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Property Services, LLC

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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

Charming 2-3 Bedroom Home on Corner Lot!

This property will be offered at Online Only Auction on Thursday, December 21, 2023 -- 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 \$5,000 down the day of the auction with the balance at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. Metzger Property Services will charge a 4% buyer's premium that shall be retained by Metzger Property Services, LLC. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 January 26, 2024. Possession will be at closing. Taxes will be prorated. Real estate taxes for the entirety in 22' due in 23' were approximately \$0.00. 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: Thursday, December 21, 2023

Bidding begins closing out at 6 pm!

1140 W. 3rd St., Marion, IN 46952

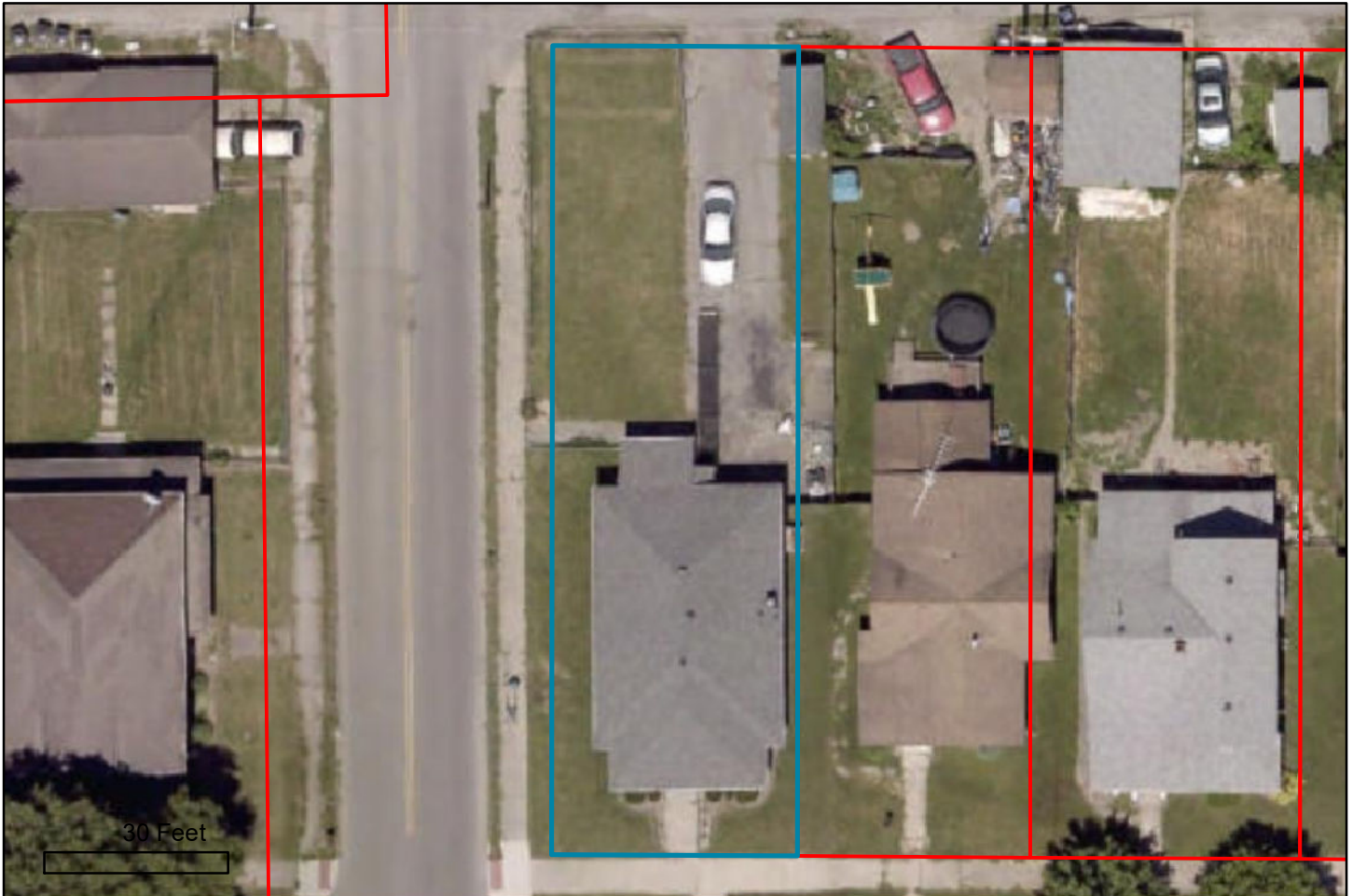
Center Township • Grant County

Auction Manager: Neal Snyder 260.358.7923

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

Grant County, IN

1140 W 3RD ST, MARION, IN 46952-3667
27-07-06-302-035.000-002



Parcel Information


Parcel Number: 27-07-06-302-035.000-002
Alt Parcel Number: 0706-302-035.000-16
Property Address: 1140 W 3RD ST
MARION, IN 46952-3667
Neighborhood: 16 MARION CORP NO. OF RR
Property Class: 1 Family Dwell - Platted Lot
Owner Name: PACE, RUTH E
Owner Address: 1140 W 3RD ST
MARION, IN 46952
Legal Description: 16-11-2737 50' W/SD LOT 5 SMITHS
2ND ADD OL

