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**PROVIDING PROFESSIONAL AUCTION,
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**WITH SPECIALISTS IN REAL ESTATE,
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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Wed.,
Nov. 4 6 PM

11480 S. 600 E.,
N. Manchester, IN

**Country Home in
Wooded Setting!!**

Country home surrounded by 3.69 Wooded acres offering 3-4 BR, 2 BA, an eat-in kitchen, large living room and a workshop!

Real Estate **AUCTION**



Metzger
Property Services, LLC AC31300015


Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Bumau



260-982-0238

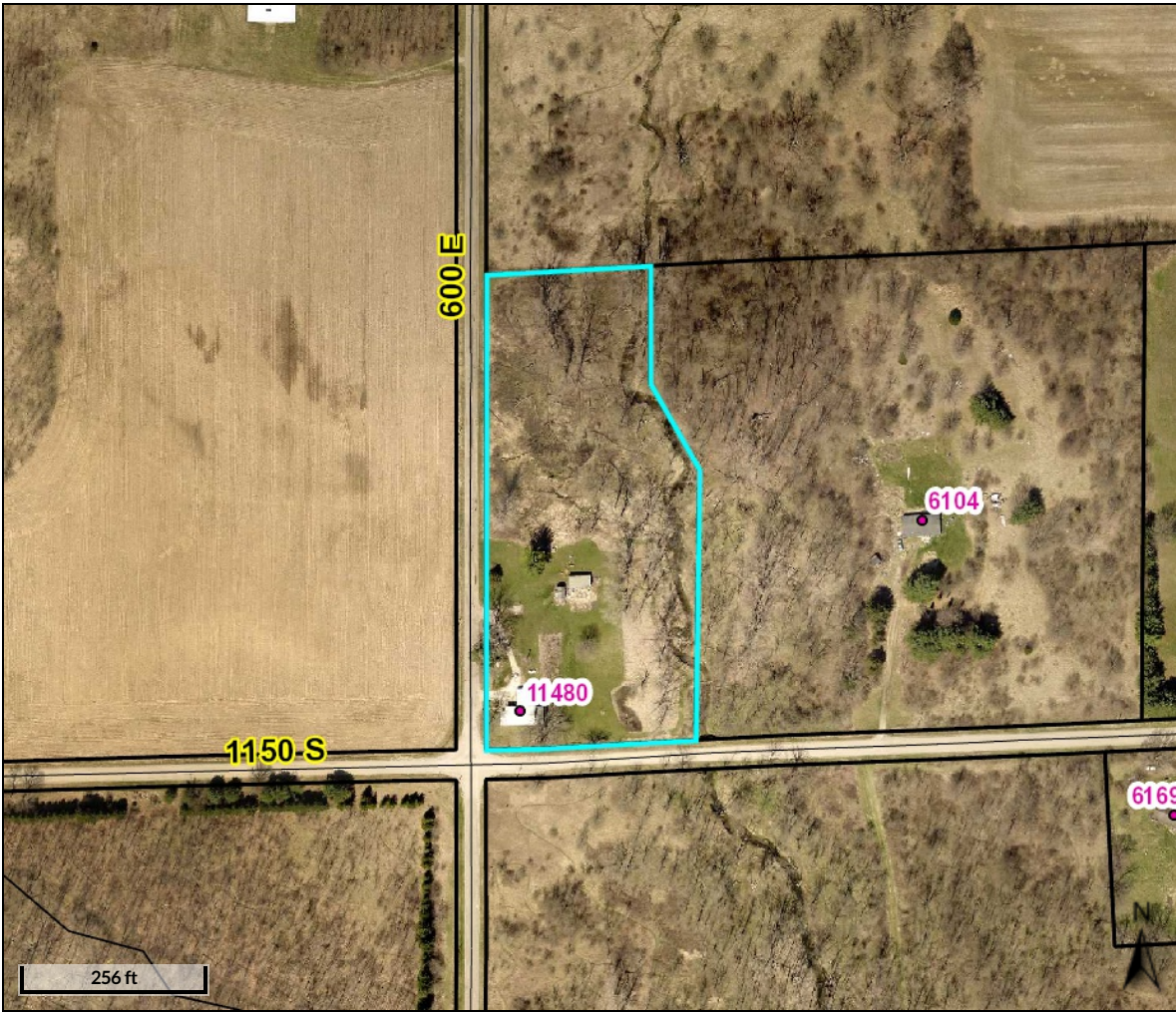
Open House: Oct. 30 5:30-6 pm
www.MetzgerAuction.com

