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**PROVIDING PROFESSIONAL AUCTION,
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BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

16+/- Acres with Beautiful Country Home & Building Site in 2 Tracts!

This property will be offered via an Online Only Auction on Thursday, August 22, 2024 -- Bidding begins closing 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. 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 \$25,000 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 Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 11, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$2,611.42. 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.

Online Auction: Thursday, August 22, 2024

Bidding begins closing out at 7 pm!

943 E. 600 S., Claypool, IN 46510

Clay Township • Kosciusko County

www.BidMetzger.com



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CHAD METZGER CAL CAGA
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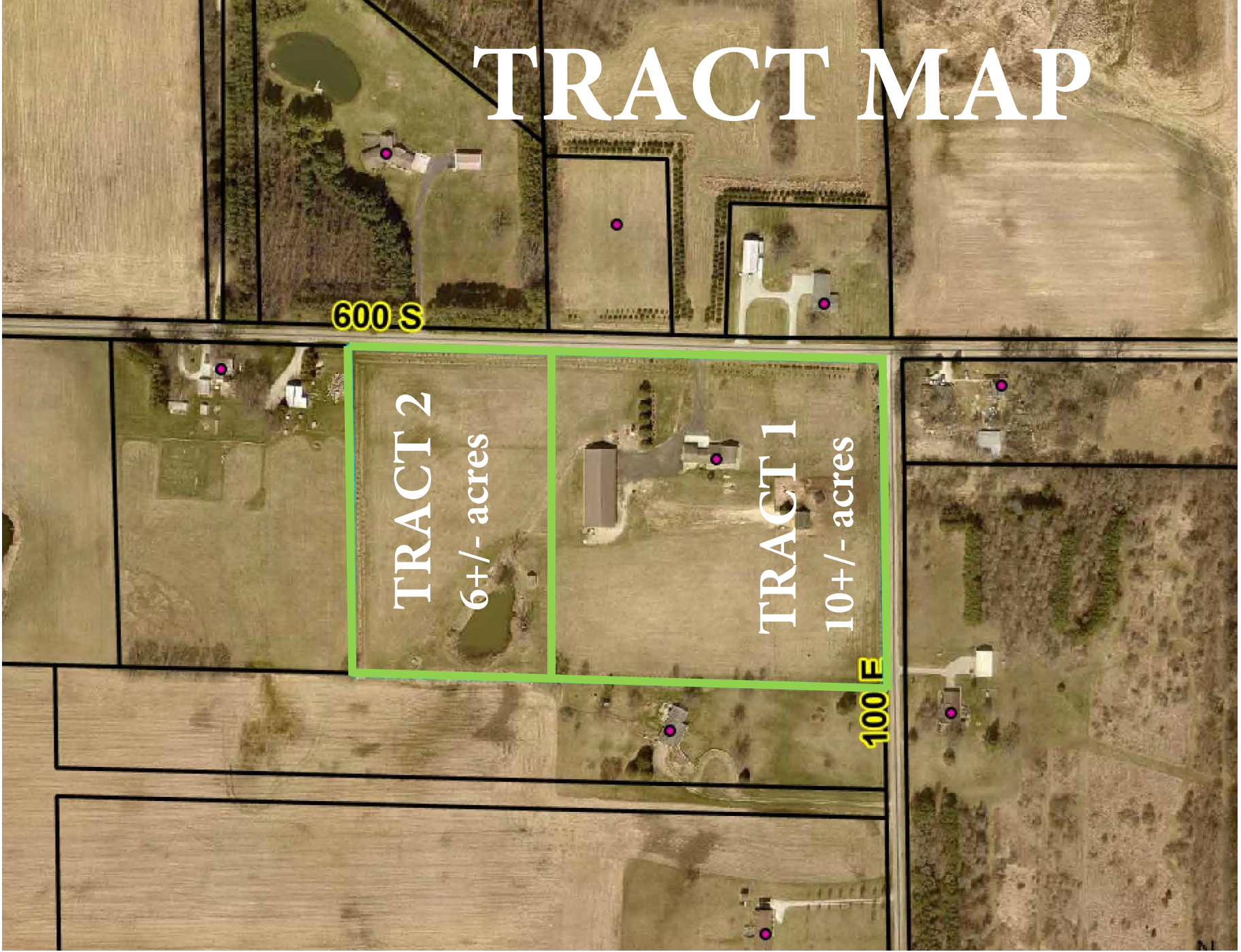
TRACT MAP

