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TRACT MAP



TRACT 2

TRACT 1

TRACT 3

TRACT 2

N LAKE

N LAKESHORE DR

MAIN ST

MAIN ST

MAIN ST

11.10

La kefront Homes & Investment Opportunity
Pole Barn, Cottage & Rental Income on Nyona Lake!
Selling via Online Auction on Thursday, August 22 – 6 pm

• **Tract 1: Lakefront Home on Nyona Lake**

- 3 bedrooms, 2 bath
- Open, Eat-In Kitchen
- Waterfront Deck with Beautiful View
- 2-Car Attached Garage
- Year-Round Home

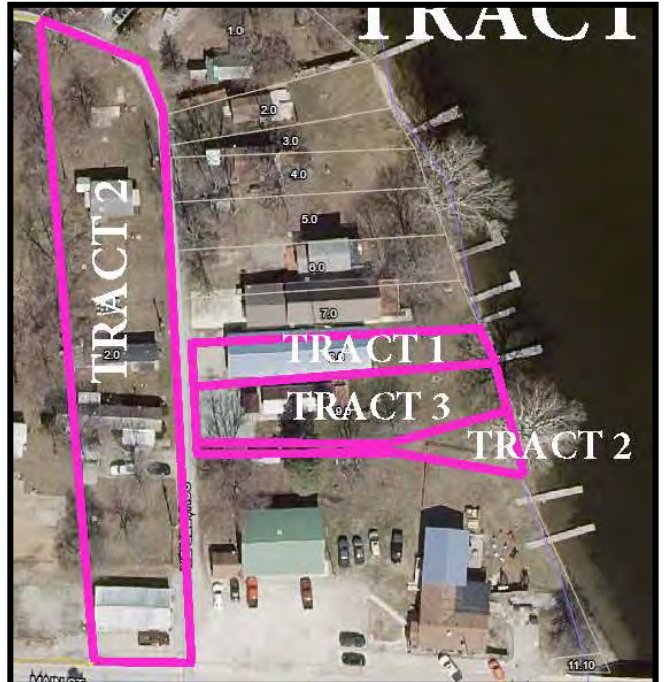


• **Tract 2: Pole Barn, Summer Cottage, Trailer Lots**

- 48 x 24' Pole Barn with Concrete Floors
- Overhead Doors, Sliding Doors
- 1 Bedroom, 1 Bath Summer Cottage
- Tenant-Owned Trailers
- Well House – Serves Multiple Parcels

• **Tract 3: Summer Cottage on Nyona Lake**

- 1 Bedroom, 1 Bath
- Open Concept Floor Plan
- Waterfront Deck with Beautiful View
- Garden Shed



Lakefront Homes & Investment Opportunity with Pole Barn, Cottage & Rental Income on Nyona Lake!

Selling via Online Auction on Thursday, August 22 – 6pm

Tract 1: Nestled along the serene shores of Nyona Lake, this modular home offers 3 bedrooms and 2 baths. It features an open kitchen and dining room area, creating a welcoming space for gathering and entertaining. The dining room has sliding glass doors that open to your lakefront deck, inviting you to enjoy the water views & outdoor dining in the refreshing breeze. This area seamlessly transitions to the living room. The bedrooms are tucked away down the hallway, with the large master bedroom boasting an ensuite, ensuring privacy and comfort for the homeowners. Additionally, the property includes a 2-car attached garage with a workshop area, offering practical space for hobbies and projects. With 30 feet of lake frontage, this property offers a prime location for enjoying the peaceful beauty of lakeside living, making it a charming haven for relaxation and recreation. This Tract can be bid on in combination with Tract 2.

Tract 2: Unique investment opportunity with this property featuring a 48x24' Pole Barn with concrete floors, complete with a woodstove for comfortable heating during the colder months, and convenient overhead and sliding doors for easy access. Just down from the pole barn, you will find the community well house and a summer cottage offers a bath, kitchen, and cozy bedroom, providing a quaint retreat for seasonal living. The property also houses tenant-owned trailers for added income potential. Furthermore, the property boasts lake access across the street through a deeded easement, providing an enticing feature for outdoor enthusiasts and nature lovers. This Tract can be bid on in combination with Tract 1.

