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**PROVIDING PROFESSIONAL AUCTION,
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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

Ranch Home with 2-Car Garage!

This property will be offered at Online Only Auction on Thursday, February 16, 2023 – Bidding begins closing out at 6:00 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 \$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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before March 17, 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 \$1,815.92. 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: Thursday, February 16, 2023
Bidding begins closing out at 6:00 pm!

Property Location: 3840 N. Penbrook Dr., Marion, IN 46952
Pleasant Township • Grant County

Auction Manager: Dustin Dillon 574.265.9215
<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. The background of the banner is a green field with a sunburst effect. At the bottom, there is a list of services and the website URL 'WWW.METZGERAUCTION.COM'.

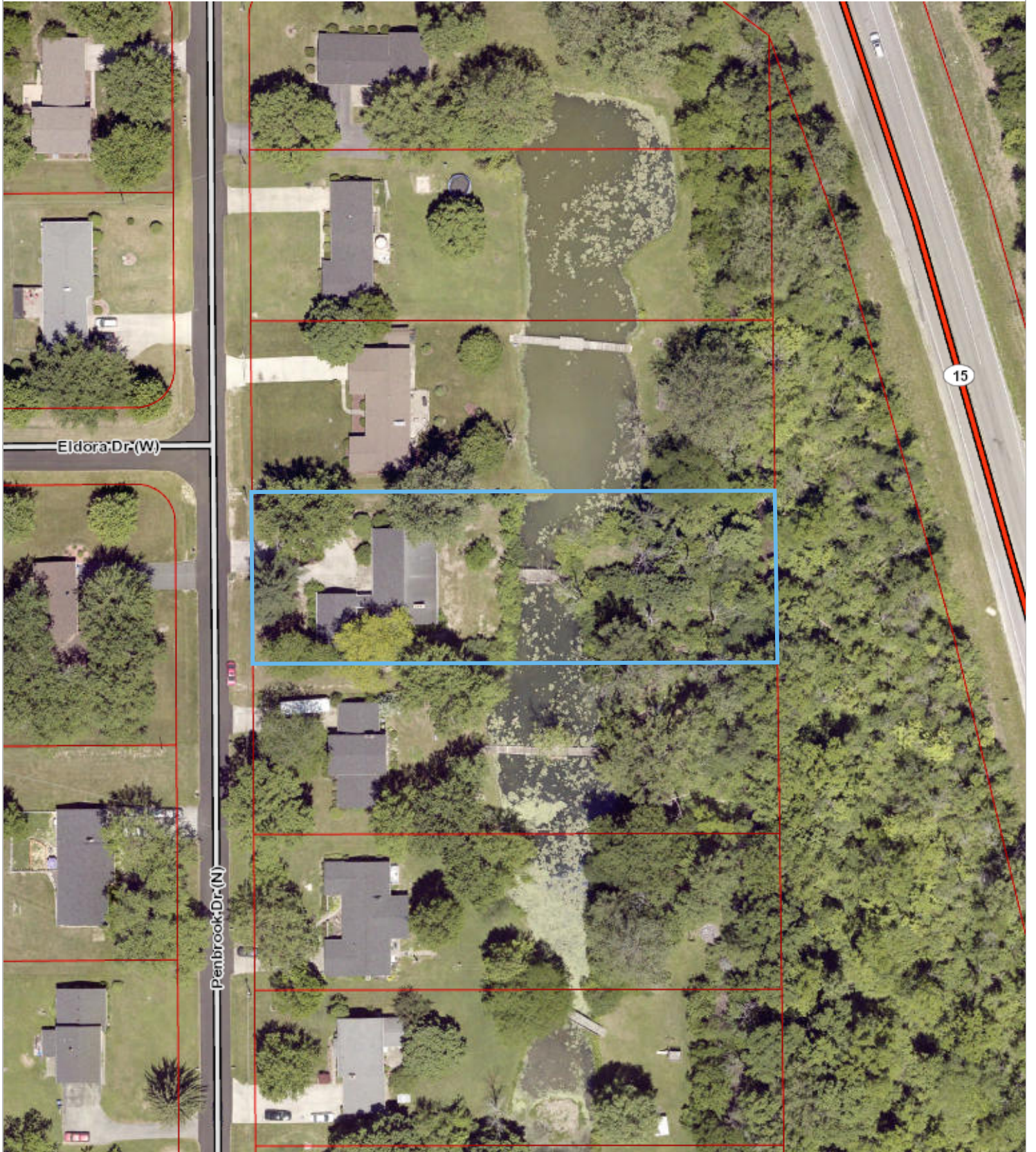
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Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

