

BID PACKET

Metzger Trust

BIG BLUE RIVER HOME ONLINE AUCTION



**305 INDIANA AVENUE
MILLTOWN, IN 47145**



ONLINE BIDDING ENDS

MONDAY, OCTOBER 19 @ 2PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

305 Indiana Avenue, Milltown, IN 47145

Bidding Ends Monday, October 19 @ 2PM

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

COVID-19 PRECAUTIONS The Harritt Group will follow social distancing and face mask recommendations. Inspection by an open house or by appointment. Video tours available upon request.

BIDDING ONLINE - Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM - A 10% buyer's premium will be added to the hammer bid price to determine the final purchase price. Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

MANNER OF PAYMENT - A 10% non-refundable down payment of the contract purchase price in the form of cash, check, or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email or fax to the Harritt Group within 24 hours of the auction.

CLOSING All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, on or before November 30, 2020. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION - Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. All measurements per courthouse.

FLOOD DESIGNATION - Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the property along the river is in Floodway Zone AE, the home and outbuildings are located out of floodway in Zone X.*

EVIDENCE OF TITLE - Seller will provide merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY - Property is being sold without a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS - All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION - Seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE 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. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME - Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE - Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES Pre-auction offers to be considered must meet all auction terms and be submitted to the Auctioneer prior to the Starting Date of the Online Auction, be written on the Harritt Group Purchase Agreement, and include the required deposit. Properly submitted offers will be presented to the seller, who may accept or reject such offer in their sole and absolute discretion.

AGENCY The Harritt Group is acting exclusively as agents for the seller.

SELLER Metzger Trust

Client Detail

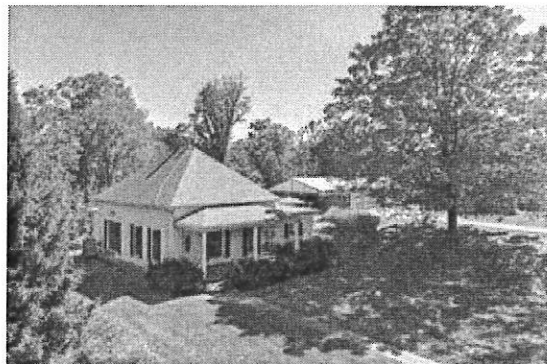
305 Indiana Avenue, Milltown, IN 47145

Listing #: **2020010929**

Total Finished Sqft: **1,612**

Above Grade Finished SqFt: **1,612**

\$0
Active (09/28/20)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Crawford	Township:	Whiskey Run
Subdivision:	No	School Dst:	Crawford Cty Comm.
Subdiv Nm:		Parcel#:	130815400043000014
Beds:	2	Lot Sz:	0.96 / 41,818
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,612	Lot Dim:	
Tot Fin SF:	1,612	Year Built:	1920
New Const:	No	Annual Tax:	0
Home Warranty:	No	Tax Year:	2019/2020
Land Assess:	7,900	DOM:	0
Improvements:	50,500	HOA \$:	/
Total Assess:	58,400		

Directions: **From I-64 Georgetown Exit #118 turn on IN-64 towards Georgetown. West 20 miles to left on E. Main St NW/Milltown Rd. Continue 1-mile, turn right to stay on E. Main St NW. Continue 0.2 miles to left on 1st St to left on Indiana Ave. Home on left.**

Legal: **PT SE 15-2-2E .5A SW SE .25A LOT 49**
 Tot Deductions: **\$51,700**

<u>Deduction Type</u>	<u>Comment</u>
Over 65	\$12,480
Homestead Standard	\$31,800

Remarks

Big Blue River Home Online Auction - Bidding Ends Monday, October 19 @ 2 PM. Spacious two-bedroom two-bath bungalow with a 24' x 42' detached garage and 18' x 24' carport on a one-acre site with river frontage near the Main Street Bridge in Milltown. Perfect for year-round living or camp getaway. 30 Miles Southeast of Patoka Lake - 27 Miles West of New Albany. A great spot to enjoy nature just minutes from Cave Country Canoes, Marengo, and Wyandotte Caves. The area along the river is in Floodway Zone AE, home and outbuildings out of floodway in Zone X. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment in the form of cash, check, or wired funds are due within 24 hours following the auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. INSPECTION Contact us for a private showing.