- *Trailers are tenant owned with their rent being for May 1 until Oct. 31. There is no charge 11.1-4.30*
- *Rent is \$2,151 / trailer*
 - *\$1,100 for rent and \$1,051, pays the sewage & trash for the year for those trailers.*
- *Trash is Paid for this season, No trash pickup after Oct. 31. Trash is through Apex Waste Mgmt.*
- *All trailers are paid in full for the 2024 Season and the seller will retain this year's income*
- *The Well House Services all 3 tracts + 2 additional parcels. There is no well agreement in place concerning maintenance or use. Newer well pump in place! Well Diagram to follow*
- *Shafer Drive is a private drive, there is no maintenance fees or agreements in place amongst the users*

Tract 3: Enjoy lakeside living in this cozy 1 bedroom, 1 bath lakefront summer cottage. The waterfront deck provides a perfect spot to unwind and savor the tranquil views of the lake. Inside, the open, eat-in kitchen and living room provide a seamless blend of convenience and comfort. The large yard offers ample space for outdoor activities and relaxation. Additionally, a shed provides practical storage space for outdoor equipment and lake essentials, adding convenience to this charming lakeside abode. With 30 feet of lake frontage, this property offers a prime location for embracing the peaceful allure of lakeside living!

Come see all for yourself! Open House: Saturday, August 10, 1-2 pm



COMMUNITY WELL

The community well supports all parcels shown which includes all tracts selling plus another home.

REAL ESTATE AUCTION TERMS

Lakefront Homes & Off Lake Homes, Pole Barn offered in 3 Tracts!

This property will be offered via an Online Only Auction on Thursday, August 22, 2024 -- Bidding begins closing 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. No survey will be completed unless required for clear title. If required, that cost 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. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 & Trustee's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 27, 2024. Possession will be after October 11, 2024, for all tracts. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$3,252.00. 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. The Client Registration form is in the documents section of the MLS. *Tract 3 cannot be bid on in combination with Tracts 1 &/or 2.*

For Tract 2:

- *Trailers are tenant owned with their rent being for May 1 until Oct. 31. There is no charge 11.1-4.30*
- *Rent is \$2,151 / trailer: \$1,100 for rent and \$1,051, pays the sewage & trash for the year*
- *Trash is Paid for this season, No trash pickup after Oct. 31. Trash is through Apex Waste Mgmt.*
- *All trailers are paid in full for the 2024 Season and the seller will retain this year's income*
- *The Well House Services all 3 tracts + 2 additional parcels. There is no well agreement in place concerning maintenance or use.*
- *Shafer Drive is a private drive, there is no maintenance fees or agreements in place amongst the users*

Liberty Township • Fulton County

Auction Manager: call/text Tiffany Reimer 260.571.7910

www.BidMetzger.com


TRACT 1

Lakefront Home on Nyona Lake!

***Selling via Online Auction on
Thursday, August 22 – 6 pm***

Open House:

Saturday, August 10, 1-2 pm

Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202427303	6401 Shafer Drive	Macy	IN 46951	LP \$0
	Area Fulton County	Parcel ID 25-12-15-155-008.000-004	Type Manuf. Home/Mobile	Waterfront Yes
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township Liberty	Style One Story	REO No	H Baths 0
	School District CASTN	Elem Caston	JrH Caston	SrH Caston
	Legal Description PARCEL 3 DENNIS MALONEY UNPLATED 15-29-3 .125A 307-13005-25			
	Directions West of Macy. Take US 31 to 650 S. Head west, then north on Shafer Dr. Property is on west side of Nyona Lake.			
Inside City N	City Zoning	County Zoning R3	Zoning Description	

Remarks Lakefront Home with Investment Opportunity being offered in 3 Tracts selling via Online Only Auction on Thursday, August 22, 2024 -- Bidding begins closing out at 6 pm!
 Tract 1: Nestled along the serene shores of Nyona Lake, this modular home offers 3 bedrooms and 2 baths. It features an open kitchen and dining room area, creating a welcoming space for gathering and entertaining. The dining room has sliding glass doors that open to your lakefront deck, inviting you to enjoy the water views & outdoor dining in the refreshing breeze. This area seamlessly transitions to the living room. The bedrooms are tucked away down the hallway, with the large master bedroom boasting an ensuite, ensuring privacy and comfort for the homeowners. Additionally, the property includes a 2-car attached garage with a workshop area, offering practical space for hobbies and projects. With 30 feet of lake frontage, this property offers a prime location for enjoying the peaceful beauty of lakeside living, making it a charming haven for relaxation and recreation. This Tract can be bid in

