

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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**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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REAL ESTATE AUCTION TERMS

4 Bedroom Home on Corner Lot!

This property will be offered at Online Only ABSOLUTE Auction on Wednesday, January 18, 2023 – Bidding begins closing out at 6:00 pm. This home is 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 10% 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 February 24, 2023. 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 \$130.61. 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 Absolute Auction: Wednesday, January 18, 2023
Bidding begins closing out at 6:00 pm!

Property Location: 202 S. Third St., Pierceton, IN 46562
Washington Township • Kosciusko County
Selling Regardless of Price!

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

The banner features the Metzger logo on the left, which includes a red star in a yellow circle and the text 'Metzger PROPERTY SERVICES, LLC' and 'CHAD METZGER, CAI, CAGA'. Below the logo is the slogan 'EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION'. On the right side of the banner, the phone number '260-982-0238' is displayed. At the bottom, there is a list of services: '★ FARMLAND AUCTIONS', '★ ANTIQUE APPRAISALS', '★ FARM SALES', '★ PERSONAL PROPERTY AUCTIONS', '★ REAL ESTATE APPRAISALS', and '★ REAL ESTATE SALES'. The website 'WWW.METZGERAUCTION.COM' is at the bottom right. The background of the banner is a green field with a sunburst effect.

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

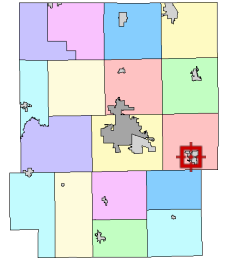
260-982-0238

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

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Overview




Legend

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

Parcel ID	010-107-101	Alternate ID	010-703000-30	Owner Address	England Randy B
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		PO Box 305
Property Address	202 S THIRD ST PIERCETON	Acreage	n/a		Piercetown, IN 46562
District	Piercetown				
Brief Tax Description	010-107-101 Lot 1 Blk 11 Hays 1st Add to Piercetown <i>(Note: Not to be used on legal documents)</i>				

Date created: 12/12/2022
 Last Data Uploaded: 12/12/2022 4:05:53 AM

Developed by  Schneider
 GEOSPATIAL

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202250189	202 S Third Street	Pierceton	IN 46562	LP \$0
	Area Kosciusko County	Parcel ID 43-12-27-300-370.000-030	Type Site-Built Home	Waterfront No
	Sub Hay(s)	Cross Street	Bedrms 4	F Baths 1
	Township Washington	Style One and Half Story	REO No	Short Sale No
	School District WTK	Elem Pierceton	JrH Whitko	SrH Whitko
Legal Description 10-107-101 LOT 1 BLK 11 HAYS 1ST ADD TO PIERCETON				
Directions From SR 13, heading north into Pierceton. Turn west on Elm St, then south on Third St. Property is on the southwest corner of Elm &				
Inside City Limits Y	City Zoning R1	County Zoning	Zoning Description	

Remarks 4 Bedroom, 1 Bath Home on a Corner Lot selling via Online Only ABSOLUTE Auction on Wednesday, January 18, 2023 -- Bidding begins closing out at 6 pm! This home is selling regardless of price! There are 2 Bedrooms on the Main Level with 2 Additional Bedrooms & Full Bath upstairs. Also on the Main Level is a Kitchen that opens to the Dining Room, Living Room, & Utility Room. Exterior has lots of upgrades including Newer Roof, Siding, Windows, & Generac Home Generator! Nice Fenced-In Yard situated on a Corner Lot. Great Flip or Rental Prospect! Open House: Wednesday, January 11th 5:30-6pm

Agent Remarks Online ABSOLUTE Auction: Wed. 1.18.23 6pm Open House: Wed. 1.11.23 5:30-6pm TERMS: 10% 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 1	Lot Ac/SF/Dim	0.2000	/	8,712	/	66X132	Lot Desc	Corner, 0-2.9999			
Above Gd Fin SqFt	1,448	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0	Ttl Below Gd SqFt	434	Ttl Fin SqFt	1,448	Year Built	1950
Age	72	New Const	No		Date Complete		Ext	Vinyl	Bsmnt	Partial Basement, Unfinished	# Rooms	8
Room Dimensions		Baths	Full	Half	Water	City	Basement Material					
RM DIM	LVL	B-Main	0	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	No		
LR	x	B-Upper	1	0	Fuel /	Gas, Floor	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	Central Air	Disposal	No	Ceiling Fan	No		
KT	x	Laundry Rm	Main			x	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	14 x 14	M					Alarm Sys-Rent	No	Golf Course	No		
2B	14 x 12	M					Garden Tub	No	Nr Wlkg Trails	No		
3B	14 x 12	U	Garage	/	/	x	Jet Tub	No	Garage Y/N	No		
4B	12 x 12	U	Outbuilding 1	Shed		12 x 20	Pool	No	Off Street Pk			
5B	x		Outbuilding 2			x	Pool Type					
RR	x		Assn Dues		Frequency	Not Applicable	SALE INCLUDES	Water Heater Gas				
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	1/18/2023	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None	Assessed Value	
Annual Taxes	\$130.61	Exemptions	Disabled, Homestead, Mortgage,	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	12/22/2022	Start Showing Date		Exp Date	4/30/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door	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).



