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# 742 ACRES 2 TRACTS

## Country Home & Outbuildings

Real  
Estate

# AUCTION

Beautiful 2 Acre setting with this 2100 SF Country Farm house offering 3-4 Bedrooms with an open concept living area. The property also includes a 2 car garage with workshop, a timber frame barn and a shed. Tract 2 offers 5.42 acres of cropland perfect for 4-H animals!

Open House:

**Oct. 28**  
5:30-6 PM



**Metzger**  
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

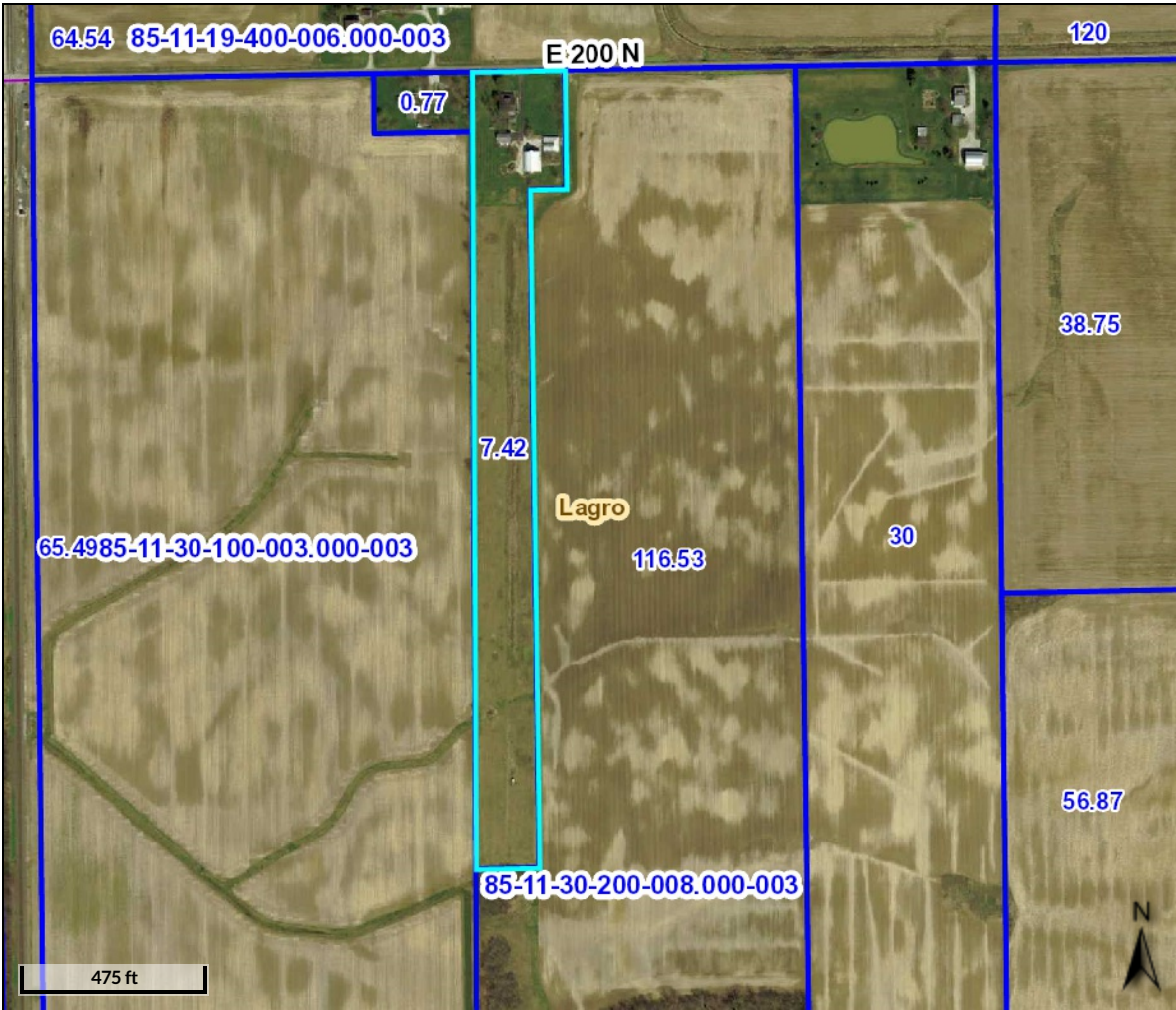
Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes  
Brent Rockswold • Tim Pitts • Jason Conley • Rainelle Shockome  
Gary Spangle • Brian Evans • Dustin Dillon  
Michael Gentry • Tiffany Reimer • Doodle Hart • John Burnau