Agent Remarks Online Auction: Thurs. 8.22.24 6pm Open House: Sat. 8.10.24 1-2pm 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 to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot	0.1400	/	6,273	/	32X196	Lot Desc	0-2.9999, Lake				
Age	42	New Const	No	Date Complete	Ext	Wood	Bsmnt	Crawl		#	5		
Room Dimensions	Baths	Full	Hal	Water	WELL			Basement Material	Block				
RM DIM	LV	B-Main	2	0	Well Type	Community	Dryer Hookup Gas	Yes	Fireplace	No			
LR	14 x 12	B-Upper	0	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	10 x 12	B-Blw	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No			
FR	x	Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes			
KT	14 x 14	Laundry L/W	x		Cooling	Central Air	Water Soft-Owned	No	Skylight	No			
BK	x	AMENITIES 1st Bdrm En Suite, Breakfast Bar, Ceiling Fan(s), Deck Covered, Deck Open, Deck on Waterfront, Dryer Hook Up Gas, Eat-In Kitchen, Garage Door Opener,				Water Soft-Rented	Yes	ADA Features	No				
DN	x				Alarm Sys-Sec	No	Fence						
1B	14 x 16				Alarm Sys-Rent	No	Golf Course	No					
2B	12 x 12				Garden Tub	No	Nr Wlkg Trails	No					
3B	10 x 8	Garage	2.0	/ Attached	/	24 x 24	/	576.00	Jet Tub	No	Garage Y/N	Yes	
4B	x	Outbuilding 1	None		x		Pool	No	Off Street Pk	Yes			
5B	x	Outbuilding 2			x		Pool Type						
RR	x	Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Dishwasher, Refrigerator, Washer, Dryer-Gas, Oven-Electric, Range-Electric, Water Heater Gas, Water Softener -Rented					
LF	x	Other Fees											
EX	x	Restrictions											

Water Access LAKE	Wtr Name Nyona Lake	Water Frontage 30.00	Channel 0.00
Water Features Deeded, Recorded	Water Type Lake	Lake Type Non Ski Lake	
Auctioneer Name Chad Metzger & Tiff Reimer	Lic # AC31300015	Auction Date 8/22/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: BidMetzger.com	Excluded Party None
Annual Taxes \$1,431.88	Exemption Vet	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 7/22/2024	Start Showing Date	Exp Date 10/31/2024	Owner/Seller a Real Estate Licensee No
Seller Concessions Offer Y/N	Seller Concession Amount \$	Agent/Owner Related No	
Contract Type Exclusive Right to Sell		Special List Cond. None	
Virtual Tours: Unbranded Virtual Tour	Lockbox Type Mechanical/Combo	Lockbox Location Side of home up the	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks	Conc Paid By	
Sell Office	Sell Agent		
Co-Sell Office	Co-Sell Agent	Sell Team	
Presented Tiffany Reimer - Cell: 260-571-7910	/	Metzger Property Services, LLC - Off: 260-982-0238	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.



25-12-15-155-008.000-004

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(1)
OwnerName	Shafer Roy Dale & Mary Lee Shafer Family Living Trust
StateParcelNumber	25-12-15-155-008.000-004
PropertyNumber	005-113005-25
MapNumber	
LegalDescription	Parcel 3 Dennis Maloney Unplated 15-29-3 .125a
Acreage	0.0000
InstrumentNumber	
BookNumber	970
PageNumber	2272



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

7-8-2024

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

60401 Shafer Dr., Macy, IN 460951

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer <i>gas</i>			X	
Clothes Washer			X	
Dishwasher <i>doesn't use</i>				X
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven			X	
Range <i>elec.</i>			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks	X			
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)				X
Switches and Outlets			X	
Vent Fan(s)			X	
60 / 100 / 200 Amp Service (Circle one)			X	
Generator	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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 <i>Mary Lee Shafer</i>	Date (mm/dd/yy) <i>7/8/2024</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	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)
----------------------------------	-----------------	----------------------------------	-----------------