Amenities

Type:	1 Story	Foundation:	Concrete Block, Crawl Space
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Cellar, Crawl Space
Outbuildings:	Garage, Shed	Laundry:	Yes
Roof Type:	Shingle	Laundry Location:	First Level
Appliances:	Dishwasher, Garage Door Opener, Microwave	Laundry Type:	Laundry Room
Lot Description:	Adj River/Stream/Crk, River Frontage, Scenic View		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Covered Porch, Deck, Patio, Paved Driveway		
Interior Feat:	1st Floor Utility, Breakfast Bar, Ceiling Fan(s), Family Room, Formal Dining Rm, Kitchen Island, Utility/Mud Room		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,612.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,612
Below Grade Unfinish:	150.0		

Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **42 x 24** Garage Type: **Carport, Detached, Front Entry** Garage Spaces: **4**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Family Room	24.10 x 14.10	1st Floor	Carpet	
Kitchen	12.6 x 11.6	1st Floor	Vinyl	
Dining Room	13.09 x 11	1st Floor	Carpet	
Bathroom Full	8.3 x 5.7	1st Floor	Vinyl	
Living Room	16.11 x 13.4	1st Floor	Carpet	
Other	15.7 x 9.4	1st Floor	Carpet	Bonus Room
Bedroom	11.7 x 9.7	1st Floor	Carpet	
Bedroom	11.7 x 7	1st Floor	Carpet	
Other	10.2 x 6	1st Floor	Vinyl	Laundry Room
Bathroom Full	3 x 8	1st Floor	Vinyl	

Utilities

Water Heater: **Electric**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sewer**

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **Electric**

General Information

Possession: **At Closing**
Flood: **Yes**
Seller Will Lease: **No**

Covenants & Restr: **No**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

ADMINISTRATIVE INFORMATION
 PARCEL NUMBER 13-08-15-400-043.000-014
 Parent Parcel Number

OWNERSHIP
 Metzger Family Trust & Marjorie T Metzger Living Trust (1/2 int each)
 1658 South Black Oak Court Lafayette, IN 47905-3906 USA
 Pt. Se 15-2-2e .5a Sw Se .25a Lot 49

Tax ID RE-15-0216
TRANSFER OF OWNERSHIP

Printed 08/21/2020 Card No. 1 of 1

Date
 03/27/2012 Edward F Metzger Living Trust & Marj
 03/09/2012 Metzger, Edward & Marjorie

Property Address 305 INDIANA Ave
 Neighborhood MILLTOWN
 Property Class 511 Res 1 ram unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION
 Jurisdiction 13 CRAWFORD COUNTY
 Area 009 WHISKEY RUN TOWNSHIP
 Corporation N
 District 014 MILLTOWN TOWN
 Routing Number M15-02H R305

RESIDENTIAL

VALUATION RECORD Homestead Allocations

Assessment Year	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020
Reason for Change		Trending	Trending	Trending	4Y Reval
VALUATION	I 7900	7900	7900	7900	7900
Appraised Value	B 48300	48800	50200	50700	50500
	T 56200	56700	58100	58600	58400
VALUATION	I 7900	7900	7900	7900	7900
True Tax Value	B 48300	48800	50200	50700	50500
	T 56200	56700	58100	58600	58400

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
P	0.9600	1.03	8000.00	8240.00	7910	7910		

Street or Road: Paved
 Neighborhood: Static
 Zoning: 1 HOMESITE
 Legal Acres: 0.9600
 Admin Legal: 0.9600

31: 2/18/18 07/18/03
 USED WTGD AGE EFF YEAR 1957, DID HAVE
 ROOM ADDITION.
 2015/16 added C/A, removed obsol from T3AW & Leanto

FARMLAND COMPUTATIONS

Parcel Acreage	
81 Legal Drain NV	(-)
82 Public Roads NV	(-)
83 UT Towers NV	(-)
9 Homeste(s)	(-)
91/92 Excess Acreage	(-)
TOTAL ACRES FARMLAND	
TRUE TAX VALUE	7910

Supplemental Cards

Measured Acreage	0.9600
Average True Tax Value/Acre	
TRUE TAX VALUE FARMLAND	
Classified Land Total	(+)
Homeste(s) Value	(+)
Excess Acreage Value	(+)
Supplemental Cards	
TOTAL LAND VALUE	7900