**260-982-0238**

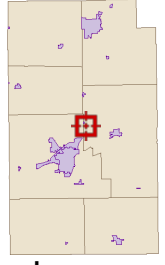


**SUN., NOV. 8 NOON**







**359 E. 200 N., Wabash, IN**  
[www.MetzgerAuction.com](http://www.MetzgerAuction.com)



**Overview**



**Legend**

-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

<b>Parcel ID</b>	85-11-30-200-004.000-003	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	STEIN RONALD G & JUDITH ANN
<b>Sec/Twp/Rng</b>	30-28-07	<b>Class</b>	Res-1-Family 0 - 9.99 acres		359 E 200 N
<b>Property Address</b>	359 E 200 N WABASH	<b>Acreage</b>	7.42		WABASH, IN 46992
<b>District</b>	LAGRO TWP				
<b>Brief Tax Description</b>	PT W1/2 NE1/4 30-28-7 7.42AC DITCH 636 & 664				
	(Note: Not to be used on legal documents)				

Date created: 10/13/2020  
 Last Data Uploaded: 10/12/2020 11:54:50 PM

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 2	<b>DOM</b> 2	<b>Auction</b> Yes
<b>MLS #</b> 202041444	359 E 200 N	Wabash	IN 46992	<b>Status</b> Active
				<b>LP</b> \$0



<b>Area</b> Wabash County	<b>Parcel ID</b> 85-11-30-200-004.000-003	<b>Type</b> Site-Built Home
<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 4
<b>Location</b> Rural	<b>Style</b> One and Half Story	<b>F Baths</b> 1
<b>School District</b> WAC	<b>Elem</b> Metro North/Sharp Creek	<b>JrH</b> Northfield
<b>Legal Description</b>	Approximately 2 acres part of PT W1/2 NE1/4 30-28-7 7.42AC DITCH 636 & 664	
<b>Directions</b>	From SR 13, Turn East onto 200 N. Property will be on South side of road.	
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1
	<b>Zoning Description</b>	Agriculture

**Remarks** Country Home with 2-Car Detached Garage on 2 Acres is to Auction on Sunday, November 8, 2020 at 12 Noon! Tract 1 features a 3-4+ Bedroom Home with an Open Concept Living Area, and Rooms that would be perfect as a home office or craft areas! The 2-Car Detached Garage has a Loft Area for Extra Storage or Work Area for all your projects! Property has multiple outbuildings ideal for a Shop, Hobby Area, Livestock or 4-H projects! Bid on this Tract Individually or in Combination with Tract 2 which features 5.42+/- Acres of tillable land that could be a nice addition for income or to utilize as fenced pasture! OPEN HOUSE: Wednesday, Oct. 28, 5:30-6pm