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier	X			
Water Softener <i>Rented</i>	X			
Well <i>Shared</i>				
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?	X		
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the improvements connected to a private/community water system?	X		
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

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

6401 Shafer Drive, Macy, IN 46951

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>Metal</u> years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?	X		
If yes, how many layers? _____			X

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?			X
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?			X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

CRAWL access in hallway door closet
↳ outside entrance

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?	X		
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			X
Is the access to your property via a private road?	X		
Is the access to your property via a public road?		X	
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?			X

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 <u>Mary Lee Shafer</u>	Date (mm/dd/yy) <u>7/18/2014</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	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	N/A: NipSCO available	\$
Electric	Duke	\$ = 85/mo
Water	Shared well	\$
Sewage Other	Nyona, South Mud Baywacang	\$ = 87/mo
HOA		\$

25-12-15-155-008.000-004

SHAFER ROY DALE & MARY LE

6401 SCHAFFER DR

510, 1 Family Dwell - Platted Lot

Nyona Lake-Waterfront/051 1/2

General Information

Parcel Number 25-12-15-155-008.000-004
Local Parcel Number 00511300525

Tax ID:

Routing Number 12-15-100-088

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Fulton

Township LIBERTY TOWNSHIP

District 004 (Local 005) LIBERTY TOWNSHIP

School Corp 2650 CASTON

Neighborhood 05169-004 Nyona Lake-Waterfront

Section/Plat

Location Address (1) 6401 SCHAFFER DR MACY, IN 46951

Zoning

Subdivision

Lot

Market Model 05169-004

Characteristics

Topography Level Flood Hazard

Public Utilities Sewer, Gas, Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, July 19, 2023

Review Group 2

Ownership

SHAFER ROY DALE & MARY LEE SH U
228 Swallow Ave
SEBRING, FL 33870

Legal

PARCEL 3 DENNIS MALONEY UNPLATED 15-29-3 .125A 307-13005-25



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

Table with columns for Assessment Year (2023-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Pricing Soil Type, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Date 06/23/1997 Owner SHAFER ROY DALE Doc ID Code Book/Page Adj Sale Price V/I WD / \$0 I

Res

Notes

11/14/2019 20RS: Per cyc/rev no changes-aw/Dm
7/28/2015 : Per cyc/rev June 2015 per BB. Changed Grade on home from D+1 to D+2 .aw
3/22/2010 : RTO, CYC/REV. 2009, REMOVE INF FCT.,--ON LAKE, CONV. FCT FROM 123% TO 100%.--DM
3/1/2009 : per phone, dwelling is a modular 1/24/96

Land Computations

Table with columns for various land metrics: 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 \$33,100.

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1296 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input 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 checked="" type="checkbox"/> Metal	<input 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	240	\$9,000
Wood Deck	180	\$3,200

Plumbing

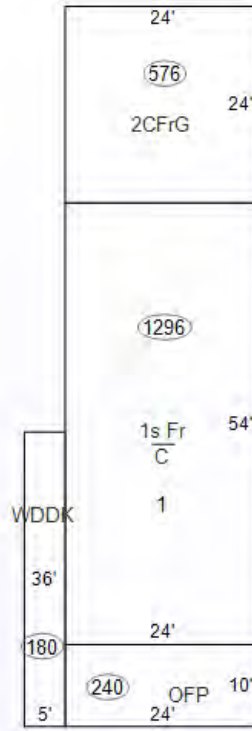
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1296	1296	\$94,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1296	0	\$6,700	
Slab				

Total Base \$101,200

Adjustments 1 Row Type Adj. x 1.00 \$101,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1296	\$3,300
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$106,100

Sub-Total, 1 Units

Exterior Features (+)	\$12,200	\$118,300
Garages (+) 576 sqft	\$18,600	\$136,900
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.88

Replacement Cost \$108,425

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	100%	1	Wood Frame	D+2	1982	1982	41 A		0.88		1,296 sqft	\$108,425	38%	\$67,220	0%	100%	1.000	1.7000	\$114,300

