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

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# REAL ESTATE AUCTION TERMS

## 2 Country Homes with Outbuildings!

These properties will be offered at Online Only Auction on Monday, August 1, 2022 – Bidding begins closing out at 6 PM! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$1,000 down per lot 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 Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before August 26, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$1,671.16 for Lot 1 & \$1,290.72 for Lot 2. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Monday, August 1, 2022**  
**Bidding begins closing out at 6:00 pm!**

### Property Locations:

**Lot 1: 544 E. 850 N., N. Manchester, IN 46962**

**Lot 2: 720 E. 850 N., N. Manchester, IN 46962**

***<https://bidmetzger.com/auctions/>***



**Metzger** PROPERTY SERVICES, LLC  
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# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 07/08/2022

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|                                                                                              |                            |                                           |                             |                       |
|----------------------------------------------------------------------------------------------|----------------------------|-------------------------------------------|-----------------------------|-----------------------|
| <b>Property Type</b> RESIDENTIAL                                                             | <b>Status</b> Active       | <b>CDOM</b> 0                             | <b>DOM</b> 0                | <b>Auction</b> Yes    |
| <b>MLS #</b> 202227987                                                                       | <b>544 E 850 N</b>         | <b>North Manchester</b>                   | <b>IN 46962</b>             | <b>LP \$0</b>         |
|              | <b>Area</b> Wabash County  | <b>Parcel ID</b> 85-07-19-200-005.000-001 | <b>Type</b> Site-Built Home | <b>Waterfront</b> No  |
|                                                                                              | <b>Sub</b> None            | <b>Cross Street</b>                       | <b>Bedrms</b> 3             | <b>F Baths</b> 2      |
|                                                                                              | <b>Township</b> Chester    | <b>Style</b> One Story                    | <b>REO</b> No               | <b>Short Sale</b> No  |
|                                                                                              | <b>School District</b> MCS | <b>Elem</b> Manchester                    | <b>JrH</b> Manchester       | <b>SrH</b> Manchester |
| <b>Legal Description</b> PT NE1/4 19-29-7 2AC DITCH 641A                                     |                            |                                           |                             |                       |
| <b>Directions</b> From SR 13, turn east on 850 N. Property is on the north side of the road. |                            |                                           |                             |                       |
| <b>Inside City Limits</b> N                                                                  | <b>City Zoning</b>         | <b>County Zoning</b> A1                   | <b>Zoning Description</b>   |                       |

**Remarks** Ranch Home & Pole Barn on 2+/- Acres selling via Online Only Auction on Monday, August 1, 2022 -- Bidding begins closing out at 6 PM! This is a 3 Bedroom, 2 Bath Home with 2-Car Attached Garage! Great Fixer Upper Potential! A lot of the demo has been done for you and is ready for you to finish to your liking! Unfinished Basement could be finished for extra square footage also! 28x48 Pole Barn has 3 Overhead Doors for extra storage or your workshop! Great Opportunity to get into the Peaceful Country on 2+/- Acres! Open House: Tuesday, July 26th 5:30-6pm

**Agent Remarks** Online Auction: Mon. 8.1.22 6pm Open House: Tues. 7.26.22 5:30-6pm TERMS: \$1,000 down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