**Agent Remarks** Auction: Sunday, 11.8.20 at 12PM. Open House: Wednesday, 10.28.20 at 5:30-6PM Estate Property, No Residential Disclosure. 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.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	2.0000 / 87,120 / 300X240	<b>Src</b> N	<b>Lot Des</b> Level, 0-2.9999
<b>Township</b> Lagro	<b>Abv Gd Fin SqFt</b> 2,124		<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 912	<b>Ttl Fin SqFt</b> 2,124
<b>Age</b> 100	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Vinyl	<b>Fndtn</b> Crawl, Partial Basement, Unfinished	<b># Rooms</b> 8
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b> WELL	<b>Basement Material</b> Block
<b>DIM</b> L	<b>B-Main</b> 1	0	<b>Sewer</b> Septic	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> No
<b>LR</b> 14 x 14	<b>B-Upper</b> 0	0	<b>Fuel</b> Geothermal	<b>Dryer Hookup Elec</b> Yes	<b>Guest Qtrs</b> No
<b>DR</b> 12 x 12	<b>B-Blw G</b> 0	0	<b>Heating</b>	<b>Dryer Hook Up Gas/Elec</b> No	<b>Split FlrPln</b> No
<b>FR</b> x			<b>Cooling</b> Geothermal	<b>Disposal</b> No	<b>Ceiling Fan</b> No
<b>KT</b> 12 x 10	<b>Laundry Rm</b>	Lower	x	<b>Water Soft-Owned</b> No	<b>Skylight</b> No
<b>BK</b> x	<b>AMENITIES</b> Breakfast Bar, Dryer Hook Up Electric, Garage Door Opener, Landscaped, Open Floor Plan, Porch Enclosed, Range/Oven Hook Up Elec, Tub/Shower Combination, Washer			<b>Water Soft-Rented</b> No	<b>ADA Features</b> No
<b>DN</b> x				<b>Alarm Sys-Sec</b> No	<b>Fence</b>
<b>MB</b> 12 x 12	<b>Garage</b>	2.0 / Detached	/ 30 x 24 / 720.00	<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No
<b>2B</b> 12 x 12	<b>Outbuilding</b>	Barn	50 x 36	<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No
<b>3B</b> 12 x 12	<b>Outbuilding</b>	Outbuilding	36 x 10 360	<b>Jet Tub</b> No	<b>Garage Y/N</b> Yes
<b>4B</b> 12 x 10	<b>Assn Dues</b>	Not Applicable		<b>Pool</b> No	<b>Off Street Pk</b> Yes
<b>5B</b> x	<b>Other Fees</b>			<b>Pool Type</b>	
<b>RR</b> x	<b>Restrictions</b>			<b>SALE INCLUDES</b> Water Heater Electric	
<b>LF</b> x					
<b>EX</b> 10 x 8	<b>Water Access</b>	<b>Wtr Name</b>			
<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>			
<b>Water Features</b>		<b>Lake Type</b>			
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC31300015			