TRACT 2

***Investment Opportunity with Pole
Barn, Cottage & Rental Income***

***Selling via Online Auction on
Thursday, August 22 – 6 pm***

***Open House:
Saturday, August 10, 1-2 pm***



25-12-16-284-002.000-004

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(4)
OwnerName	Shafer Mary Lee & Roy Dale Tr Shafer Family Living Trust
StateParcelNumber	25-12-16-284-002.000-004
PropertyNumber	005-113005-20
MapNumber	
LegalDescription	Parcel 14 Dennis Maloney Unplated 15-29-3 .64a
Acreage	0.0000
InstrumentNumber	
BookNumber	970
PageNumber	2271



25-12-15-155-010.000-004

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
OwnerName	Shafer Roy Dale & Mary Lee Tr Shafer Family Rev Living Trust
StateParcelNumber	25-12-15-155-010.000-004
PropertyNumber	005-119014-65
MapNumber	
LegalDescription	Maloney Unplated Survey Easement Between Parcel 1 & 2 15-29-3
Acreage	0.0000
InstrumentNumber	
BookNumber	970
PageNumber	2271

25-12-16-284-002.000-004

SHAFER MARY LEE & ROY DAL

MAIN ST. NYONA LK.

415, Mobile Home Park

99070-004/99070-004

1/4

General Information

Parcel Number 25-12-16-284-002.000-004
Local Parcel Number 00511300520

Tax ID:

Routing Number 12-16-200-064

Property Class 415 Mobile Home Park

Year: 2023

Location Information

County Fulton
Township LIBERTY TOWNSHIP
District 004 (Local 005) LIBERTY TOWNSHIP
School Corp 2650 CASTON
Neighborhood 99070-004 99070-004
Section/Plat
Location Address (1) MAIN ST. NYONA LK. MACY, IN 46951

Ownership

SHAFER MARY LEE & ROY DALE TR TRUST
228 Swallow Ave
SEBRING, FL 33870

Legal

PARCEL 14 D. MALONEY UNPLATTED 15-29-3 .64A 307-13005-20



Transfer of Ownership

Date 06/23/1997 Owner SHAFER MARY LEE Doc ID Code Book/Page Adj Sale Price V/I WD / \$0 I

Notes

12/26/2019 20RS: Per cyc rev no changes kah /aw
12/15/2011 : REMOVED 5 X 6 OFF THIS SIZE NOT ASSESSED 2012 PAY 2013-AW
9/19/2011 : CYC/REV. 3/30/11--RTO--RTO NOTES TO CHG. TO WOOD JOIST--CAN'T DO THIS (NOT AN OPTION), DIDN'T CHG.--12 PAY 13 ---DM.
3/25/2010 : CYC REV RTO 3/4/09 SR
11/13/2009 : CHGD UTILITY BLDG FROM E TO C AND DWELLING COND P TO A AND GRADE E TO D (PRICE OUT AND REMOVED 25% FUNC OBS) PER CYCLICAL REVIEW INFORMATION. 11-13-09 JD

3/1/2009 : BOR: CHANGE IN HEAT, PLUMBING, CRAWLSPACE, SEASONAL COTTAGE. 1 MAIN SEPTIC SYSTEM & WELL. BOR: CHANGE IN PLUMBING, SEASONAL COTTAGE.

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

Table with columns for Assessment Year (2023-2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Pricing Soil Type, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Zoning

Subdivision

Lot

Market Model 99070-004C

Characteristics

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

Neighborhood Life Cycle Stage Other

Printed Wednesday, July 19, 2023

Review Group 2

Data Source External Only

Collector 11/14/2019 PM

Appraiser

Land Computations

Table with columns for Land Computations items and values, including 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 \$14,800.