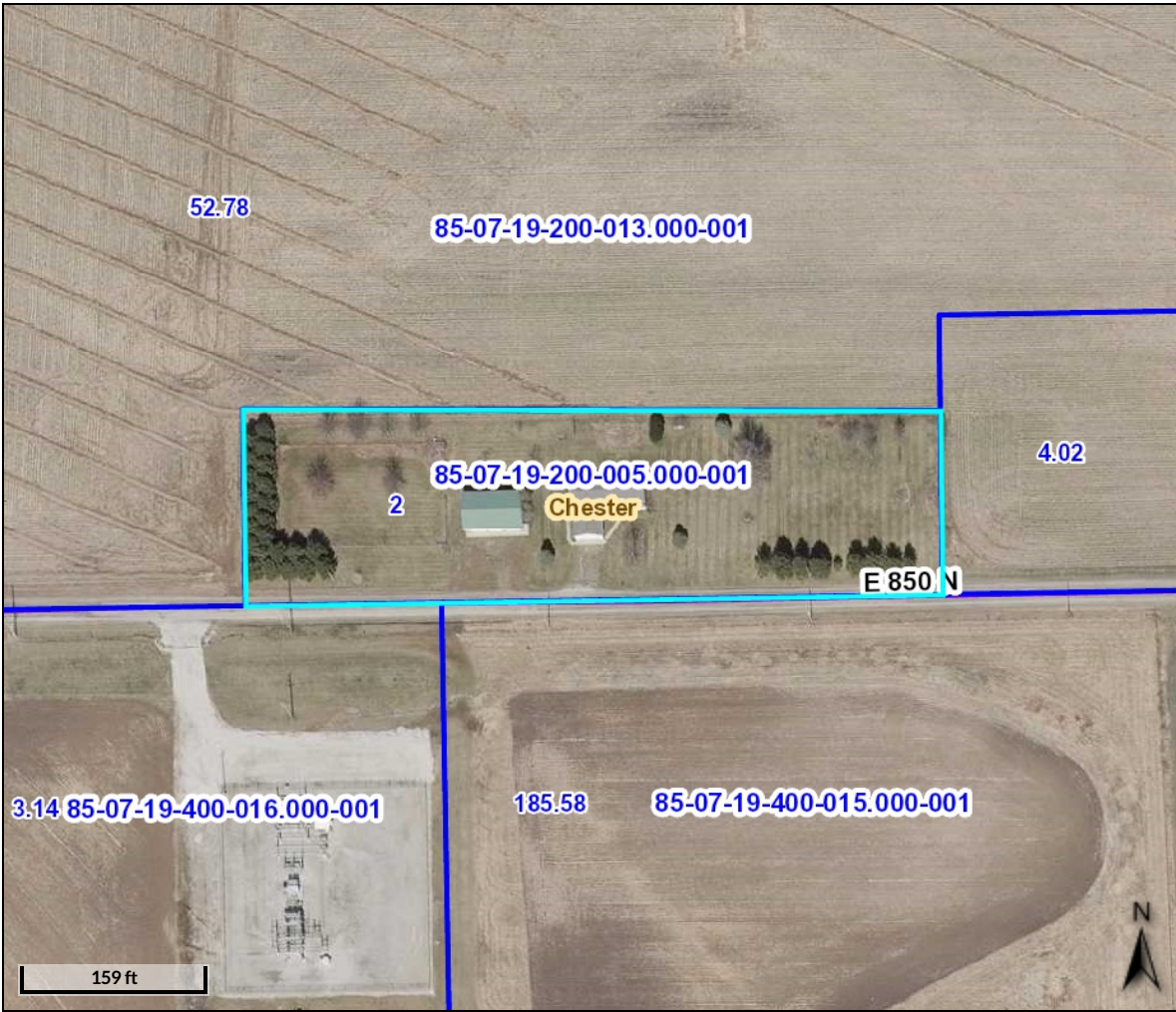
| Sec                      | Lot        | Lot Ac/SF/Dim              | 2.0000 / 87,120 / 580x150                                 | Lot Desc                 | 0-2.9999           |
|--------------------------|------------|----------------------------|-----------------------------------------------------------|--------------------------|--------------------|
| <b>Above Gd Fin SqFt</b> | 1,560      | <b>Above Gd Unfin SqFt</b> | 0                                                         | <b>Below Gd Fin SqFt</b> | 0                  |
| <b>Age</b>               | 23         | <b>New Const</b>           | No                                                        | <b>Date Complete</b>     |                    |
| <b>Room Dimensions</b>   |            | <b>Baths</b>               | Full Half                                                 | <b>Water</b>             | WELL               |
| <b>RM DIM</b>            | <b>LVL</b> | <b>B-Main</b>              | 2 0                                                       | <b>Sewer</b>             | Septic             |
| <b>LR</b>                | x          | <b>B-Upper</b>             | 0 0                                                       | <b>Fuel /</b>            | Gas, Forced Air    |
| <b>DR</b>                | x          | <b>B-Blw G</b>             | 0 0                                                       | <b>Heating</b>           |                    |
| <b>FR</b>                | x          |                            |                                                           | <b>Cooling</b>           | Central Air        |
| <b>KT</b>                | x          | <b>Laundry Rm</b>          | Main                                                      |                          | x                  |
| <b>BK</b>                | x          | <b>AMENITIES</b>           | Ceiling Fan(s), Garden Tub, Patio Open, Twin Sink         |                          |                    |
| <b>DN</b>                | x          |                            | Vanity, Stand Up Shower, Tub and Separate Shower, Tub     |                          |                    |
| <b>MB</b>                | 16 x 14    | M                          | /Shower Combination, Main Level Bedroom Suite, Main Floor |                          |                    |
| <b>2B</b>                | 14 x 14    | M                          | Laundry, Washer Hook-Up                                   |                          |                    |
| <b>3B</b>                | 12 x 12    | M                          | <b>Garage</b>                                             | 2.0 / Attached           | / 24 x 24 / 576.00 |
| <b>4B</b>                | x          |                            | <b>Outbuilding 1</b>                                      | Pole/Post Building       | 48 x 28            |
| <b>5B</b>                | x          |                            | <b>Outbuilding 2</b>                                      |                          | x                  |
| <b>RR</b>                | x          | <b>Assn Dues</b>           | <b>Frequency</b>                                          | Not Applicable           |                    |
| <b>LF</b>                | x          | <b>Other Fees</b>          |                                                           |                          |                    |
| <b>EX</b>                | x          | <b>Restrictions</b>        |                                                           |                          |                    |