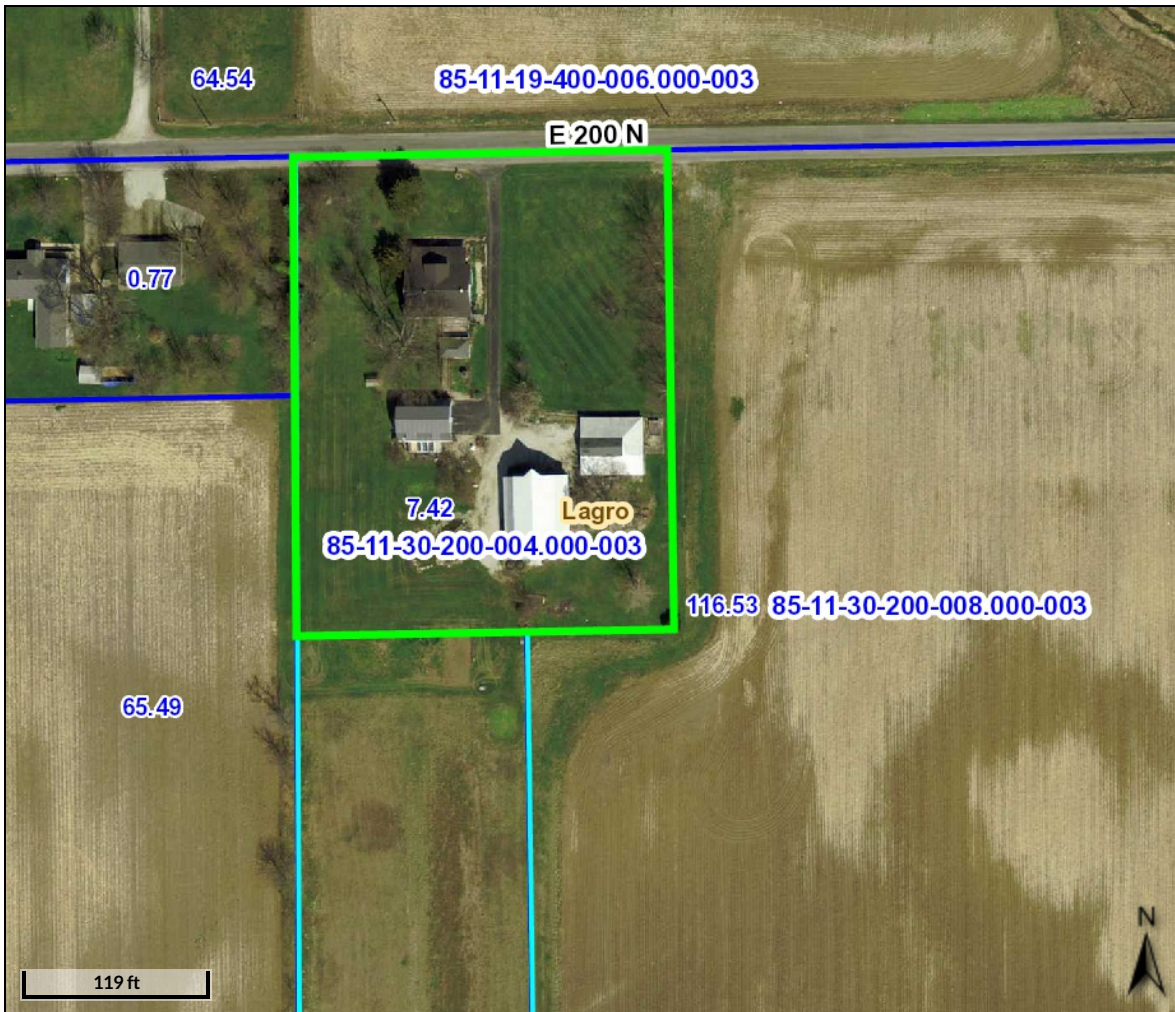
<b>Owner Name</b>	
<b>Financing:</b> Existing	Proposed
<b>Annual Taxes</b> \$1,055.54	<b>Exemptions</b> Disabled Vet, Geothermal,
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Year Taxes Payable</b> 2020
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>Possession</b> At Closing
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050
<b>Co-List Office</b>	<b>List Agent - User Code</b> UP388053395
<b>Showing Instr</b> Showing time or Open House	<b>Co-List Agent</b>

<b>List Date</b> 10/11/2020	<b>Exp Date</b> 12/31/2020	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.5%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None	
<b>Virtual Tours:</b>	<b>Lockbox Type</b> MECH	<b>Lockbox Location</b> door	<b>Type of Sale</b>		
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 2	
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>		

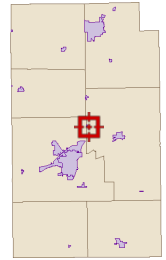
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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**Overview**



**Legend**

-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

<b>Parcel ID</b>	85-11-30-200-004.000-003	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	STEIN RONALD G & JUDITH ANN
<b>Sec/Twp/Rng</b>	30-28-07	<b>Class</b>	Res-1-Family 0 - 9.99 acres		359 E 200 N
<b>Property Address</b>	359 E 200 N WABASH	<b>Acreage</b>	7.42		WABASH, IN 46992
<b>District</b>	LAGRO TWP				
<b>Brief Tax Description</b>	PT W1/2 NE1/4 30-28-7 7.42AC DITCH 636 & 664				
	<i>(Note: Not to be used on legal documents)</i>				

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**Property Type** LOTS AND LAND **Status** Active **CDOM** 2 **DOM** 2 **Auction** Yes  
**MLS #** 202041443 **\*\* E 200 N.** **Wabash** **IN 46992** **Status** Active **LP** \$0