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	512 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 type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input 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 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

Plumbing

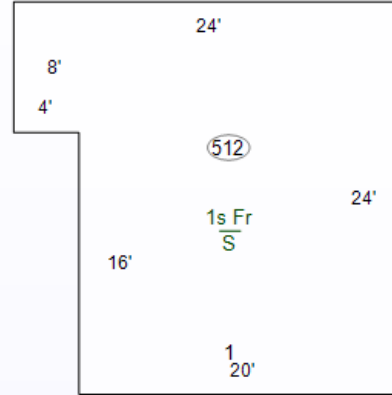
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Other



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	512	512	\$49,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	512	0	\$0	
			Total Base	\$49,900

Adjustments

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:512	(\$2,300)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$47,600

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$47,600
Garages (+) 0 sqft	\$0	\$47,600
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.88
Replacement Cost		\$33,510

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	100%	1	Wood Frame	D	1900	1900	123 F		0.88		512 sqft	\$33,510	65%	\$11,730	0%	100%	1.000	1.0000	\$11,700
2: Manufactured Home P	0%	1		C	1950	1950	73 A	\$7,310.	0.88	\$3,423.	5 Sites	\$17,116	65%	\$5,990	0%	100%	1.000	1.0000	\$6,000

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	UTIL BLDG	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
-----------	----------	----------	----------

Wall Type	1: 1(144')
Heating	
A/C	
Sprinkler	

Plumbing RES/CI

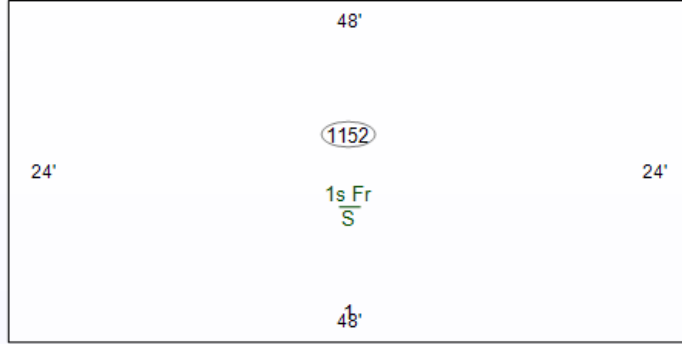
	#	TF	#	TF
Full Bath	0		0	
Half Bath	0		0	
Kitchen Sinks	0		0	
Water Heaters	0		0	
Add Fixtures	0	2	2	
Total	0	0	2	2

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl



Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	1152 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	144'
PAR	13
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$36.84
Frame Adj	\$0.00
Wall Height Adj	(\$3.18)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$36.84
BPA Factor	1.00
Sub Total (rate)	\$36.84
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$36.51
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$42,065

Exterior Features

Description	Area	Value

Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	\$42,065	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$45,265
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$0	Repl. Cost New	\$39,833
Exterior Features	\$0		

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: UTIL BLDG	0%	1	Wood Frame	C	1981	1981	42 A		0.88		1,152 sqft	\$39,833	80%	\$7,970	0%	100%	1.000	1.0100	\$8,000


TRACT 3

Lakefront Home on Nyona Lake!

***Selling via Online Auction on
Thursday, August 22 – 6 pm***

Open House:

Saturday, August 10, 1-2 pm

Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202427307	6405 Shafer Drive	Macy	IN 46951	LP \$0
	Area Fulton County	Parcel ID 25-12-15-155-009.000-004	Type Site-Built Home	Waterfront Yes
	Sub None	Cross Street	Bedrms 1	F Baths 1
	Township Liberty	Style One Story	REO No	H Baths 0
	School District CASTN	Elem Caston	JrH Caston	SrH Caston
Legal Description PARCEL 2 DENNIS MALONEY UNPLATED 15-29-3 .174A 307-13005-19				
Directions West of Macy. Take US 31 to 650 S. Head west, then north on Shafer Dr. Property is on west side of Nyona Lake.				
Inside City	N	City Zoning	County Zoning R3	Zoning Description

Remarks Lakefront Home with Investment Opportunities on Nyona Lake offered in 3 Tracts selling via Online Only Auction on Thurs. August 22, 2024 -- Bidding begins closing at 6 pm! Tract 3: Enjoy lakeside living in this cozy 1 bedroom, 1 bath lakefront summer cottage. The waterfront deck provides a perfect spot to unwind and savor the tranquil views of the lake. Inside, the open, eat-in kitchen and living room provide a seamless blend of convenience and comfort. The large yard offers ample space for outdoor activities and relaxation. Additionally, a shed provides practical storage space for outdoor equipment and lake essentials, adding convenience to this charming lakeside abode. With 30 feet of lake frontage, this property offers a prime location for embracing the peaceful allure of lakeside living! Open House: Saturday, August 10, 2024 1-2pm