|                                                                       |                                                     |                                    |                                               |
|-----------------------------------------------------------------------|-----------------------------------------------------|------------------------------------|-----------------------------------------------|
| <b>Water Access</b>                                                   | <b>Wtr Name</b>                                     | <b>Water Frontage</b>              | <b>Channel Frontage</b>                       |
| <b>Water Features</b>                                                 |                                                     | <b>Water Type</b>                  | <b>Lake Type</b>                              |
| <b>Auctioneer Name</b> Chad Metzger                                   | <b>Lic #</b> AC31300015                             | <b>Auction Date</b> 8/1/2022       | <b>Time</b> 6:00 PM                           |
| <b>Financing:</b> Existing                                            | <b>Proposed</b>                                     | <b>Excluded Party</b> None         | <b>Assessed Value</b>                         |
| <b>Annual Taxes</b> \$1,671.16                                        | <b>Exemptions</b>                                   | <b>Year Taxes Payable</b> 2022     |                                               |
| <b>Possession</b> At closing                                          |                                                     |                                    |                                               |
| <b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238 | <b>List Agent</b> Chad Metzger - Cell: 260-982-9050 |                                    |                                               |
| <b>Agent E-mail</b> chad@metzgerauction.com                           | <b>List Agent - User Code</b> UP388053395           | <b>List Team</b>                   |                                               |
| <b>Co-List Office</b>                                                 | <b>Co-List Agent</b>                                |                                    |                                               |
| <b>Showing Instr</b> Showing time or Open House                       |                                                     |                                    |                                               |
| <b>List Date</b> 7/8/2022                                             | <b>Start Showing Date</b>                           | <b>Exp Date</b> 9/30/2022          | <b>Owner/Seller a Real Estate Licensee</b> No |
| <b>Contract Type</b> Exclusive Right to Sell                          | <b>Buyer Broker Comp.</b> 1.5%                      | <b>Variable Rate</b> No            | <b>Special List Cond.</b> None                |
| <b>Virtual Tours:</b>                                                 | <b>Lockbox Type</b> Mechanical/Combo                | <b>Lockbox Location</b> front door | <b>Type of Sale</b>                           |
| <b>Pending Date</b>                                                   | <b>Closing Date</b>                                 | <b>Selling Price</b>               | <b>How Sold</b>                               |
| <b>Ttl Concessions Paid</b>                                           | <b>Sold/Concession Remarks</b>                      | <b>Conc Paid By</b>                |                                               |
| <b>Sell Office</b>                                                    | <b>Sell Agent</b>                                   | <b>Co-Sell Off</b>                 | <b>Co-Sell Agent</b>                          |
|                                                                       |                                                     |                                    | <b>Sell Team</b>                              |

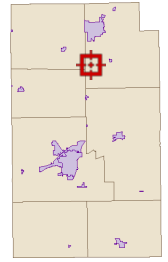
**Presented by:**

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238




Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).



**Overview**



**Legend**

-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

|                              |                                                  |                     |                             |                      |                              |
|------------------------------|--------------------------------------------------|---------------------|-----------------------------|----------------------|------------------------------|
| <b>Parcel ID</b>             | 85-07-19-200-005.000-001                         | <b>Alternate ID</b> | n/a                         | <b>Owner Address</b> | NORTH MANCHESTER ETHANOL LLC |
| <b>Sec/Twp/Rng</b>           | 19-29-07                                         | <b>Class</b>        | One Family Dwelling Platted |                      | 4615 N LEWIS AVE             |
| <b>Property Address</b>      | 544 E 850 N                                      | <b>Acreage</b>      | 2                           |                      | SIOUX FALLS, SD 57104        |
|                              | NORTH MANCHESTER                                 |                     |                             |                      |                              |
| <b>District</b>              | CHESTER TWP                                      |                     |                             |                      |                              |
| <b>Brief Tax Description</b> | PT NE1/4 19-29-7 2AC                             |                     |                             |                      |                              |
|                              | DITCH 641A                                       |                     |                             |                      |                              |
|                              | <i>(Note: Not to be used on legal documents)</i> |                     |                             |                      |                              |