600 S

TRACT 2
6+/- acres

TRACT 1
10+/- acres

100 E

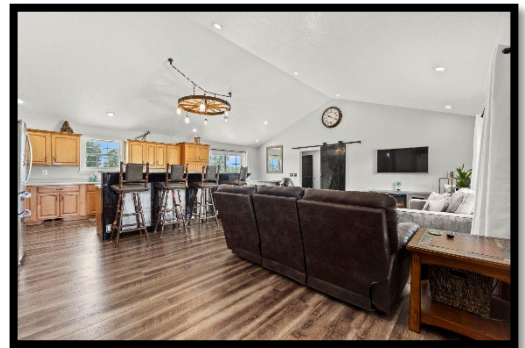


16+/- Acres with Beautiful
Country Home,
Outbuildings, Pond, &
Potential Building Site
Offered in 2 Tracts!



Tract 1 – Beautiful Country Homestead:

- 10+/- acres with 4-bedroom, 3.5 bath Home
- Open Concept Layout with Vaulted Ceilings
- Spacious Kitchen w/ Island & Bar Seating
- Radiant Floor Heating on Main Level
- Ample Closets & Storage Space
- Recent Updates throughout:
 - Spray Foam Insulation on Main Level
 - Crawl Space: Encapsulated with multiple access points
 - New Vinyl Plank Flooring
- Outdoor Wood Burner – 1 Million BTU!
 - Can heat home, Main Level & Garage Floors
 - Large Enough to do the Pole Barn if ever plumbed in
 - Home can use this boiler & propane interchangeably
- 3+ Car Attached Garage also with radiant floor heating
 - Taller Overhead Door on West Bay
 - Attic Storage
 - Workshop Areas
 - Doggy Door leading to fenced kennel area
- *Massive 60x150 Pole Barn*
 - 200 Amp Electricity
 - Water
 - 14' Overhead Door, 2-14' Sliding Doors & Walk-In
 - Loft Storage
 - Endless Possibilities:
 - Finish for Shop
 - Add stalls or Riding Arena
 - Store Livestock
 - Semi Storage or Trucking Business
- 24x32 Horse Barn & Pasture
 - Electricity
 - Water
 - 2.5-acre Pasture with high tinsel fencing
 - Barn in center with tack area
- Established Hay Fields
- Tree Lined for Privacy, over 500 Evergreens around whole property!



*16+/- Acres with Beautiful
Country Home, Outbuildings,
Pond, & Potential Building
Site Offered in 2 Tracts!*

943 E. 600 S., Claypool, IN 46510



Tract 2 – Potential Building Site:

- 6+/- acres of Tree Lined Property
- Pond – 8 ft deep, no fish
- Cabin with woodstove
- Established hay fields
- Peaceful Setting



16+/- Acres with Country Home & Building Site in 2 Tracts!




Selling via Online Auction on Thursday, August 22, 2024 at 7 pm

Tract 1: Beautiful, remodeled tri-level home, featuring 4 bedrooms and 3.5 baths. The open concept kitchen, living room, and dining room exude contemporary elegance with radiant heat flooring, while the dining room offers access to a deck through sliding patio doors, creating a seamless indoor-outdoor living experience. The kitchen is a chef's delight with quartz countertops, an island with bar seating. The lower level encompasses a spacious family room, a bedroom, a laundry room, and a full bathroom, providing a versatile space for relaxation and guest accommodation. The upper level consists of 3 bedrooms, including a luxurious master suite with a walk-in shower, as well as another full bath, ensuring comfort and privacy for the entire household. Outside, a delightful, covered seating area and a basketball goal offer fantastic opportunities for outdoor enjoyment and recreation. The property also includes a 3-car attached garage, featuring radiant heated flooring in the 1-car bay and a taller overhead door, as well as attic storage and workshop areas, providing ample space for storage and hobbies. A thoughtful addition is the doggy door leading to a fenced-in kennel area, catering to the needs of beloved pets.

