

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

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



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

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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 Burnau
Austin Metzger • Neil Snyder • Justin Nicodemus

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Wednesday,

Nov. 30

Starting at 6 pm

2 BR Home in
Andrews, IN

Great Starter, Rental Home or Flip!

Property Sells regardless of price!

Open House: Nov. 22 5:30-6 pm

**Property Sells Absolute!
No Reserve**



Auction Manager:

Neal Snyder

260-358-7923



Online Real Estate
Auction

153 N. State St., Andrews, IN

www.BidMetzger.com

REAL ESTATE AUCTION TERMS

2 Bedroom Home selling regardless of price!

This property will be offered at Online Only Absolute Auction on Wednesday, November 30, 2022 – Bidding begins closing out at 6:00 pm. Selling regardless of price! 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 \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The 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 December 30, 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 \$792.00. 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: Wednesday, November 30, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 153 N. State St., Andrews, IN 46702
Dallas Township • Huntington County

Auction Manager: Neal Snyder 260.358.7923
<https://bidmetzger.com/auctions/>

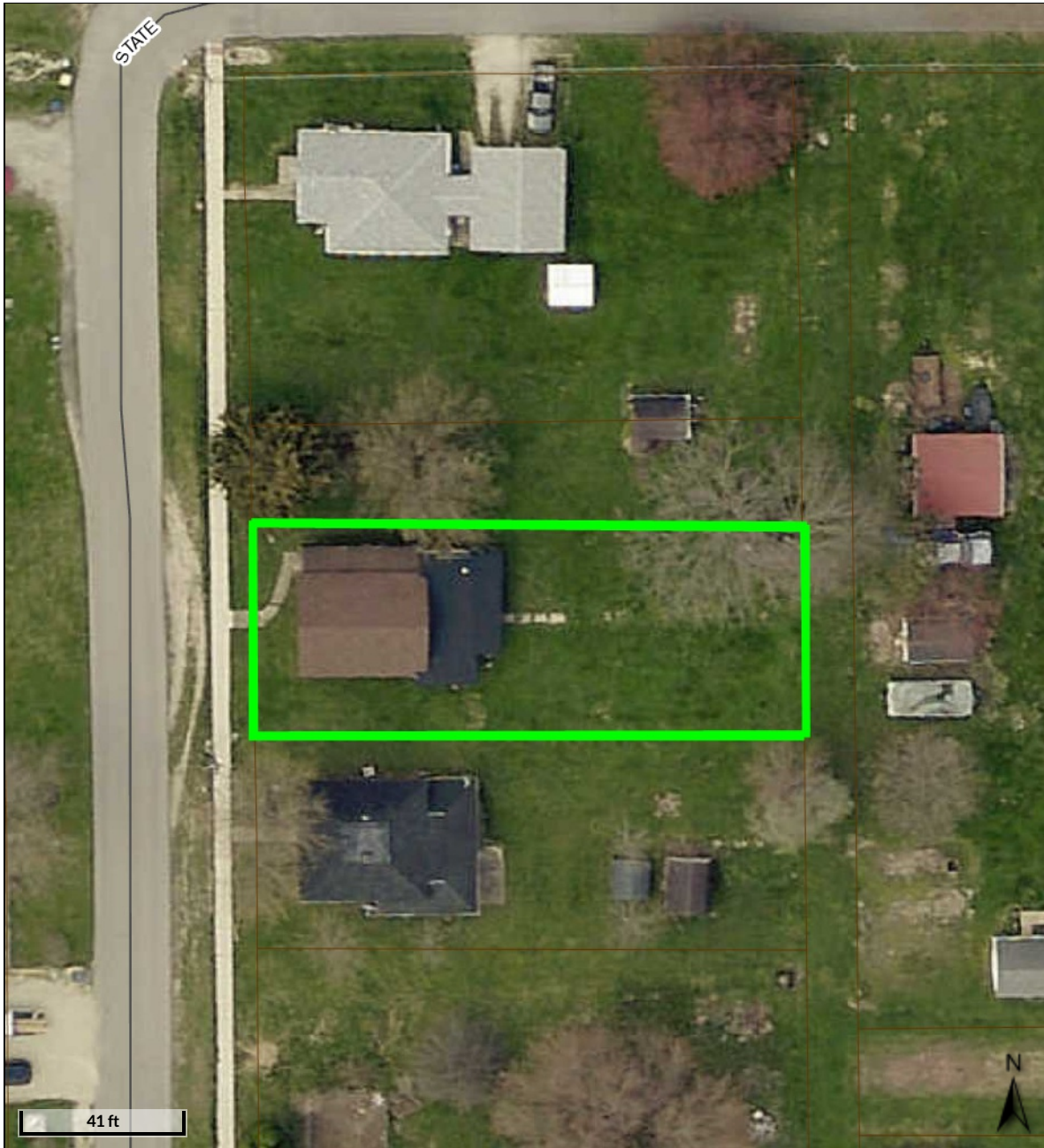


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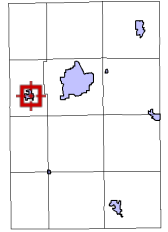
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Overview




Legend

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
 -  Private Drives
 -  County Roads
 -  Municipal Roads
 -  State Routes
 -  US Route
 -  Interstate

Date created: 11/7/2022
Last Data Uploaded: 11/5/2022 1:07:45 AM

Developed by  **Schneider**
GEOSPATIAL

Property Type	RESIDENTIAL	Status	Active	CDOM 1	DOM 1	Auction	Yes		
MLS #	202246010	153 N State Street	Andrews	IN	46702	LP \$0			
	Area	Huntington County	Parcel ID	35-04-23-300-037.600-003		Type	Site-Built Home	Waterfront	No
	Sub	Joseph Leedys	Cross Street			Bedrms 2	F Baths 1	H Baths 0	
	Township	Dallas	Style	One Story		REO	No	Short Sale	No
	School District	HCS	Elem	Andrews	JrH	Riverview	SrH	Huntington North	
	Legal Description	Lot 8 only of: 013-00376-00 JOS LEEDYS ADD S 1/2 LT 7 & LT 8							