Date created: 6/6/2022  
 Last Data Uploaded: 6/4/2022 12:27:19 AM

Developed by 

General Information

Parcel Number 85-07-19-200-005.000-001

Local Parcel Number 0010042500

Tax ID:

Routing Number 35.8

Property Class 510 1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Wabash

Township CHESTER TOWNSHIP

District 001 (Local 001 ) CHESTER TOWNSHIP

School Corp 8045 MANCHESTER COMMUNITY

Neighborhood 8501510-001 CHESTER 1-2

Section/Plat 19

Location Address (1) 544 E 850 N NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Friday, May 20, 2022

Review Group 2019

Ownership

NORTH MANCHESTER ETHANOL LL 868 E 800 N NORTH MANCHESTER, IN 46962

Legal

PT NE1/4 19-29-7 2AC DITCH 641A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/09/2009 to 01/01/1900.

Notes

9/25/2018 RP: Reassessment Packet 2019
2/1/1999 NOTE: HOUSE BURNED JUNE 1998
1/1/1900 NOTE: 2013 PAY 2014 ADDED 30% OBSO TO DWELLING AND 25% OBSO TO DETGAR.
1/1/1900 NOTE:



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show data for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 132', CI 60' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include details for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.00), Actual Frontage (0), Developer Discount, Parcel Acreage (2.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.25), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.75), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$20,000), 91/92 Value (\$4,500), Supp. Page Land Value, CAP 1 Value (\$20,000), CAP 2 Value (\$0), CAP 3 Value (\$4,500), Total Value (\$24,500).

Data Source Estimated

Collector 06/07/2018 JS

Appraiser 06/07/2018 JS

**General Information**

|                      |                    |
|----------------------|--------------------|
| <b>Occupancy</b>     | Single-Family      |
| <b>Description</b>   | Single-Family R 01 |
| <b>Story Height</b>  | 1                  |
| <b>Style</b>         | N/A                |
| <b>Finished Area</b> | 1560 sqft          |
| <b>Make</b>          |                    |

**Floor Finish**

|                                                 |                                                |
|-------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Earth                  | <input checked="" type="checkbox"/> Tile       |
| <input checked="" type="checkbox"/> Slab        | <input type="checkbox"/> Carpet                |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood                   | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Parquet                |                                                |

**Wall Finish**

|                                                     |                                                |
|-----------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling                   | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Fiberboard                 |                                                |

**Roofing**

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

**Exterior Features**

| Description       | Area | Value   |
|-------------------|------|---------|
| Patio, Concrete   | 200  | \$1,200 |
| Canopy, Shed Type | 200  | \$1,200 |
| Stoop, Masonry    | 24   | \$1,500 |
| Stoop, Masonry    | 64   | \$2,100 |

**Plumbing**

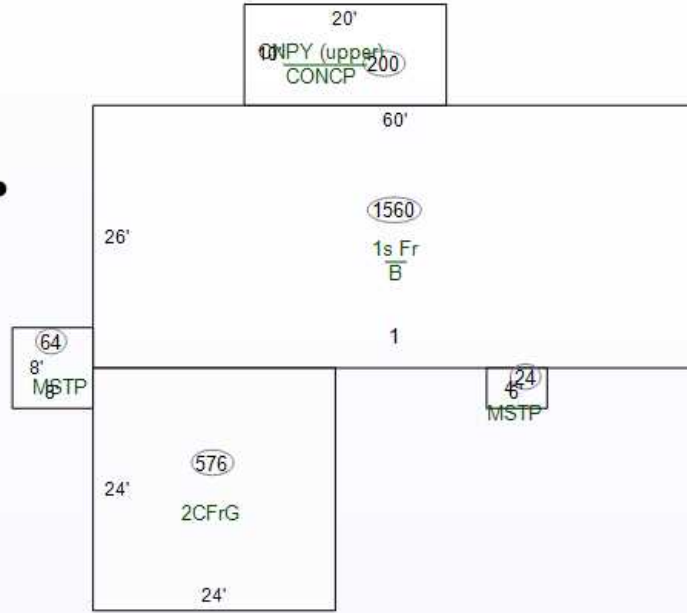
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 2 | 6  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 2 | 2  |
| <b>Total</b>         | 6 | 10 |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 0 |
| <b>Family Rooms</b> | 1 |
| <b>Total Rooms</b>  | 6 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr        | 1560 | 1560   | \$104,000 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2          |      |        |           |        |
| 3/4          |      |        |           |        |
| Attic        |      |        |           |        |
| Bsmt         | 1560 | 0      | \$34,900  |        |
| Crawl        |      |        |           |        |
| Slab         |      |        |           |        |

