250-
Water	4" Well Approx. 1990	\$
Other	Septic off of patio area	\$
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**

43-15-13-400-005.000-001

WARREN RON W & KAREN L

6130 S 100 E

101, Cash Grain/General Farm

CLAY TWP ACREAGE - AG 1/4

General Information

Parcel Number 43-15-13-400-005.000-001
Local Parcel Number 0172300020

Tax ID:

Routing Number 001-050-001.A

Property Class 101 Cash Grain/General Farm

Year: 2024

Location Information

County Kosciusko
Township CLAY
District 001 (Local 001) CLAY TOWNSHIP
School Corp 4415 WARSAW COMMUNITY
Neighborhood 9109010-001 CLAY TWP ACREAGE - AG
Section/Plat 13-31-6
Location Address (1) 6130 S 100 E CLAYPOOL, IN 46510

Ownership

WARREN RON W & KAREN L
6130 S 100 E
CLAYPOOL, IN 46510

Legal

1-50-1.A
W 56A N SIDE NW 13-31-6 49.39A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/12/1998 and 01/01/1900.

Notes

7/20/2023 REA: 2024 CHANGED EFF AGE OF RES FROM 1976 TO 1981 FOR UPDATES & CORRECTED DIMENSIONS OF WDDK PER PICTOMETRY
10/8/2019 REA: 2020 CORRECTED LAND PER PICTOMETRY & AG LAD REPORT CORRECTED BATH COUNT PER QUESTIONNAIRE 12/4/19 CS
9/1/2015 REA: 2016 REMOVED T2 & CONCP, ADDED WDDK & GAZEBO, CHANGED GRADE & COND OF HOUSE PER PICTOMETRY

Agricultural

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, Land Non Res, Imp Res, Imp Non Res.

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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows 9 through 6.

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, April 13, 2024

Review Group 2024

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Land Computations, 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.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')														
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
6	A	GO	0	0.8000	0.94	\$2,280	\$2,143	\$1,714	-80%	1.0000	0.00	100.00	0.00	\$340
6	A	HX	0	2.5700	1.11	\$2,280	\$2,531	\$6,505	-80%	1.0000	0.00	100.00	0.00	\$1,300
6	A	MAC	0	0.1400	0.89	\$2,280	\$2,029	\$284	-80%	1.0000	0.00	100.00	0.00	\$60
6	A	RE	0	0.4400	1.28	\$2,280	\$2,918	\$1,284	-80%	1.0000	0.00	100.00	0.00	\$260
6	A	RXB	0	4.5700	0.72	\$2,280	\$1,642	\$7,504	-80%	1.0000	0.00	100.00	0.00	\$1,500
72	A		0	2.2300	0.50	\$2,280	\$1,140	\$2,542	-40%	1.0000	0.00	100.00	0.00	\$1,530
81	A		0	2.6900	1.00	\$2,280	\$2,280	\$6,133	-100%	1.0000	0.00	100.00	0.00	\$00
82	A		0	0.3500	1.00	\$2,280	\$2,280	\$798	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 1579 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
Patio, Concrete	30	\$200
Wood Deck	650	\$9,900

Plumbing

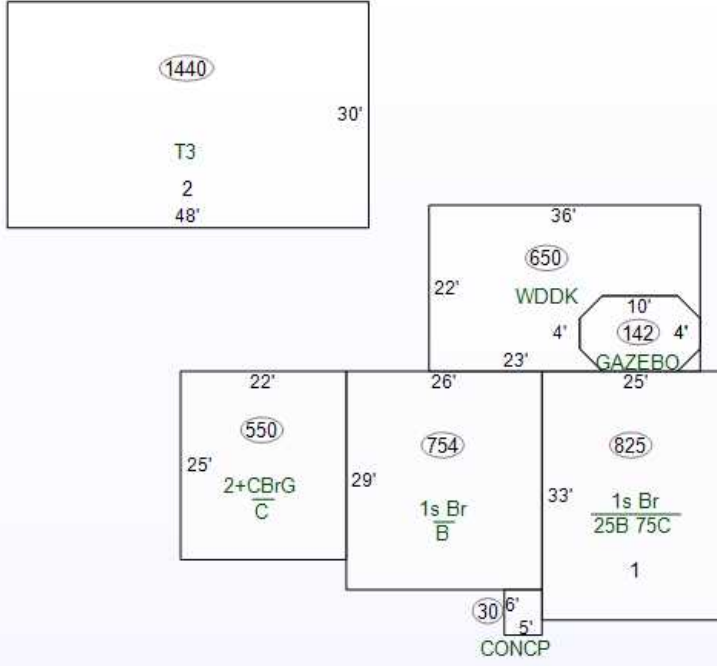
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1579	1579	\$115,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	960	0	\$25,800	
Crawl	1169	0	\$6,300	
Slab				

Total Base		\$148,000
Adjustments	1 Row Type Adj. x 1.00	\$148,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1579	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$161,100
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Sub-Total, 1 Units

Exterior Features (+)	\$10,100	\$171,200
Garages (+) 550 sqft	\$16,800	\$188,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$172,960

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	Brick	C	1976	1981	43 A		0.92		2,539 sqft	\$172,960	30%	\$121,070	0%	100%	1.730	1.000	100.00	0.00	0.00	\$209,500
2: Barn, Pole (T3)	1	T3AW	C	1996	1996	28 A	\$18.39	0.92		30' x 48' x 12'	\$23,693	50%	\$11,850	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,900
3: Gazebo	1		C	2008	2008	16 A	\$35.29	0.92	\$32.47	142 sqft	\$4,610	30%	\$3,230	0%	100%	1.730	1.000	100.00	0.00	0.00	\$5,600

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