	Directions	From US 24, head south on Hwy 105. Turn east on Jefferson St., then north on State St. Property is on the east side of the road.							
	Inside City Limits	N	City Zoning		County Zoning	R8	Zoning Description		

Remarks 2 Bedroom, 1 Bath Home selling via Online Only Absolute Auction on Wednesday, November 30, 2022 -- Bidding begins closing out at 6 pm! Selling regardless of price! This home features 2 bedrooms, 1 bath & main floor laundry. Attic space could be finished for more living space! Large Kitchen & Living Room. Open Front & Back Porch for enjoying the outdoors. Great starter, rental option, or flip house! Open House: Tuesday, November 22nd 5:30-6pm

Agent Remarks Online Absolute Auction: Wed. 11.30.22 6pm Open House: Tues. 11.22.22 5:30-6pm TERMS: \$5,000 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	0.1400	/	6,098	/	130X50	Lot Desc	0-2.9999				
Age	102	New Const	No	Date Complete	Ext	Wood	Basmt	None				# Rooms	4
Room Dimensions		Baths	Full	Half	Water	CITY	Basement Material						
RM DIM	LVL	B-Main	1	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	No			
LR	12 x 16	M	B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x		B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No		
FR	x					Cooling	None	Disposal	No	Ceiling Fan	No		
KT	16 x 12	M	Laundry Rm	Main		⊗ 10		Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES	Main Floor Laundry, Washer Hook-Up				Water Soft-Rented	No	ADA Features	No		
DN	x							Alarm Sys-Sec	No	Fence			
MB	12 x 14	M						Alarm Sys-Rent	No	Golf Course	No		
2B	8 x 10	M						Garden Tub	No	Nr Wlkg Trails	No		
3B	x		Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No		
4B	x		Outbuilding 1	None		x		Pool	No	Off Street Pk			
5B	x		Outbuilding 2			x		Pool Type					
RR	x		Assn Dues		Frequency	Not Applicable							
LF	x		Other Fees										
EX	x		Restrictions										

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	11/30/2022	Time	6:00
Financing:	Existing	Proposed		Excluded Party	None	Assessed Value	
Annual Taxes	\$792.00	Exemptions	No Exemptions	Year Taxes Payable	2022		
Possession	At closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050				
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395	List Team			
Co-List Office		Co-List Agent					
Showing Instr	Showingtime or Open House						
List Date	11/7/2022	Start Showing Date		Exp Date	3/31/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

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).



Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAL. C.A.G.A.

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Average Utilities

	Company	Average Amount
Gas	Center Point	\$ 160-200 winter
Electric	Duke	\$ 40-75
Water	Water, Trash, Sewer	\$ 90 -
Other		\$
HOA		\$

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0130037600

Printed 03/18/2022 Card No. 1 of 1

PARCEL NUMBER 35-04-23-300-037.600-003
Parent Parcel Number
Property Address 153 N STATE ST
Neighborhood 3503510 ANDREWS
Property Class 510 Res 1 fam dwelling platted lot

Miller, Henry Or Ruth I Trustees of the Henry & Ruth I Miller
Rev Living Trust
191 State ST
Andrews, IN 46702 USA
013-00376-00 JOS LEEDYS ADD S 1/2 LT 7 & LT 8

TRANSFER OF OWNERSHIP

Date

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 002 Dallas
Corporation N
District 003 Andrews Corp
Section & Plat 23
Routing Number 13F9-1-C36

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value. Rows for years 2016-2022.

Site Description

Topography: Level
Public Utilities: All
Street or Road: Paved
Neighborhood: Static
Zoning: 1 FRONT LOT
Legal Acres: 0.0000
Admin Legal: 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

CY19: CYCLICAL REASSESSMENT 2019 no change
CYCL: CYCLICAL REASSESSMENT 3/1/15 changed cond of dwell, removed 1/2 bath

Supplemental Cards

Supplemental Cards

MEASURED ACREAGE
FARMLAND COMPUTATIONS
Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

TRUE TAX VALUE 10110
Supplemental Cards
TOTAL LAND VALUE 10100

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

01

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 991
 Attic: None
 Basement: None

ROOFING
 Material: Asphalt shingles

FLOORING
 Sub and joists 1.0
 Wood 1.0

EXTERIOR COVER
 Wood siding 1.0

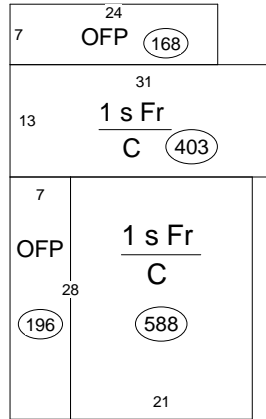
INTERIOR FINISH
 Drywall 1.0

ACCOMMODATIONS
 Finished Rooms 4
 Bedrooms 2

HEATING AND AIR CONDITIONING
 Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper
 Central War 0 991 0 0

PLUMBING
 #
 3 Fixt. Baths 1 3
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 5

REMODELING AND MODERNIZATION
 Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	991	1.0	991		79960

991 Crawl ---- 5790

TOTAL BASE 85750

Row Type Adjustment 1.00%
 SUB-TOTAL 85750

- 0 Interior Finish 0
- 0 Ext Lvg Units 0
- 0 Basement Finish 0
- Fireplace(s) 0
- Heating 0
- Air Condition 0
- Frame/Siding/Roof 0
- Plumbing Fixt: 5 0

Sub-TOTAL ONE UNIT 85750
 Sub-TOTAL 0 UNITS 85750

Exterior Features Description	Value	Garages	Value
OFF	7520	0 Integral	0
OFF	6890	0 Att Garage	0
		0 Att Carports	0
		0 Bsmt Garage	0
Ext Features			14410

Sub-TOTAL 100160
 Quality Class/Grade D

GRADE ADJUSTED VALUE 76120

(LCM: 95.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D DWELL		D		1.00	D		1900	1920	F	0.00	N	0.00	991	76120	65	0	135	100	36000
01 UTLSHED				1.00	1	D	1988	1988	F	23.66	N	17.98	8x 12	1730	70	50	100	100	300

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

JY 04/25/2001

MK 03/01/2002

Neigh 3503510 AV

TOTAL IMPROVEMENT VALUE

36300

...Generation after Generation



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