**Total Base** \$138,900

**Adjustments** 1 Row Type Adj. x 1.00 \$138,900

|                  |                    |         |
|------------------|--------------------|---------|
| Unfin Int (-)    |                    | \$0     |
| Ex Liv Units (+) |                    | \$0     |
| Rec Room (+)     |                    | \$0     |
| Loft (+)         |                    | \$0     |
| Fireplace (+)    |                    | \$0     |
| No Heating (-)   |                    | \$0     |
| A/C (+)          | 1:1560             | \$3,800 |
| No Elec (-)      |                    | \$0     |
| Plumbing (+ / -) | 10 - 5 = 5 x \$800 | \$4,000 |
| Spec Plumb (+)   |                    | \$0     |
| Elevator (+)     |                    | \$0     |

**Sub-Total, One Unit** \$146,700

**Sub-Total, 1 Units**

|                                   |          |                  |
|-----------------------------------|----------|------------------|
| Exterior Features (+)             | \$6,000  | \$152,700        |
| Garages (+) 576 sqft              | \$18,600 | \$171,300        |
| Quality and Design Factor (Grade) |          | 1.00             |
| Location Multiplier               |          | 0.88             |
| <b>Replacement Cost</b>           |          | <b>\$150,744</b> |

**Summary of Improvements**

| Description             | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Co Age nd | Base Rate | LCM  | Adj Rate | Size       | RCN       | Norm Dep | Remain. Value | Abn Obs | PC   | Nbhd  | Mrkt   | Improv Value |
|-------------------------|-------------|--------------|--------------|-------|------------|----------|---------------|-----------|------|----------|------------|-----------|----------|---------------|---------|------|-------|--------|--------------|
| 1: Single-Family R 01   | 100%        | 1            | Wood Frame   | C     | 1999       | 1999     | 23 A          |           | 0.88 |          | 3,120 sqft | \$150,744 | 22%      | \$117,580     | 30%     | 100% | 1.370 | 1.0000 | \$112,800    |
| 2: Detached Garage R 01 | 0%          | 1            | Pole         | C     | 2001       | 2001     | 21 A          | \$17.82   | 0.88 | \$15.68  | 28'x48'    | \$21,076  | 22%      | \$16,440      | 25%     | 100% | 1.000 | 1.0000 | \$12,300     |




# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 07/08/2022

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|                                                                                  |                           |                                                                             |                         |                          |                      |                 |                           |                |                |   |
|----------------------------------------------------------------------------------|---------------------------|-----------------------------------------------------------------------------|-------------------------|--------------------------|----------------------|-----------------|---------------------------|----------------|----------------|---|
| <b>Property Type</b>                                                             | RESIDENTIAL               | <b>Status</b>                                                               | Active                  | <b>CDOM</b>              | 0                    | <b>DOM</b>      | 0                         | <b>Auction</b> | Yes            |   |
| <b>MLS #</b>                                                                     | 202227990                 | <b>720 E 850 N</b>                                                          | <b>North Manchester</b> | <b>IN</b>                | <b>46962</b>         | <b>LP</b>       | <b>\$0</b>                |                |                |   |
|  | <b>Area</b>               | Wabash County                                                               | <b>Parcel ID</b>        | 85-07-19-200-004.000-001 | <b>Type</b>          | Site-Built Home | <b>Waterfront</b>         | No             |                |   |
|                                                                                  | <b>Sub</b>                | None                                                                        | <b>Cross Street</b>     |                          | <b>Bedrms</b>        | 5               | <b>F Baths</b>            | 1              | <b>H Baths</b> | 0 |
|                                                                                  | <b>Township</b>           | Chester                                                                     | <b>Style</b>            | Two Story                | <b>REO</b>           | No              | <b>Short Sale</b>         | No             |                |   |
|                                                                                  | <b>School District</b>    | MCS                                                                         | <b>Elem</b>             | Manchester               | <b>JrH</b>           | Manchester      | <b>SrH</b>                | Manchester     |                |   |
|                                                                                  | <b>Legal Description</b>  | Approximately 1.6+/- Acres part of: PT E1/2 NE1/4 19-29-7 4.02AC DITCH 641A |                         |                          |                      |                 |                           |                |                |   |
|                                                                                  | <b>Directions</b>         | From SR 13, turn east on 850 N. Property is on the north side of the road.  |                         |                          |                      |                 |                           |                |                |   |
|                                                                                  | <b>Inside City Limits</b> | N                                                                           | <b>City Zoning</b>      |                          | <b>County Zoning</b> | A1              | <b>Zoning Description</b> |                |                |   |