In addition to the stunning home, this property features a massive pole barn with a 14' overhead door, sliding doors, loft storage, dirt floors, electricity, and water, offering endless possibilities for finishing as a shop, adding stalls or a riding arena, or for livestock and trucking use. A horse barn with hay storage, electricity, and water, as well as a fenced pasture and established hay fields, further enhance the potential of this remarkable property. The entire property is enveloped by 500 evergreen trees around its outside borders, providing privacy and natural beauty. This property presents an extraordinary opportunity for you to find your dream country property with endless possibilities!

Tract 2: Nice potential building site for your dream home with 6+/- acres! A picturesque pond with a small cabin adds a touch of tranquility and charm to the landscape. This tract also is tree lined with established hay fields.

Come see all the amenities for yourself! Open House: Wednesday, August 14, 2024 5:30-6pm

| | | | | |
|--|------------------------------|---|-----------------------------|----------------------|
| Property Type RESIDENTIAL | Status Active | CDO 0 | DOM 0 | Auction Yes |
| MLS # 202427739 | 943 E 600 S | Claypool | IN 46510 | LP \$0 |
|  | Area Kosciusko County | Parcel ID 43-15-14-100-019-000-001 | Type Site-Built Home | Waterfront No |
| | Sub None | Cross Street | Bedrms 4 | F Baths 3 |
| | Township Clay | Style Two Story | REO No | H Baths 1 |
| | School District WRS | Elem Claypool | JrH Edgewood | SrH Warsaw |
| Legal Description Approximately 10+/- acres part of: 1-53-1.B TR NE NE 14-31-6 16.02A | | | | |
| Directions Northeast of Claypool. Take Packerton Rd. to 600 S. Head west. Property is on the southwest corner of 600 S & 100 E. | | | | |
| Inside City N | City Zoning | County Zoning A1 | Zoning Description | |

Remarks 16+/- Acres with Beautiful Country Home, Outbuildings, Pond, & Potential Building Site offered in 2 tracts selling via Online Auction on Thurs. Aug. 22, 2024 -- Bidding begins closing out at 7 pm! This is Tract 1: Remodeled tri-level home, with 4 beds & 3.5 baths on 10+/- acres. Open concept kitchen, living room, and dining room with radiant heat flooring. Dining room offers access to a deck through sliding patio doors. Kitchen has quartz countertops & island with bar seating. Lower level has family room, bedroom, laundry room, & full bathroom. Upper level has 3 bedrooms, including master suite with a walk-in shower, as well as another full bath. 3-car attached garage has radiant heated flooring in the 1-car bay and a taller overhead door. Pole barn with a 14' overhead door, electricity, and water. A horse barn as well as a fenced pasture & established hay fields. Full description in Info Packet. Open House: Wed. August 14, 2024 5:30-6pm

Agent Remarks Online Auction: Thurs. 8.22.24 - 7pm Open House: Wed. 8.14.24 5:30-6pm 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 | 10.0000 | / | 435,600 | / | 655x635 | Lot Desc | Slope, 10-14.999, Pasture, Water View | |
|--------------------------------|---|---------------------------------|----------------------------------|--|------------------------|--------------------------------|---------|---------------------------|---------------------------------------|------------------------|
| Above Gd Fin SqFt 2,146 | | Above Gd Unfin SqFt 0 | | Below Gd Fin SqFt 720 | | Ttl Below Gd SqFt 1,378 | | Ttl Fin SqFt 2,866 | | Year Built 1990 |
| Age 34 | New Const No | Date Complete | Ext Vinyl | Bsmnt Crawl, Slab, Partial Basement, Partially | | # 9 | | | | |
| Room Dimensions | | Baths | Full | Hal | Water WELL | Basement Material Block | | | | |
| LR 22 x 16 | B-Main 0 | 1 | Well Type Private | Dryer Hookup Gas No | | Fireplace No | | | | |
| DR 10 x 10 | B-Upper 2 | 0 | Sewer Septic | Dryer Hookup Elec No | | Guest Qtrs No | | | | |
| FR 24 x 15 | B-Blw 1 | 0 | Fuel / Propane, Wood, Hot | Dryer Hookup G/E Yes | | Split FlrPln Yes | | | | |
| KT 15 x 15 | Laundry Rm Lower | Heating | | Disposal No | | Ceiling Fan Yes | | | | |
| BK x | Laundry L/W 16 x 10 | Cooling Central Air | | Water Soft-Owned Yes | | Skylight No | | | | |
| DN x | AMENITIES 1st Bdrm En Suite, Attic Storage, Breakfast Bar, Ceiling-9+, Ceiling-Cathedral, Ceiling Fan(s), Ceilings | | Water Soft-Rented No | | ADA Features No | | | | | |
| 1B 16 x 14 | -Vaulted, Countertops-Stone, Court-Basketball, Crown | | Alarm Sys-Sec No | | Fence | | | | | |
| 2B 14 x 12 | | | Alarm Sys-Rent No | | Golf Course No | | | | | |
| 3B 12 x 12 | Garage 3.0 / Attached / 48 x 30 / 1,440.0 | | | Garden Tub No | | Nr Wlkg Trails No | | | | |
| 4B 14 x 12 | Outbuilding 1 Pole/Post Building 150 x 60 | | | Jet Tub No | | Garage Y/N Yes | | | | |
| 5B x | Outbuilding 2 Horse Facilities 24 x 32 768 | | | Pool No | | Off Street Pk Yes | | | | |
| RR x | Assn Dues | Frequency Not Applicable | | Pool Type | | | | | | |
| LF x | Other Fees | | | SALE INCLUDES Dishwasher, Refrigerator, Oven-Electric, Range | | | | | | |
| EX x | Restrictions | | | -Electric, Sump Pump, Water Heater Electric, Water Softener-Owned, Basketball Goal | | | | | | |