Agent Remarks Online Auction: Thurs. 8.22.24 6 pm Open House: Sat. 8.10.24 1-2 pm 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 to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot	0.1500	/	6,316	/	32X198	Lot Desc	0-2.9999			
Above Gd Fin SqFt	532	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	196	Ttl Fin SqFt	532	Year Built	1900	
Age	124	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Slab, Partial Basement		#	2
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material	Block			
LR	14 x 6	B-Main	1	0	Well Type	Community		Dryer Hookup Gas	No	Fireplace	No	
DR	x	B-Upper	0	0	Sewer	City		Dryer Hookup Elec	Yes	Guest Qtrs	No	
FR	x	B-Blw	0	0	Fuel /	Space, Other Heating		Dryer Hookup G/E	No	Split FlrPln	No	
KT	14 x 14	Laundry Rm	Main		Heating			Disposal	No	Ceiling Fan	Yes	
BK	x	Laundry L/W	x		Cooling	Wall AC		Water Soft-Owned	No	Skylight	No	
DN	x	AMENITIES Ceiling Fan(s), Deck Open, Deck on Waterfront, Dryer Hook Up Electric, Eat-In Kitchen, Firepit, Open Floor Plan, Range/Oven Hook Up Elec, Main Level Bedroom Suite,										
1B	14 x 14	Water Soft-Rented	Yes	ADA Features		No						
2B	x	Alarm Sys-Sec	No	Fence		No						
3B	x	Alarm Sys-Rent	No	Golf Course		No						
4B	x	Garden Tub	No	Nr Wlkg Trails		No						
5B	x	Jet Tub	No	Garage Y/N		No						
RR	x	Pool	No	Off Street Pk		Yes						
LF	x	Pool Type										
EX	x	SALE INCLUDES	Refrigerator, Oven-Electric, Range-Electric, Sump Pump, Water Heater Electric, Water Softener-Rented									

Water Access LAKE	Wtr Name Nyona Lake	Water Frontage 33.00	Channel 0.00
Water Features Pier/Dock, Deeded, Recorded	Water Type Lake	Lake Type Non Ski Lake	
Auctioneer Name Chad Metzger & Tiff Reimer	Lic # AC31300015	Auction Date 8/22/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$841.12	Exemption	Year Taxes Payable 2024	Assessed Value
Possession after 10.11.24			
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 7/22/2024	Start Showing Date	Exp Date 10/31/2024	Owner/Seller a Real Estate Licensee No
Seller Concessions Offer Y/N	Seller Concession Amount \$		
Contract Type Exclusive Right to Sell	Special List Cond. None		
Virtual Tours: Unbranded Virtual Tour	Lockbox Type Mechanical/Combo	Lockbox Location on side door near	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid By
Sell Office	Sell Agent		
Co-Sell Office	Co-Sell Agent		
Sell Team			
Presented Jen Rice - Cell: 260-982-0238	/	Metzger Property Services, LLC - Off: 260-982-0238	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.



25-12-15-155-009.000-004

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(1)
OwnerName	Shafer Dale E & Susan J TOD Shafer Adam M
StateParcelNumber	25-12-15-155-009.000-004
PropertyNumber	005-113005-19
MapNumber	
LegalDescription	Parcel 2 Dennis Maloney Unplated 15-29-3 .174a
Acreage	0.0000
InstrumentNumber	202202600
BookNumber	
PageNumber	



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

7/8/2024

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

6405 Shafer DR, Macy, IN 46951

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer <i>elec.</i>	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven <i>elec</i>	X		X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)			X	
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks	X			
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)			X	
60 / 100 / 200 Amp Service (Circle one)			X	
Generator	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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 <i>Walter E. Shefer</i>	Date (mm/dd/yy) 7.8.2024	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Sharon J. Shafer</i>	Date (mm/dd/yy) 7.8.2024	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)

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump			X	
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener <i>Rented</i>	X			
Well <i>Shaded</i>				
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?	X		
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the improvements connected to a private/community water system?	X		
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning	X			
Hot Water Heat	X			
Furnace Heat / Gas	X			
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

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

6405 Shafer Dr., Macy, IN 46951

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

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)

Have sump pump to keep dry. Under bedroom is a basement.