**Remarks** 2 Story Country Home & Pole Barn on 1.6+/- Acres selling via Online Only Auction on Monday, August 1, 2022 -- Bidding begins closing out at 6 PM! This home features a 5 Bedrooms & 1 Bath! Great Fixer Upper Potential! 32X48 Barn is great for extra storage, hobbies, or your workshop! Great Opportunity to get into the Peaceful Country on 1.6+/- Acres! Open House: Tuesday, July 26th 5:30-6pm

**Agent Remarks** Online Auction: Mon. 8.1.22 6pm Open House: Tues. 7.26.22 5:30-6pm TERMS: \$1,000 down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

| Sec                      | Lot        | Lot Ac/SF/Dim              | 1.6000 / 69,696 / 300x230                                                            | Lot Desc                 | 0-2.9999             |
|--------------------------|------------|----------------------------|--------------------------------------------------------------------------------------|--------------------------|----------------------|
| <b>Above Gd Fin SqFt</b> | 2,025      | <b>Above Gd Unfin SqFt</b> | 0                                                                                    | <b>Below Gd Fin SqFt</b> | 0                    |
| <b>Age</b>               | 102        | <b>New Const</b>           | No                                                                                   | <b>Date Complete</b>     |                      |
| <b>Room Dimensions</b>   |            | <b>Baths</b>               | Full Half                                                                            | <b>Water</b>             | WELL                 |
| <b>RM DIM</b>            | <b>LVL</b> | <b>B-Main</b>              | 1 0                                                                                  | <b>Sewer</b>             | Septic               |
| <b>LR</b>                | x          | <b>B-Upper</b>             | 0 0                                                                                  | <b>Fuel /</b>            | Oil, Forced Air      |
| <b>DR</b>                | x          | <b>B-Blw G</b>             | 0 0                                                                                  | <b>Heating</b>           |                      |
| <b>FR</b>                | x          |                            |                                                                                      | <b>Cooling</b>           | Central Air, Wall AC |
| <b>KT</b>                | x          | <b>Laundry Rm</b>          | Main                                                                                 |                          | x                    |
| <b>BK</b>                | x          | <b>AMENITIES</b>           | Tub/Shower Combination, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up |                          |                      |
| <b>DN</b>                | x          |                            |                                                                                      |                          |                      |
| <b>MB</b>                | 14 x 14    | M                          |                                                                                      |                          |                      |
| <b>2B</b>                | 14 x 12    | U                          |                                                                                      |                          |                      |
| <b>3B</b>                | 12 x 12    | U                          | <b>Garage</b>                                                                        | /                        | / x /                |
| <b>4B</b>                | 12 x 12    | U                          | <b>Outbuilding 1</b>                                                                 | Pole/Post Building       | 48 x 32              |
| <b>5B</b>                | 12 x 10    | U                          | <b>Outbuilding 2</b>                                                                 |                          | x                    |
| <b>RR</b>                | x          | <b>Assn Dues</b>           |                                                                                      | <b>Frequency</b>         | Not Applicable       |
| <b>LF</b>                | x          | <b>Other Fees</b>          |                                                                                      |                          |                      |
| <b>EX</b>                | x          | <b>Restrictions</b>        |                                                                                      |                          |                      |