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CHAD METZGER, CAI, CAGA

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Average Utilities

	Company	Average Amount
Gas	<i>NipSCO gas + elec</i>	\$ 375
Electric		\$
Water	<i>Pisceton water + sewer</i>	\$ 80
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**

43-12-27-300-370.000-030

ENGLAND RANDY B

202 S THIRD ST

510, 1 Family Dwell - Platted Lot

PIERCETON/1001105-030

1/2

General Information

Parcel Number
43-12-27-300-370.000-030

Local Parcel Number
1070300030

Tax ID:

Routing Number
010-107-101

Property Class 510
1 Family Dwell - Platted Lot

Ownership

ENGLAND RANDY B
PO BOX 305
PIERCETON, IN 46562

Legal

10-107-101
LOT 1 BLK 11 HAYS 1ST ADD TO PIERCETON

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/14/2015	ENGLAND RANDY B	2015050545	PR	/	\$25,000	I
05/06/2010	ENGLAND MOLLY N	2010050161	QC	/	\$0	I
12/31/1996	ENGLAND BENJAMIN		WD	/	\$49,200	I
12/31/1996	NETERER GARY D	0	WD	/	\$0	I
01/08/1996	NETERER GARY D		WD	/	\$21,600	I
01/05/1996	MCKINLEY LORNA G	0	WD	/	\$0	I

Notes

9/19/2018 REA: 2019 CHANGED GRADE TO D+1 & ADJ EFF YR ON HOUSE TO 1950 FOR REASSESSMENT



Res

Year: 2022

Location Information

County
Kosciusko

Township
WASHINGTON

District 030 (Local 030)
PIERCETON TOWN

School Corp 4455
WHITKO COMMUNITY

Neighborhood 1001105-030
PIERCETON

Section/Plat
27-32-7

Location Address (1)
202 S THIRD ST
PIERCETON, IN 46562

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2022	As Of Date	01/01/2022	01/01/2021	01/01/2020	01/01/2019	01/01/2018
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$17,800	Land	\$17,800	\$12,700	\$9,100	\$9,100	\$9,100
\$17,800	Land Res (1)	\$17,800	\$12,700	\$9,100	\$9,100	\$9,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$64,400	Improvement	\$64,400	\$55,000	\$55,800	\$53,700	\$36,900
\$62,700	Imp Res (1)	\$62,700	\$53,600	\$54,300	\$52,300	\$35,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,700	Imp Non Res (3)	\$1,700	\$1,400	\$1,500	\$1,400	\$1,400
\$82,200	Total	\$82,200	\$67,700	\$64,900	\$62,800	\$46,000
\$80,500	Total Res (1)	\$80,500	\$66,300	\$63,400	\$61,400	\$44,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,700	Total Non Res (3)	\$1,700	\$1,400	\$1,500	\$1,400	\$1,400

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 100', CI 50' X 100')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		66	66x132	1.10	\$245	\$270	\$17,820	0%	100%	1.0000	\$17,820

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Hays 1st Add

Lot
1

Market Model
N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities All

ERA

Streets or Roads Paved, Sidewalk

TIF

Neighborhood Life Cycle Stage Other

Land Computations

Calculated Acreage	0.20
Actual Frontage	66
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$17,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,800

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style 20 1 1/2 story older
Finished Area 1448 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, Open Masonry	216	\$8,600
Porch, Enclosed Frame	180	\$9,700

Plumbing

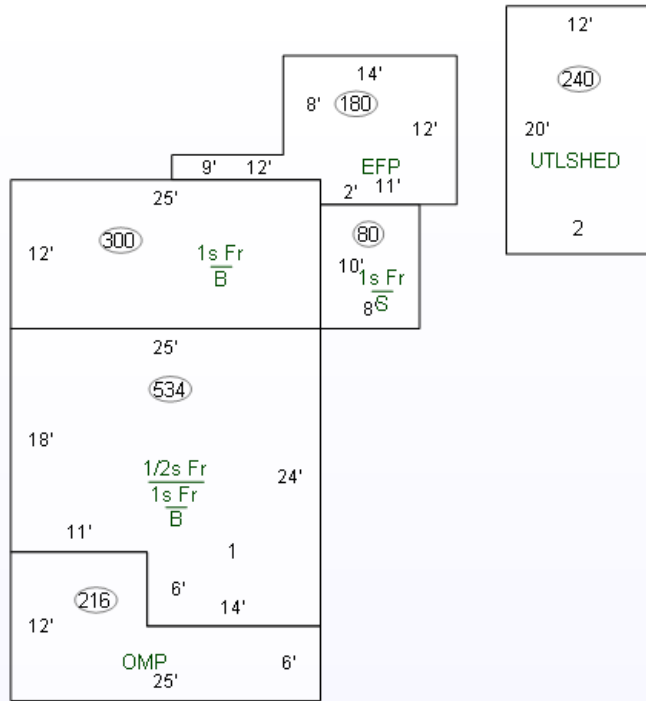
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	914	914	\$75,900	
2				
3				
4				
1/4				
1/2 1Fr	534	534	\$21,000	
3/4				
Attic				
Bsmt	434	0	\$17,300	
Crawl				
Slab	80	0	\$0	

Total Base \$114,200

Adjustments 1 Row Type Adj. x 1.00 \$114,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$114,200

Sub-Total, 1 Units

Exterior Features (+) \$18,300 \$132,500

Garages (+) 0 sqft \$0 \$132,500

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.92

Replacement Cost \$103,615

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 1/2	Wood Frame	D+1	1900	1950	72 A		0.92		1,882 sqft	\$103,615	50%	\$51,810	0%	100%	1.210	1.0000	\$62,700
2: Utility Shed R 01	0%	1		D	1994	1994	28 A	\$19.35	0.92	\$14.24	12'x20'	\$3,418	60%	\$1,370	0%	100%	1.210	1.0000	\$1,700

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