| | | | |
|---|---|--|---|
| Water Access | Wtr Name | Water Frontage | Channel |
| Water Features | | Water Type | Lake Type |
| Auctioneer Name Chad Metzger | Lic # AC31300015 | Auction Date 8/22/2024 | Time 7 pm |
| Financing: Existing | Proposed | Location Online Only: BidMetzger.com | Excluded Party None |
| Annual Taxes \$2,611.42 | Exemption Homestead, Supplemental | Year Taxes Payable 2024 | Assessed Value |
| Possession at closing | | | |
| List Office Metzger Property Services, LLC - Off: 260-982-0238 | List Agent Chad Metzger - Cell: 260-982-9050 | | |
| Agent E-mail chad@metzgerauction.com | List Agent - User Code UP388053395 | List Team | |
| Co-List Office | Co-List Agent | | |
| Showing Instr Showingtime or Open House | | | |
| List Date 7/25/2024 | Start Showing Date | Exp Date 12/31/2024 | 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: | 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 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.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

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)

1. The following are in the conditions indicated:

| A. APPLIANCES | None/Not Included/Rented | Defective | Not Defective | Do Not Know | C. WATER & SEWER SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know | |
|---|--------------------------|-----------|---------------|-------------|--|--------------------------|-----------|---------------|-------------|-------------|
| Built-in Vacuum System | ✓ | | | | Cistern | ✓ | | | | |
| Clothes Dryer | | | ✓ | | Septic Field / Bed | | | ✓ | | |
| Clothes Washer | | | ✓ | | Hot Tub | ✓ | | | | |
| Dishwasher | | | ✓ | | Plumbing | | | ✓ | | |
| Disposal | ✓ | | | | Aerator System | ✓ | | | | |
| Freezer | ✓ | | | | Sump Pump | | | ✓ | | |
| Gas Grill | ✓ | | | | Irrigation Systems | ✓ | | | | |
| Hood | | | ✓ | | Water Heater / Electric | | | ✓ | | |
| Microwave Oven | | | ✓ | | Water Heater / Gas | ✓ | | | | |
| Oven | | | ✓ | | Water Heater / Solar | ✓ | | | | |
| Range | | | ✓ | | Water Purifier | ✓ | | | | |
| Refrigerator | | | ✓ | | Water Softener | | | ✓ | | |
| Room Air Conditioner(s) | ✓ | | | | Well | | | ✓ | | |
| Trash Compactor | ✓ | | | | Septic & Holding Tank/Septic Mound | | | ✓ | | |
| TV Antenna / Dish | ✓ | | | | Geothermal and Heat Pump | ✓ | | | | |
| Other: | | | | | Other Sewer System (Explain) | ✓ | | | | |
| | | | | | Swimming Pool & Pool Equipment | ✓ | | | | |
| | | | | | | | | Yes | No | Do Not Know |
| | | | | | Are the structures connected to a public water system? | | | | ✓ | |
| | | | | | Are the structures connected to a public sewer system? | | | | ✓ | |
| | | | | | Are there any additions that may require improvements to the sewage disposal system? | | | | ✓ | |
| | | | | | If yes, have the improvements been completed on the sewage disposal system? | | | | | |
| | | | | | Are the improvements connected to a private/community water system? | | | | ✓ | |
| | | | | | Are the improvements connected to a private/community sewer system? | | | | ✓ | |