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Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202301516	3840 N Penbrook Drive	Marion	IN 46952	LP \$0
	Area Grant County	Parcel ID 27-03-24-302-021.000-021	Type Site-Built Home	Waterfront No
	Sub Woodland Heights	Cross Street	Bedrms 3	F Baths 2
	Township Pleasant	Style One Story	REO No	Short Sale No
	School District MARCS	Elem Riverview/Justice	JrH McCulloch/Justice	SrH Marion
	Legal Description 03-05-878 M LOT 11 WOODLAND HEIGHTS MP 0324-302-021.000			
	Directions From Hwy 15, head west on Harreld Rd. Turn south on Penbrook Dr. Property is on the east side of the road.			
	Inside City Limits N	City	County Zoning R1	Zoning Description

Remarks Nice Ranch Home with 2-Car Garage selling via Online Only Auction on Thursday, February 16, 2023 -- Bidding begins closing out at 6 pm! This home is situated on Almost an Acre of land with Mature Trees & Pond with bridge! There are 3-4 Bedrooms & 2.5 Baths. Open Living & Dining Room with wood-burning Fireplace & Floor-to-Ceiling Windows! Attic is great for extra storage or could be finished for more living space! Large Covered Porch on the front & back of the house for enjoying the scenic views! Come check this one out! Open House: Thursday, February 9th 5:30-6pm

Agent Remarks Online Auction: Thurs. 2.16.23 6pm Open House: Thurs. 2.9.23 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 11	Lot Ac/SF/Dim	0.8700	/ 37,851	/ 111X341	Lot Desc	0-2.9999						
Age	59	New Const	No	Date Complete	Ext Vinyl	Bsmnt	Crawl	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,022	Year Built	1964
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material						# Rooms	7
LR	x	B-Main	2	1	Sewer	Dryer Hookup Gas	No	Fireplace		Yes			
DR	x	B-Upper	0	0	Fuel /	Dryer Hookup Elec	Yes	Guest Qtrs		No			
FR	x	B-Blw G	0	0	Heating	Dryer Hookup G/E	No	Split FlrPln		No			
KT	x	Laundry Rm	Main		Cooling	Disposal	No	Ceiling Fan		No			
BK	x	AMENITIES	Attic-Walk-up, Closet(s) Cedar, Dryer Hook Up				Water Soft-Owned	No	Skylight		No		
DN	x		Electric, Foyer Entry, Generator Ready, Porch Covered, Porch				Water Soft-Rented	No	ADA Features		No		
MB	12 x 12	M	Open, Range/Oven Hook Up Elec, Tub/Shower Combination,				Alarm Sys-Sec	No	Fence				
2B	12 x 10	M	Main Level Bedroom Suite, Washer Hook-Up				Alarm Sys-Rent	No	Golf Course		No		
3B	12 x 10	M	Garage	2.0	/ Attached	/ 34 x 24	/ 816.00	Garden Tub	No	Nr Wlkg Trails	No		
4B	x	Outbuilding 1	None			x		Jet Tub	No	Garage Y/N	Yes		
5B	x	Outbuilding 2				x		Pool	No	Off Street Pk			
RR	x	Assn Dues		Frequency	Not Applicable			Pool Type					
LF	x	Other Fees						FIREPLACE	Wood Burning				
EX	x	Restrictions											

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger & Dustin Dillon	Lic # AC31300015	Auction Date 2/16/2023	Time 6:00 PM
Financing: Existing	Proposed	Excluded Party None	
Annual Taxes \$1,815.92	Exemptions No Exemptions	Year Taxes Payable 2022	Assessed Value
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 1/17/2023	Start Showing Date	Exp Date 2/28/2023	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker 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 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 made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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**