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

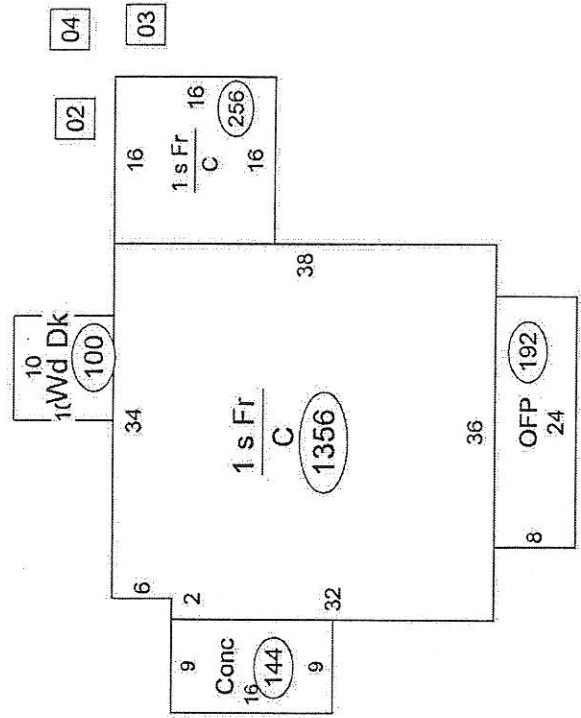
Style: 1 Lvl 1001 & up SqFt
Occupancy: Single family
Finished Area: 1612
Attic: None
Basement: None
Roofing: Asphalt shingles

FLOORING
Sub and Joists 1.0
Vinyl tile 1.0
Carpet 1.0
EXTERIOR COVER
Vinyl siding 1.0
INTERIOR FINISH
Drywall 1.0
ACCOMMODATIONS
Finished Rooms 10
Bedrooms 3
Family Rooms 1
Formal Dining Rooms 1

HEATING AND AIR CONDITIONING
Primary Heat: Central Warm Air
Lower Full Part /Bsmt 1
Upper Upper 0
Air Cond 0 1612 1.0

PLUMBING
3 Fixt. Baths 6
Kit Sink 1
Water Heat 1
TOTAL 8

REMODELING AND MODERNIZATION
Amount Date



1	WOOD FRAME	Construction	Base Area	Floor Area	Sq Ft	Finished Value
			1612	1.0	1612	97380
			1612	Crawl		6740

TOTAL BASE		104120
Row Type Adjustment	SUB-TOTAL	1.00% 104120

0	Interior Finish	0
0	Ext Lvg Units	0
0	Basement Finish	0
0	Fireplace(s)	0
0	Heating	0
0	Air Condition	3520
0	Frame/Siding/Roof	0
0	Plumbing Fixt: 8	2400

SUB-TOTAL ONE UNIT		110040
SUB-TOTAL 0 UNITS		110040
Garages	Value	0
0 Integral	Value	0
0 Att Garage	Value	0
0 Att Carports	Value	0
0 Bsmt Garage	Value	0
Ext Features	Value	9410

SUB-TOTAL	119450
Quality Class/Grade	D+1
GRADE ADJUSTED VALUE	92400

(LCM: 91.00)

SUMMARY OF IMPROVEMENTS

ID	Description	Value	Use	Stry Hgt	Const Year	Grade	Base Rate	Feat-Adj	Size of Area	Computed Value	PhysObsol	Market %	Depr	Adj	Comp	Value
D	DWELL	0		0.00	1920	D+1	0.00	N	0.00	92400	47	0	92	100	45100	
02	UTLISHED			0.00	1920	D	18.89	N	13.75	2200	70	30	95	100	500	
03	T3AW			8.00	1978	D	17.47	N	11.55	11640	60	0	95	100	4400	
04	LEANTO			8.00	1978	D	3.95	Y	2.88	1240	60	0	95	100	500	

SPECIAL FEATURES

04	D	
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Data Collector/Date: TYLER 12/19/2017
Appraiser/Date: TYLER 01/01/2018
Neighborhood: Neight 515000 AV
Supplemental Cards: TOTAL IMPROVEMENT VALUE 50500



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 305 Indiana Avenue, Milltown, IN 47145

LEAD WARNING STATEMENT

Every buyer 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 learning disabilities, reduced intelligence quotient, behavioral problems, 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 from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
(ii) X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: (check (i) or (ii) below)

- (i) Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):
(ii) X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) Buyer has received copies of all information listed above.
(d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
(e.) Buyer has (check (i) or (ii) below):
(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
OR
(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

305 Indiana Avenue, Milltown, IN 47145

(Property Address)

47 **CERTIFICATION OF ACCURACY**

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

50
51 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
52 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
53 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
54 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
55 document shall be promptly delivered, if requested.

56
57 Cynthia Metzger - 8-17-2020
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
59 CO-Trustee & POA.
60 Cynthia Metzger
61 PRINTED PRINTED

62
63
64 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
65
66 PRINTED PRINTED

67
68 [Signature] 8-17-2020
69 LISTING BROKER DATE SELLING BROKER DATE
70 THE HAROLD RAY INC.