**Area** Wabash County **Parcel ID** 85-11-30-200-004.000-003 **Type** Agricultural Land  
**Sub** None **Cross Street**  
**School District** WAC Elem **Metro North/Sharp Creek JrH** Northfield **SrH** Northfield  
**REO** No **Short Sale** No  
**Legal Description** Approximately 5.42+/- Acres part of PT W1/2 NE1/4 30-28-7 7.42AC DITCH 636 & 664  
**Directions** From State Road 13 turn east on 200 N., property will be on the south side of the road  
**Inside City Limits** N **City Zoning** **County Zoning** A1 **Zoning Description** ag

**Remarks** 5.42+/- Acres of Pasture Ground or Tillable Acreage is going to auction on Sunday, November 8 at 12 Noon! This is Tract 2 of the auction and features 5.42+/- Acres that could be utilized as pasture for livestock/4-H animals, hay ground or tillable acreage! This is a Swing Tract so this must be purchased by an adjoining land owner or by the Tract 1 buyer. OPEN HOUSE: Wednesday, October 28, 5:30-6pm.

**Agent Remarks** Auction: Sunday, 11.8.20 at 12PM. Open House: Wednesday, 10.28.20 at 5:30-6PM Estate Property, No Disclosures. 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

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	5.4200 /	236,095 /	1700x160	
<b>Parcel Desc</b>	Level, Pasture, 3-5.9999		<b>Platted Development</b>	No		<b>Platted Y/N</b>	Yes
<b>Township</b>	Lagro	<b>Date Lots Available</b>		<b>Price per Acre</b>	\$0.00		
<b>Type Use</b>	Agriculture	<b>Road Access</b>	County	<b>Road Surface</b>	Tar and Stone	<b>Road Frontage</b>	County
<b>Type Water</b>	None			<b>Easements</b>	No		
<b>Type Sewer</b>	None			<b>Water Frontage</b>			
<b>Type Fuel</b>	None			<b>Assn Dues</b>	Not Applicable		
<b>Electricity</b>	None			<b>Other Fees</b>			