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202041635	11480 S 600 E	North Manchester	IN 46962	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-19-11-400-010.000-009	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 2	H Baths 0
	Location Rural	Style One and Half Story	REO No	Short Sale No	
	School District WTK	Elem South Whitley	JrH Whitko	SrH Whitko	
Legal Description 019-090-003 S 1/4 NW 11-30-7 3.69A PER DEED					
Directions From SR 13, Turn East on 1150 S. Property is on North side of road.					
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description Agriculture		

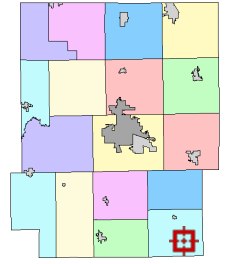
Remarks Country Home on 3.69 +/- Acres going to Auction on Wednesday, November 4, 2020 at 6:00 PM! This home features 3-4 Bedrooms, 2 Baths, an Eat-In Kitchen, Large Living Room & Main Level Laundry! The 30 x 15 Pole Barn would make a great place for a Workshop or Hobby Area! This property has a Beautiful Wooded Setting in the Country! Come check this house out! Open House: Friday, October 30 5:30-6pm

Agent Remarks Auction: Wednesday, 11.4.20 at 6 PM. Open House: Friday, 10.30.20 at 5:30-6 PM TERMS: \$1,000 down with the balance due at closing. Possession at Closing. Taxes prorated. No survey unless required for clear title. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings & the open house with your client to receive compensation. Client registration form in docs. Seller reserves the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	3.6900 / 160,736 / 630 x 280	Src N	Lot Des Partially Wooded, 3-5.9999		
Township Jackson	Abv Gd Fin SqFt 2,324		Below Gd Fin SqFt 0	Ttl Below Gd SqFt 656	Ttl Fin SqFt 2,324	Year Built 1870	
Age 150	New No	Date Complete	Ext Vinyl	Fndtn Crawl, Slab, Unfinished	# Rooms 7		
Room Dimensions	Baths	Full	Half	Water WELL	Basement Material Block		
DIM L	B-Main 2	0		Sewer Septic	Dryer Hookup Gas No	Fireplace No	
LR 14 x 14 M	B-Upper 0	0		Fuel Gas, Forced Air	Dryer Hookup Elec Yes	Guest Qtrs No	
DR 12 x 12 M	B-Blw G 0	0		Heating	Dryer Hook Up Gas/Elec No	Split FlrPln No	
FR x				Cooling Central Air	Disposal No	Ceiling Fan No	
KT 12 x 10 M	Laundry Rm	Main			Water Soft-Owned Yes	Skylight No	
BK x	AMENITIES Dryer Hook Up Electric, Eat-In Kitchen, Patio Open			Water Soft-Rented No	ADA Features No		
DN x	, Range/Oven Hook Up Elec, Main Level Bedroom Suite, Main			Alarm Sys-Sec No	Fence		
MB 12 x 12 M	Floor Laundry, Washer Hook-Up			Alarm Sys-Rent No	Golf Course No		
2B 12 x 12 M	Garage	/	/ x /	Garden Tub No	Nr Wlkg Trails No		
3B 12 x 12 U	Outbuilding	Pole/Post	30 x 15	Jet Tub No	Garage Y/N No		
4B x	Outbuilding	Shed	16 x 10 160	Pool No	Off Street Pk Yes		
5B x	Assn Dues	Not Applicable			Pool Type		
RR x	Other Fees				SALE INCLUDES Dishwasher, Range-Electric, Water Heater Electric, Water Softener-Owned		
LF x	Restrictions						
EX x	Water Access	Wtr Name					
WtrType	Wtr Frtg	Channel Frtg					
Water Features	Lake Type						
Auction Yes	Auctioneer Name	Chad Metzger		Auctioneer License #	AC31300015		
Owner Name							
Financing: Existing	Proposed			Excluded Party	None		
Annual Taxes \$703.02	Exemptions	Homestead, Mortgage,		Year Taxes Payable 2020	Assessed Value		
Is Owner/Seller a Real Estate Licensee	No			Possession	At Closing		
List Office	Metzger Property Services, LLC - office: 260-982-0238			List Agent	Chad Metzger - Cell: 260-982-9050		
Agent E-mail	chad@metzgerauction.com			List Agent - User Code	UP388053395		
Co-List Office				Co-List Agent			
Showing Instr	Showing time or Open House						
List Date 10/13/2020	Exp Date 12/31/2020	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM Yes	Show Comments Yes
IDX Include Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp. 1.5%	Vari.Rate No	Special List Cond. None	
Virtual Tours:	Lockbox Type MECH	Lockbox Location door		Type of Sale			
Pending Date	Closing Date	Selling Price		How Sold	CDOM 1		
Ttl Concessions Paid	Sold/Concession Remarks						
Sell Off	Sell Agent	Co-Sell Off		Co-Sell Agent			
	Presented by: Tiffany Reimer / Metzger Property Services, LLC						
	Information is deemed reliable but not guaranteed.						
	MLS content is Copyright © 2019 Indiana Regional Multiple Listing Service LLC						
	Featured properties may not be listed by the office/agent presenting this brochure.						