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Form #37. Copyright IAR 2020



305 Indiana Avenue, Milltown, IN 47145
(Property Address)















National Flood Hazard Layer FIRMette

86°16'57"W 38°20'34"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

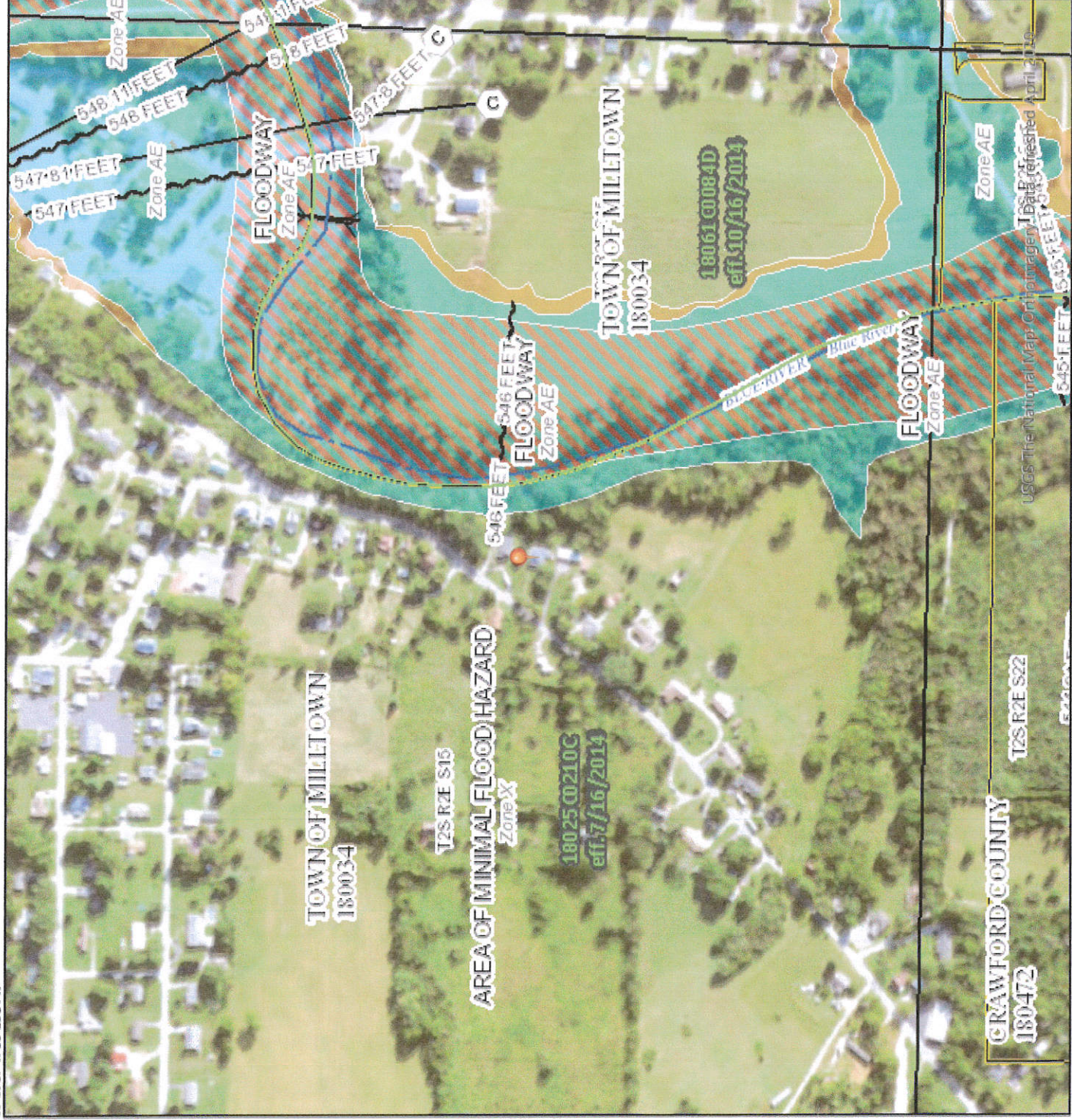
	SPECIAL FLOOD HAZARD AREAS
	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AD, AH, VE, AP</i>
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
	Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
	Area with Flood Risk due to Levee <i>Zone D</i>
	NO SCREEN
	Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRS
	Area of Undetermined Flood Hazard <i>Zone</i>
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/28/2020 at 10:50 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS The National Map On the Agency's Data refreshed April 27, 2014
 86°16'19"W 38°20'6"N
 1:6,000
 Feet
 0 250 500 1,000 1,500 2,000