|                             |                                                    |                                |                                   |                           |           |                                            |         |
|-----------------------------|----------------------------------------------------|--------------------------------|-----------------------------------|---------------------------|-----------|--------------------------------------------|---------|
| <b>Water Access</b>         |                                                    | <b>Wtr Name</b>                |                                   | <b>Water Frontage</b>     |           | <b>Channel Frontage</b>                    |         |
| <b>Water Features</b>       |                                                    |                                |                                   | <b>Water Type</b>         |           | <b>Lake Type</b>                           |         |
| <b>Auctioneer Name</b>      | Chad Metzger                                       | <b>Lic #</b>                   | AC31300015                        | <b>Auction Date</b>       | 8/1/2022  | <b>Time</b>                                | 6:00 PM |
| <b>Financing:</b>           | Existing                                           |                                | Proposed                          |                           |           | <b>Excluded Party</b>                      | None    |
| <b>Annual Taxes</b>         | \$1,290.72                                         | <b>Exemptions</b>              |                                   | <b>Year Taxes Payable</b> | 2022      | <b>Assessed Value</b>                      |         |
| <b>Possession</b>           | At closing                                         |                                |                                   |                           |           |                                            |         |
| <b>List Office</b>          | Metzger Property Services, LLC - Off: 260-982-0238 | <b>List Agent</b>              | Chad Metzger - Cell: 260-982-9050 |                           |           |                                            |         |
| <b>Agent E-mail</b>         | chad@metzgerauction.com                            | <b>List Agent - User Code</b>  | UP388053395                       | <b>List Team</b>          |           |                                            |         |
| <b>Co-List Office</b>       |                                                    | <b>Co-List Agent</b>           |                                   |                           |           |                                            |         |
| <b>Showing Instr</b>        | Showing time or Open House                         |                                |                                   |                           |           |                                            |         |
| <b>List Date</b>            | 7/8/2022                                           | <b>Start Showing Date</b>      |                                   | <b>Exp Date</b>           | 9/30/2022 | <b>Owner/Seller a Real Estate Licensee</b> | No      |
| <b>Contract Type</b>        | Exclusive Right to Sell                            | <b>Buyer Broker Comp.</b>      | 1.5%                              | <b>Variable Rate</b>      | No        | <b>Special List Cond.</b>                  | None    |
| <b>Virtual Tours:</b>       |                                                    | <b>Lockbox Type</b>            | None                              | <b>Lockbox Location</b>   | n/a       | <b>Type of Sale</b>                        |         |
| <b>Pending Date</b>         |                                                    | <b>Closing Date</b>            |                                   | <b>Selling Price</b>      |           | <b>How Sold</b>                            |         |
| <b>Ttl Concessions Paid</b> |                                                    | <b>Sold/Concession Remarks</b> |                                   | <b>Conc Paid By</b>       |           |                                            |         |
| <b>Sell Office</b>          |                                                    | <b>Sell Agent</b>              |                                   | <b>Co-Sell Off</b>        |           | <b>Co-Sell Agent</b>                       |         |
|                             |                                                    |                                |                                   |                           |           | <b>Sell Team</b>                           |         |

**Presented by:**

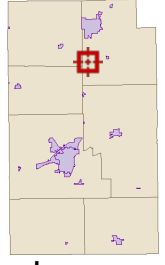
Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).





**Overview**



**Legend**

- Parcels
- Tax Sale Parcels
- Road Centerlines

|                              |                                           |                     |                             |                      |                              |
|------------------------------|-------------------------------------------|---------------------|-----------------------------|----------------------|------------------------------|
| <b>Parcel ID</b>             | 85-07-19-200-004.000-001                  | <b>Alternate ID</b> | n/a                         | <b>Owner Address</b> | NORTH MANCHESTER ETHANOL LLC |
| <b>Sec/Twp/Rng</b>           | 19-29-07                                  | <b>Class</b>        | Res-1-Family 0 - 9.99 acres |                      | 4615 N LEWIS AVE             |
| <b>Property Address</b>      | 720 E 850 N                               | <b>Acreeage</b>     | 4.02                        |                      | SIOUX FALLS, SD 57104        |
|                              | NORTH MANCHESTER                          |                     |                             |                      |                              |
| <b>District</b>              | CHESTER TWP                               |                     |                             |                      |                              |
| <b>Brief Tax Description</b> | PT E1/2 NE1/4 19-29-7 4.02AC              |                     |                             |                      |                              |
|                              | DITCH 641A                                |                     |                             |                      |                              |
|                              | (Note: Not to be used on legal documents) |                     |                             |                      |                              |

Date created: 6/6/2022  
 Last Data Uploaded: 6/4/2022 12:27:19 AM

Developed by 

General Information

Parcel Number 85-07-19-200-004.000-001

Local Parcel Number 0010065600

Tax ID:

Routing Number 35.9

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2022

Location Information

County Wabash

Township CHESTER TOWNSHIP

District 001 (Local 001 ) CHESTER TOWNSHIP

School Corp 8045 MANCHESTER COMMUNITY

Neighborhood 8501510-001 CHESTER 1-2

Section/Plat 19

Location Address (1) 720 E 850 N NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Friday, May 20, 2022

Review Group 2019

Ownership

NORTH MANCHESTER ETHANOL LL 868 E 800 N NORTH MANCHESTER, IN 46962

Legal

PT E1/2 NE1/4 19-29-7 4.02AC DITCH 641A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/09/2009 to 01/01/1900.

Notes

9/25/2018 RP: Reassessment Packet 2019
1/1/1900 NOTE: 2013 PAY 2014 ADDED 40% OBSO TO DWELLING AND CHANGED GRADE TO C & EFFECTIVE YEAR TO 1942.