| B. ELECTRICAL SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know | D. HEATING & COOLING SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know | |
| Air Purifier | ✓ | | | | Attic Fan | ✓ | | | | |
| Burglar Alarm | ✓ | | | | Central Air Conditioning | | | ✓ | | |
| Ceiling Fan(s) | | | ✓ | | Hot Water Heat | | | ✓ | | |
| Garage Door Opener / Controls | | | ✓ | | Furnace Heat / Gas | | | ✓ | | |
| Inside Telephone Wiring and Blocks / Jacks | ✓ | | | | Furnace Heat / Electric | ✓ | | | | |
| Intercom | ✓ | | | | Solar House-Heating | ✓ | | | | |
| Light Fixtures | | | ✓ | | Woodburning Stove | ✓ | | | | |
| Sauna | ✓ | | | | Fireplace | ✓ | | | | |
| Smoke / Fire Alarm(s) | | | ✓ | | Fireplace Insert | ✓ | | | | |
| Switches and Outlets | | | ✓ | | Air Cleaner | ✓ | | | | |
| Vent Fan(s) | | | ✓ | | Humidifier | ✓ | | | | |
| 60 / 100 / 200 Amp Service (Circle one) 325 amp | | | ✓ | | Propane Tank | ✓ | | | | |
| Generator | ✓ | | | | Other Heating Source | | | | ✓ | |

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 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) | Signature of Buyer | Date (mm/dd/yy) |
| <i>[Signature]</i> | 7/25/24 | | |
| Signature of Seller | Date (mm/dd/yy) | Signature of Buyer | Date (mm/dd/yy) |
| <i>[Signature]</i> | 7/25/24 | | |
| Signature of Seller (at closing) | Date (mm/dd/yy) | Signature of Seller (at closing) | Date (mm/dd/yy) |
| | | | |

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

| 2. ROOF | YES | NO | DO NOT KNOW |
|--|-----|-------------------------------------|-------------|
| Age, if known: <u>13</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? _____ | | | |

| 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 <i>[Signature]</i> | Date (mm/dd/yy) 7/25/24 | Signature of Buyer | Date (mm/dd/yy) |
| Signature of Seller <i>[Signature]</i> | Date (mm/dd/yy) 7/25/24 | 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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...GENERATION AFTER GENERATION

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Average Utilities

| Utility | Company | Average Amt. |
|-------------------------|--|------------------|
| Gas | Propane Rented, NCC - likely uses more like \$40-50/mo. b/c of Boiler | \$120/mo. Budget |
| Electric | REMC | \$180-200/mo. |
| Water | 4" Well, on SW corner of back of house | \$ |
| Septic/Sewer | NE end of house, green riser by propane tank, leach field carries on at a diagonal towards pasture at east | \$ |
| Additional Notes | <p>Outdoor Wood Boiler, 1 Million BTU, feeds into House</p> <hr/> <p>Heats Home, Main living room floors, garage & west garage floors</p> <hr/> <p>large enough that it could also do pole barn if plumbed in</p> <hr/> <p>Heat for home can use the wood boiler & propane interchangeably</p> <hr/> <p>Encapsulated Crawl Space with entry from outside & lower level</p> <hr/> <hr/> <hr/> <hr/> | |

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**

43-15-14-100-019.000-001

STINSON SCOTT J & SARAH L

943 E 600 S

101, Cash Grain/General Farm

CLAY TWP ACREAGE - AG 1/4

General Information

Parcel Number
43-15-14-100-019.000-001

Local Parcel Number
0171900531

Tax ID:

Routing Number
001-053-001.B

Property Class 101
Cash Grain/General Farm

Ownership

STINSON SCOTT J & SARAH L
943 E 600 S
CLAYPOOL, IN 46510

Legal

1-53-1.B
TR NE NE 14-31-6 16.02A

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|--------------------|------------|------|-----------|----------------|-----|
| 03/18/2011 | STINSON SCOTT J & | 2011030715 | SW | / | \$134,900 | I |
| 01/13/2011 | FEDERAL NATIONAL | 2011010579 | SH | / | \$170,681 | I |
| 06/12/2007 | EHARENMAN STUAR | 2007007214 | WD | / | \$160,000 | I |
| 06/15/2004 | BRAGG KENT D II | | TD | / | \$142,500 | I |
| 06/15/2004 | MCGRUFF RICK A | | TD | / | | I |
| 09/28/1994 | MCGRUFF RICK A & R | 0 | WD | / | | I |

Notes

7/21/2023 REA: 2024 ADDED A/C TO RES PER PICTOMETRY

10/9/2019 REA: 2020 CORRECTED RDWY TO .15A. CHANGED 12X12 WDDK TO WDP & CORRECTED HEIGHT ON T3 TO 14 PER PICTOMETRY

9/1/2015 REA: 2016 REMOVED 11 X 20 RFX/CONCP (NOT FOUND), CHANGED 10 X 29 RFX/CONCP TO OFP & CORRECTED 60 X 120 T3 TO 60 X 150 PER PICTOMETRY

10/10/2011 BP: #110579 STINSON \$37000 AG ACC BLDG 8/22/2011

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



Agricultural

Valuation Records

| Assessment Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|----------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Reason For Change | AA | AA | AA | AA | AA |
| As Of Date | 01/01/2024 | 01/01/2023 | 01/01/2022 | 01/01/2021 | 01/01/2020 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| Notice Required | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Land | \$55,600 | \$51,900 | \$48,100 | \$46,100 | \$42,700 |
| Land Res (1) | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$18,000 |
| Land Non Res (2) | \$35,600 | \$18,300 | \$14,500 | \$12,500 | \$12,300 |
| Land Non Res (3) | \$0 | \$13,600 | \$13,600 | \$13,600 | \$12,400 |
| Improvement | \$300,900 | \$271,200 | \$268,700 | \$227,100 | \$214,000 |
| Imp Res (1) | \$300,900 | \$198,400 | \$178,000 | \$155,300 | \$147,600 |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (3) | \$0 | \$72,800 | \$90,700 | \$71,800 | \$66,400 |
| Total | \$356,500 | \$323,100 | \$316,800 | \$273,200 | \$256,700 |
| Total Res (1) | \$320,900 | \$218,400 | \$198,000 | \$175,300 | \$165,600 |
| Total Non Res (2) | \$35,600 | \$18,300 | \$14,500 | \$12,500 | \$12,300 |
| Total Non Res (3) | \$0 | \$86,400 | \$104,300 | \$85,400 | \$78,800 |

2/23/2009 MEM: CHANGED ADDRESS PER FORM 11 LIST 2007

Section/Plat
14-31-6

Location Address (1)
943 E 600 S
CLAYPOOL, IN 46510

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**

Streets or Roads **TIF**

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 13, 2024

Review Group 2024

Data Source N/A

Collector

Appraiser

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 16.02 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 16.02 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.15 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 1.00 |
| 91/92 Acres | 2.47 |
| Total Acres Farmland | 12.40 |
| Farmland Value | \$21,990 |
| Measured Acreage | 12.40 |
| Avg Farmland Value/Acre | 1773 |
| Value of Farmland | \$21,990 |
| Classified Total | \$0 |
| Farm / Classified Value | \$22,000 |
| Homesite(s) Value | \$20,000 |
| 91/92 Value | \$13,600 |
| Supp. Page Land Value | |
| CAP 1 Value | \$20,000 |
| CAP 2 Value | \$35,600 |
| CAP 3 Value | \$0 |
| Total Value | \$55,600 |

General Information

Occupancy Single-Family
Description Single-Family
Story Height 2
Style 70 Bi-level, Tri-level, Q
Finished Area 2146 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, Treated Pine | 144 | \$800 |
| Porch, Open Frame | 216 | \$8,300 |