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"/>	<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 <u>Dale E Shafer</u>	Date (mm/dd/yy) <u>7-8-2024</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>Sharon G Shafer</u>	Date (mm/dd/yy) <u>7-8-2024</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)

260-982-0238

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Average Utilities

	Company	Average Amount
Gas	<u>Nipico</u>	<u>\$ 35/mo (summer) winterize winter</u>
Electric	<u>Duke</u>	<u>\$ = 75/mo.</u>
Water	<u>well: shared</u>	<u>\$</u>
Sewage Other	<u>Nyona South West Conservancy</u>	<u>\$ 87/mo.</u>
HOA	<u>N/A</u>	<u>\$</u>

25-12-15-155-009.000-004

Shafer Dale E & Susan J TOD S

6405 SCHAFFER DR

510, 1 Family Dwell - Platted Lot

Nyona Lake-Waterfront/051 1/2

General Information

Parcel Number 25-12-15-155-009.000-004
Local Parcel Number 00511300519
Tax ID:

Ownership

Shafer Dale E & Susan J TOD Shafer
201 Ibis Ave
Sebring, FL 33870

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1997 to 2022.

Notes

11/14/2019 20RS: Per cyc/rev corrected drawing of dwelling done for 2020 pay 2021-aw/dm
3/22/2010: RTO, CYC/REV. 2009, REMOVE VACANCY FCT 20%, CONV. FCT. FROM 67% TO 100%, DWELL GR FROM E TO D-, CND FROM P TO G, REMOVE FCT 25%, CHG. PLUMBING TO ONLY 1 BATH., INCREASE SZ OF EFP TO 14 X 8, ADD WDDK 14 X 8.--DM.

Routing Number 12-15-100-089

Property Class 510
1 Family Dwell - Platted Lot

Legal
PARCEL 2 DENNIS MALONEY UNPLATED
15-29-3 .174A 307-13005-19



Res

Year: 2023

Location Information

County Fulton
Township LIBERTY TOWNSHIP
District 004 (Local 005) LIBERTY TOWNSHIP
School Corp 2650 CASTON
Neighborhood 05169-004 Nyona Lake-Waterfront
Section/Plat
Location Address (1) 6405 SCHAFFER DR MACY, IN 46951

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 show valuation data for years 2020-2023.

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. %, Res Elig %, Market Factor, Value. Row shows data for F F 32 32x198 1.21 \$800 \$968 \$30,976 0% 100% 1.0700 \$33,140.

Zoning

Subdivision

Lot

Market Model 05169-004

Characteristics

Topography Level Flood Hazard
Public Utilities Sewer, Gas, Electricity ERA
Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, July 19, 2023

Review Group 2

Data Source External Only

Collector 10/03/2019 PM

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.15), Actual Frontage (32), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$33,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$33,100).

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style N/A
Finished Area 448 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	84	\$6,100
Wood Deck	112	\$2,200

Plumbing

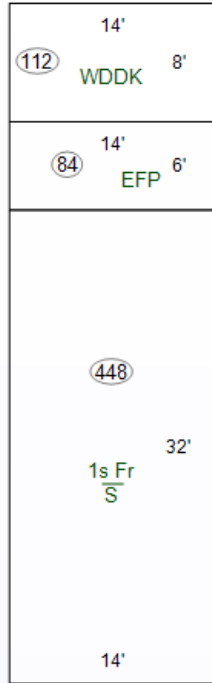
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Other



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	448	448	\$46,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	448	0	\$0	

Total Base \$46,800

Adjustments 1 Row Type Adj. x 1.00 \$46,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	1:448 (\$1,900)
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$44,900

Sub-Total, 1 Units

Exterior Features (+)	\$8,300	\$53,200
Garages (+) 0 sqft	\$0	\$53,200
Quality and Design Factor (Grade)		0.70
Location Multiplier		0.88

Replacement Cost \$32,771

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	100%	1	Wood Frame	D-1	1900	1900	123 G		0.88		448 sqft	\$32,771	45%	\$18,020	0%	100%	1.000	1.7000	\$30,600

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

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 - 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
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