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 132', CI 60' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include details for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (4.02), Actual Frontage (0), Developer Discount, Parcel Acreage (4.02), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.44), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.58), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$20,000), 91/92 Value (\$15,500), Supp. Page Land Value, CAP 1 Value (\$20,000), CAP 2 Value (\$0), CAP 3 Value (\$15,500), Total Value (\$35,500).

Data Source Estimated

Collector 06/07/2018 JS

Appraiser 06/07/2018 JS

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 2 1/2  
**Style** N/A  
**Finished Area** 2025 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

| Description             | Area | Value    |
|-------------------------|------|----------|
| Porch, Enclosed Frame   | 255  | \$12,100 |
| Bay                     | 12   | \$2,400  |
| Porch, Enclosed Masonry | 245  | \$13,100 |
| Bay                     | 26   | \$2,400  |
| Bay                     | 26   | \$1,800  |

**Plumbing**

|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

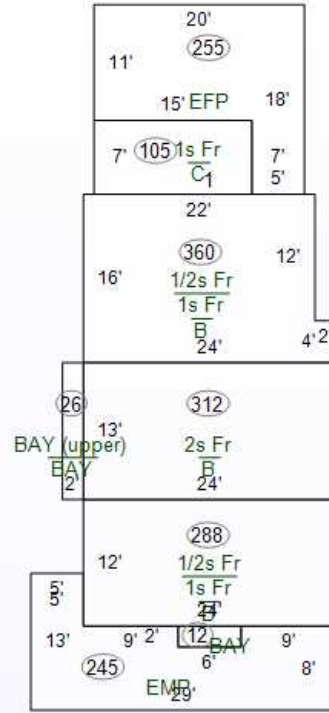
**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 5 |
| <b>Living Rooms</b> | 0 |
| <b>Dining Rooms</b> | 0 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 8 |

**Heat Type**

Central Warm Air

2



**Specialty Plumbing**

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

**Cost Ladder**

| Floor | Constr | Base | Finish | Value    | Totals |
|-------|--------|------|--------|----------|--------|
| 1     | 1Fr    | 1065 | 1065   | \$84,000 |        |
| 2     | 1Fr    | 312  | 312    | \$20,200 |        |
| 3     |        |      |        |          |        |
| 4     |        |      |        |          |        |
| 1/4   |        |      |        |          |        |
| 1/2   | 1Fr    | 648  | 648    | \$24,300 |        |
| 3/4   |        |      |        |          |        |
| Attic |        |      |        |          |        |
| Bsmt  |        | 960  | 0      | \$25,800 |        |
| Crawl |        | 105  | 0      | \$2,600  |        |
| Slab  |        |      |        |          |        |

**Total Base** \$156,900

**Adjustments** 1 Row Type Adj. x 1.00 \$156,900

|                  |                      |         |
|------------------|----------------------|---------|
| Unfin Int (-)    |                      | \$0     |
| Ex Liv Units (+) |                      | \$0     |
| Rec Room (+)     |                      | \$0     |
| Loft (+)         |                      | \$0     |
| Fireplace (+)    |                      | \$0     |
| No Heating (-)   |                      | \$0     |
| A/C (+)          | 1:1065 1/2:648 2:312 | \$4,200 |
| No Elec (-)      |                      | \$0     |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0      | \$0     |
| Spec Plumb (+)   |                      | \$0     |
| Elevator (+)     |                      | \$0     |

**Sub-Total, One Unit** \$161,100

**Sub-Total, 1 Units**

Exterior Features (+) \$31,800 \$192,900

Garages (+) 0 sqft \$0 \$192,900

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.88

**Replacement Cost** \$169,752

**Summary of Improvements**

| Description             | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Co Age nd | Base Rate | LCM  | Adj Rate | Size            | RCN       | Norm Dep | Remain. Value | Abn Obs | PC   | Nbhd  | Mrkt   | Improv Value |
|-------------------------|-------------|--------------|--------------|-------|------------|----------|---------------|-----------|------|----------|-----------------|-----------|----------|---------------|---------|------|-------|--------|--------------|
| 1: Single-Family R 01   | 100%        | 2 1/2        | Wood Frame   | C     | 1920       | 1942     | 80 A          |           | 0.88 |          | 2,985 sqft      | \$169,752 | 45%      | \$93,360      | 40%     | 100% | 1.370 | 1.0000 | \$76,700     |
| 2: Barn, Pole (T3) R 01 | 0%          | 1            | T3AW         | C     | 1976       | 1976     | 46 F          | \$18.09   | 0.88 | \$0.00   | 32' x 48' x 12' | \$19,235  | 65%      | \$6,730       | 25%     | 100% | 1.000 | 1.0000 | \$5,000      |

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## Create an Account:

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- 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!***

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