**Features** **DOCUMENTS AVAILABLE** Aerial Photo, Agency

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** No

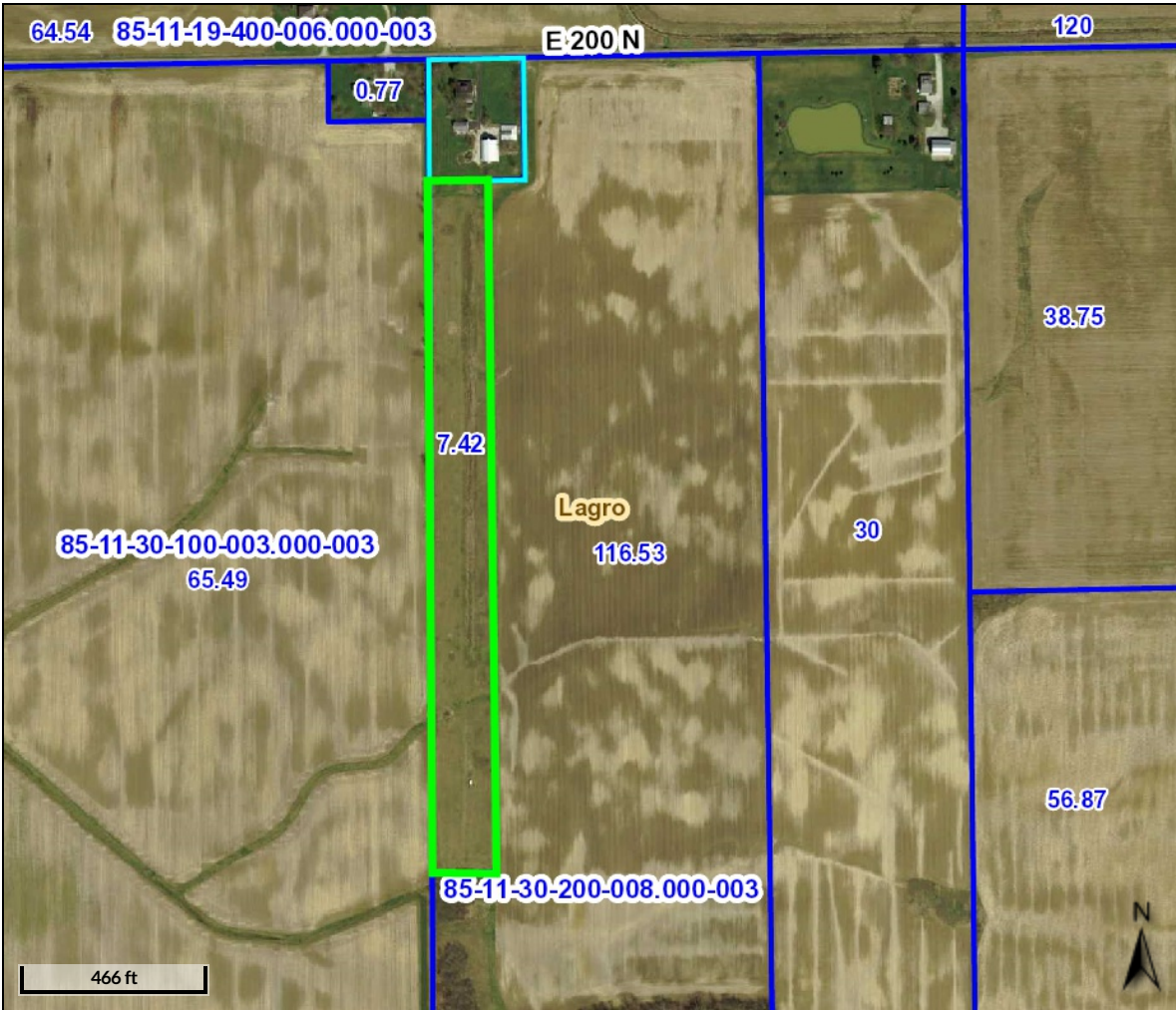
**Water Access**  
**Water Name** **Lake Type**  
**Water Features**  
**Water Frontage** **Channel Frontage** **Water Access**  
**Auction** Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015  
**Owner Name**

**Financing:** **Existing** **Proposed** **Excluded Party** None  
**Annual Taxes** \$1,055.54 **Exemption** Disabled Vet, Geothermal, **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 ID** RB14045939 **Agent E-mail** chad@metzgerauction.com  
**Co-List Office** **Co-List Agent**

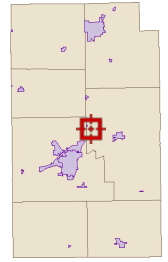
**Showing Instr** Showingtime or Open House  
**List Date** 10/11/2020 **Exp Date** 12/31/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes  
**IDX Include** Y **Contract Type** Exclusive Right to Sell **BBC** 1.5% **Variable Rate** No **Special Listing Cond.** None  
**Virtual Tours:** **Type of Sale**

**Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 2  
**Total 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.



**Overview**



**Legend**

- City Limits
- Political Township
- Parcel Acreage
- Parcels
- Tax Sale Parcels
- Road Centerlines

<b>Parcel ID</b>	85-11-30-200-004.000-003	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	STEIN RONALD G & JUDITH ANN
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Developed by **Schneider**  
 GEOSPATIAL





# 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: JK

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: \_\_\_\_\_

X 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: \_\_\_\_\_

X 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)

AM

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.

Julia Rensberger 10/6/20  
Seller's Signature Date

\_\_\_\_\_  
Seller's Signature Date

Chad 10/6/20  
Agent's Signature Date

\_\_\_\_\_  
Agent's Signature Date

\_\_\_\_\_  
Purchaser's Signature Date

\_\_\_\_\_  
Purchaser's Signature Date

*...Generation after Generation*



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