27-03-24-302-021.000-021

ADAMSON, ELLEN L

3840 N PENBROOK DR

510, 1 Family Dwell - Platted Lot

33 WOODLAND HEIGHTS/2 1/2

General Information

Parcel Number 27-03-24-302-021.000-021
Local Parcel Number 0324-302-021.000-33

Tax ID: 0330501800

Routing Number 0324-302-021.000

Property Class 510 1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Grant

Township PLEASANT TOWNSHIP

District 021 (Local 033) PLEASANT TOWNSHIP-MARION

School Corp 2865 MARION COMMUNITY

Neighborhood 21104 33 WOODLAND HEIGHTS

Section/Plat 000

Location Address (1) 3840 N PENBROOK DR MARION, IN 46952-1036

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, May 21, 2022

Review Group 2021

Ownership

ADAMSON, ELLEN L TRUSTEES PO BOX 337 NORTH WEBSTER, IN 46555

Legal

03-05-878 M LOT 11 WOODLAND HEIGHTS



Transfer of Ownership

Date 07/12/1999 Owner ADAMSON, ELLEN L Doc ID Code Book/Page Adj Sale Price V/I

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

Table with 7 columns: Year, Assessment Year, Reason For Change, Valuation Method, Equalization Factor, Notice Required, and Valuation (Land, Improvement, Total). Rows include 2022, 2021, 2020, 2019, and 2018.

Land Data (Standard Depth: Res 175', CI 150' Base Lot: Res 125' X 170', CI 120' X 170')

Table with 12 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Notes

8/24/2020 RE-A: RR21 NO CHG
10/7/2016 RE-A: RR17 NO CHANGES
1/19/2012 RE-A: RE-A RWKR 8/10/10 & 8/11/10 RW

Land Computations

Table with 2 columns: Land Computations and Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Single-Family
Description SINGLE-FAMILY RES
Story Height 1
Style Modern
Finished Area 2022 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
Stoop, Masonry	210	\$3,400
Canopy, Roof Extension	210	\$2,000
Patio, Concrete	300	\$1,700
Patio, Concrete	120	\$800
Canopy, Roof Extension	120	\$1,400
Stoop, Masonry	310	\$4,200
Canopy, Roof Extension	310	\$2,800

Plumbing

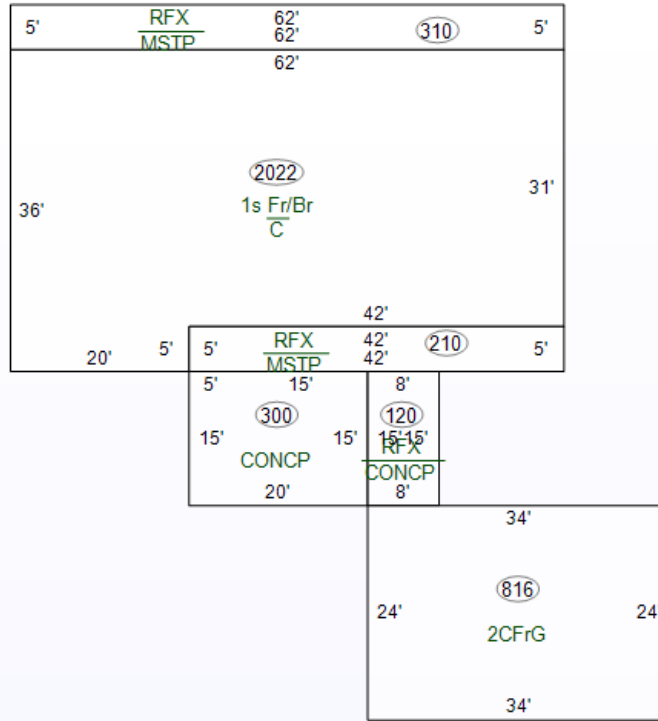
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	2022	2022	\$128,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	2022	0	\$8,300	
Slab				

Total Base \$137,200

Adjustments 1 Row Type Adj. x 1.00 \$137,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2022	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$148,500

Sub-Total, 1 Units

Exterior Features (+)	\$16,300	\$164,800
Garages (+) 816 sqft	\$22,800	\$187,600
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.88
Replacement Cost		\$173,342

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 RESI	100%	1	1/6 Masonry	C+1	1964	1979	43 A		0.88		2,022 sqft	\$173,342	30%	\$121,340	0%	100%	1.030 1.0000	\$125,000

...Generation after Generation



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