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	019-090-003	Alternate ID	019-713004-00
Sec/Twp/Rng	0011-0030-7	ID	
Property Address	11480 S 600 E NORTH MANCHESTER	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
		Acreage	3.69

Owner Address	Leffel Joshua T 11480 S 600 E North Manchester, IN 46962
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District Jackson

Brief Tax Description 019-090-003 | S 1/4 NW 11-30-7 3.69A PER DEED
 (Note: Not to be used on legal documents)

Date created: 10/5/2020
 Last Data Uploaded: 10/5/2020 3:09:43 AM



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R6/6-14)

Date (month, day, year) 10-17-20

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) 11480 S. 6000 E., North Manchester, IN 46962

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	X				Cistern	X				
Clothes Dryer	X				Septic Field/Bed				X	
Clothes Washer	X				Hot Tub	X				
Dishwasher	X			X	Plumbing			X		
Disposal	X				Aerator System	X				
Freezer	X				Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood	X				Water Heater/Electric			X		
Microwave Oven	X				Water Heater/Gas	X				
Oven			X		Water Heater/Solar	X				
Range			X		Water Purifier	X				
Refrigerator	X				Water Softener			X		
Room Air Conditioner(s)	X				Well			X		
Trash Compactor	X				Septic and Holding Tank/Septic Mound			X		
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					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		
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	X				Attic Fan	X				
Burglar Alarm	X				Central Air Conditioning					
Ceiling Fan(s)	X				Hot Water Heat	X				
Garage Door Opener / Controls	X				Furnace Heat/Gas			X		
Inside Telephone Wiring and Blocks/Jacks	X				Furnace Heat/Electric	X				
Intercom	X				Solar House-Heating	X				
Light Fixtures			X		Woodburning Stove	X				
Sauna	X				Fireplace	X				
Smoke/Fire Alarm(s)	X				Fireplace Insert	X				
Switches and Outlets			X		Air Cleaner	X				
Vent Fan(s)	X				Humidifier	X				
60/100/200 Amp Service (Check one)					Propane Tank	X				
Generator					Other Heating Source	X				

NOTE: Means a condition that would have a significant "Defect" 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>[Signature]</i>	Date (mm/dd/yy) <u>10/17/20</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)
----------------------------------	-----------------	----------------------------------	-----------------

Property address (number and street, city, state, and ZIP code)
11430 S. LODGE, North Manchester IN 46762

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>-10</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 any contamination caused by the manufacture or 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)

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 of 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 for 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>Josh Sehl</u>	Date (mm/dd/yy) <u>10/27/20</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)
----------------------------------	-----------------	----------------------------------	-----------------



FORM #03.



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

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

260-982-0238
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Average Utilities

	Company	Average Amount
Gas		\$
Electric	REMC Kos. Co. (Farm & S)	\$ 200
Water		\$
Other		\$
HOA		\$



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initially)

Initial: _____

Check below which best applies:

- I. Presence of lead-based paint and or lead-based hazards:
 _____ Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

- Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

- II. Reports & Records available to the seller
 _____ Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: _____

- Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial: _____

- III. Purchaser has received copies of all information listed above
 IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"
 V. Purchaser has: (check which applies)
 _____ Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have
 _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

_____ Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

Jan Jelfel _____ 10/7/20
 Seller's Signature Date

 Seller's Signature Date

[Signature] _____ 10/7/20
 Agent's Signature Date

 Agent's Signature Date

 Purchaser's Signature Date

 Purchaser's Signature Date



Metzger Property Services, LLC Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC and Chad Metzger represent,
(MPS, LLC Agent)

The Owner: The Purchaser: *(check which applies)*

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

John DeBl 10/7/20
Owner Date

Owner Date

John DeBl _____
Purchaser Date

Purchaser Date

...Generation after Generation



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