Taxing District

Township: CENTER TOWNSHIP
Corporation: MARION COMMUNITY

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
F	None	50x132

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202343881	1140 W 3Rd Street	Marion	IN 46952	LP \$0
	Area Grant County	Parcel ID 27-07-06-302-035.000-002	Type Site-Built Home	Waterfront No
	Sub Smith(s)	Cross Street	Bedrms 2	F Baths 1
	Township Center	Style One Story	REO No	Short Sale No
	School District MARCS	Elem Kendall/Justice	JrH McCulloch/Justice	SrH Marion
	Legal Description 16-11-2737 50' W/SD LOT 5 SMITHS 2ND ADD OL MP 0706-302-035.000			
	Directions Turn east off of Baldwin Ave (SR 15) onto SR 18. Then turn onto Western Ave. Property is on the corner of Western & 3rd.			
	Inside City	City Zoning	County Zoning	Zoning Description

Remarks Charming 2-3 Bedroom Home on Corner Lot selling via Online Only Auction on Thursday, December 21, 2023 -- Bidding begins closing out at 6 pm! This home features 2-3 bedrooms with Jack-and-Jill bathroom. There is an inviting open living room and dining room, adorned with original woodwork that exudes warmth and character. The enclosed back porch provides more square footage which leads to the fenced-in backyard - an ideal space for pets to roam freely or for hosting outdoor gatherings. The large attic provides ample room for stowing away belongings, ensuring a clutter-free living environment. Great starter, rental, or downsizing option. Open House: Sunday, December 17th 1-2pm

Agent Remarks Online Auction: Thurs. 12.21.23 6pm Open House: Sun. 12.17.23 1-2pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). A 5% BUYER'S PREMIUM WILL BE ADDED TO THE WINNING INVOICE! RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present

Sec Lot 5	Lot 0.1500 / 6,600 / 50X132	Lot Desc Corner, 0-2.9999
Above Gd Fin SqFt 1,170	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0
Age 99	New Const No	Date Complete
Room Dimensions	Baths Full Hal	Water CITY
RM DIM LV	B-Main 1 0	Well Type
LR x	B-Upper 0 0	Sewer City
DR x	B-Blw 0 0	Fuel / Gas, Forced Air
FR x	Laundry Rm Main	Heating
KT x	Laundry L/W x	Cooling Central Air
BK x	AMENITIES Natural Woodwork, Porch Covered, Porch Enclosed, Porch Open, Main Floor Laundry, Washer Hook-Up	
DN x		Water Soft-Owned No
1B 12 x 12		Water Soft-Rented No
2B 12 x 10		Alarm Sys-Sec No
3B x	Garage / / x /	Alarm Sys-Rent No
4B x	Outbuilding 1 None	Garden Tub No
5B x	Outbuilding 2	Jet Tub No
RR x	Assn Dues Frequency Not Applicable	Pool No
LF x	Other Fees	Pool Type
EX x	Restrictions	

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger & Neal Snyder	Lic # AC31300015	Auction Date 12/21/2023	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$0.00	Exemption	Year Taxes Payable 2023	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 12/6/2023	Start Showing Date	Exp Date 4/30/2024	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 3.0%	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		Sell Team
Co-Sell Office	Co-Sell Agent		

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

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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**

General Information

Parcel Number 27-07-06-302-035.000-002
Local Parcel Number 0706-302-035.000-16

Tax ID: 0161102270

Routing Number 0706-302-035.000

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Grant

Township CENTER TOWNSHIP

District 002 (Local 016)
MARION CITY-CENTER TOWNSHI

School Corp 2865
MARION COMMUNITY

Neighborhood 02207
16 MARION CORP NO. OF RR

Section/Plat 000

Location Address (1)
1140 W 3RD ST
MARION, IN 46952-3667

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, May 06, 2023

Review Group 2022

Ownership

PACE, RUTH E
1140 W 3RD ST
MARION, IN 46952

Legal

16-11-2737 50' W/SD LOT 5
SMITHS 2ND ADD OL



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, 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)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', CI 50' X 132')

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

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Res

Notes

8/12/2021 RE-A: RR22 UPDATED EFF YR. RF
9/6/2017 RE-A: RR18 CHGD EFF YR
1/20/2012 RE-A: RE-A KR/RW 8/30/11 KR

Land Computations

Table with 2 columns: Computation Name, Value

General Information

Occupancy Single-Family
Description SINGLE-FAMILY RES
Story Height 1
Style Farmhouse
Finished Area 1170 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 Frame	140	\$6,400
Porch, Enclosed Frame	90	\$7,200
Patio, Concrete	156	\$900

Plumbing

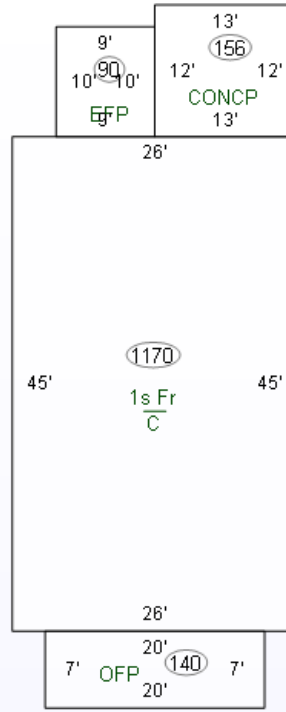
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	
Family Rooms	
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1170	1170	\$88,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1170	0	\$6,300	
Slab					

Total Base \$94,900
Adjustments 1 Row Type Adj. x 1.00 \$94,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1170 \$3,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$98,100

Sub-Total, 1 Units

Exterior Features (+)	\$14,500	\$112,600
Garages (+) 0 sqft	\$0	\$112,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.88	
Replacement Cost		\$84,225

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	Wood Frame	D+1	1924	1955	68 A		0.88		1,170 sqft	\$84,225	47%	\$44,640	0%	100%	0.870 1.0000	\$38,800

...Generation after Generation



Metzger
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