Plumbing

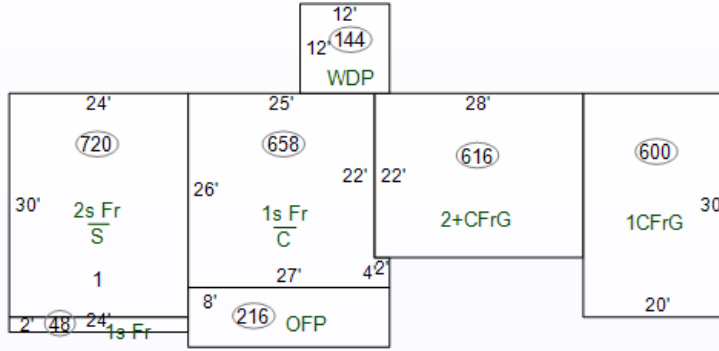
| | # | TF |
|----------------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 5 | 10 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 9 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 1Fr | 1378 | 1378 | \$97,100 | |
| 2 | 1Fr | 768 | 768 | \$34,400 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | 658 | 0 | \$5,000 | |
| Slab | | 720 | 0 | \$0 | |

Total Base \$136,500
Adjustments 1 Row Type Adj. x 1.00 \$136,500

| | | |
|------------------|--------------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1378 2:768 | \$4,800 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 10 - 5 = 5 x \$800 | \$4,000 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$145,300

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$9,100 | \$154,400 |
| Garages (+) 1216 sqft | \$37,200 | \$191,600 |
| Quality and Design Factor (Grade) | | 1.00 |
| Location Multiplier | | 0.92 |

Replacement Cost \$176,272

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 | Wood Fr | C | 1990 | 1990 | 34 | A | | | 0.92 | | 2,146 sqft | \$176,272 | 26% | \$130,440 | 0% | 100% | 1.730 | 1.000 | 100.00 | 0.00 | 0.00 | \$225,700 |

General Information

Occupancy Barn, Pole (T3)
 Description Barn, Pole (T3)
 Story Height 0
 Style N/A
 Finished Area
 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 |
|-------------|------|-------|
|-------------|------|-------|

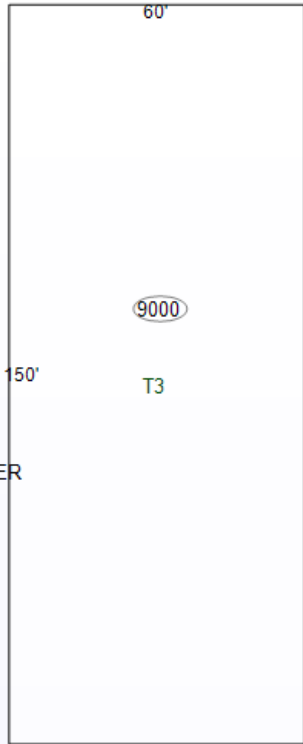
Plumbing

| # | TF |
|---------------|----|
| Full Bath | |
| Half Bath | |
| Kitchen Sinks | |
| Water Heaters | |
| Add Fixtures | |
| Total | |

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

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

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-------|--------|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | | | | |
| Slab | | | | |

Adjustments

| Row Type | Adj. |
|----------|------|
|----------|------|

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

| | | |
|-----------------------------------|-----|----------|
| Sub-Total, One Unit | | \$0 |
| Sub-Total, 1 Units | | |
| Exterior Features (+) | \$0 | \$0 |
| Garages (+) 0 sqft | \$0 | \$0 |
| Quality and Design Factor (Grade) | | |
| Location Multiplier | | 0.92 |
| Replacement Cost | | \$67,217 |

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: Barn, Pole (T3) | 1 | T3AW | C | 2011 | 2011 | 13 | A | \$11.49 | 0.92 | | 150' x 60' x 14' | \$67,217 | 25% | \$50,410 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$50,400 |
| 2: Detached Garage | 1 | Wood Fr | C-1 | 1991 | 1991 | 33 | A | \$28.90 | 0.92 | \$25.26 | 24'x32' | \$19,399 | 26% | \$14,350 | 0% | 100% | 1.730 | 1.000 | 100.00 | 0.00 | 0.00 | \$24,800 |

...Generation after Generation



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