

*Expanding your Horizon...*



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**PROVIDING PROFESSIONAL AUCTION,  
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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND  
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-  
ALS EVERY YEAR... MAKING US BIG ENOUGH TO  
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**260-982-0238**

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

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Farm & Recreational Land

# AUCTION

## APRIL 11 6:30 PM

14339 N. 400 E., Macy, IN

# 84.79 Ac.



Offered in  
6 Tracts

# CROPLAND WOODS • POND COUNTRY HOME POLE BARN



Open House:  
April 3 from 5:30-6 PM

## Country Home & Pole Barn

Tract #1 features a newer Mobile Home and  
a newer 40'x60' pole barn all on 5 Acres!

Auction Location: 815 E. Rural St., Akron, IN



## Metzger

Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes  
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome  
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry  
Tiffany Reimer • Dodie Hart • John Bumau • Austin Metzger  
Neil Snyder • Justin Nicodemus

## 260-982-0238



More Info Online @ [MetzgerAuction.com](http://MetzgerAuction.com)

# REAL ESTATE AUCTION TERMS

***84.79+/- Acres of Cropland, Woods, Pond, & Country Home with Pole Barn in 6 Tracts!***

This property will be offered at Auction on Thursday, April 11, 2024 at 6:30 pm. Bid Live In-Person or Online! 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. Buyer(s) agrees 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) agrees 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 May 31, 2024. Possession will be at closing. Seller pays '23 due in '24 taxes & buyer(s) pays '24 due in '25 and all taxes thereafter. Real estate taxes for the entirety in 22' due in 23' were \$2,435.04. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made on 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 if their client attends & any showings your client attends to receive compensation. The Client Registration form is in the documents section of the MLS.

***Auction: Thursday, April 11, 2024, at 6:30 pm***  
***Bid Live In-Person or Online!***

**Auction Location: Akron Community Center - 815 Rural St, Akron, IN 46910**  
**Property Location: 14339 N. 400 E., Macy, IN 46951**  
**Perry Township • Miami County**

***[www.BidMetzger.com](http://www.BidMetzger.com)***



**Tract 1**  
5 Acres

**Tract 2**  
5 Acres

**Tract 3**  
18 Acres

**Tract 4**  
35 Acres

**Tract 5**  
12 Acres  
(Swing Tract)

**Tract 6**  
10 Acres  
(Swing Tract)



# Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type RESIDENTIAL Status Active CDO 0 DOM 0 Auction Yes

MLS # 202408206 14339 N 400 E Macy IN 46951 LP \$0



Area Miami County Parcel ID 52-03-08-300-004.000-014 Type Manuf. Home/Mobile Waterfront No  
 Sub None Cross Street Bedrms 2 F Baths 1 H Baths 0  
 Township Perry Style One Story REO No Short Sale No  
 School District NMICS Elem North Miami JrH North Miami SrH North Miami

Legal Description 014-36812-02 PT NW1/4 SW1/4 8-29-5 10.00 ACRES DA 559/724/725 27 368 01202  
 Directions Northeast of Gilead. Turn east off of Hwy 19 onto 1400 N, then north on 400 E. Property on east side.

Inside City N City Zoning County Zoning A1 Zoning Description

**Remarks** 84+/- Acres of Cropland, Woods, & Home offered in 6 Tracts going to Auction on Thursday, April 11, 2024 at 6:30 pm! Tract 1: Newer Mobile Home & Pole Barn on 5+/- Acres! The home features 2 bedrooms & 1 bath with large front porch for enjoying the peaceful country views. The property also features a newer 40x60 pole barn, offering ample space for storage, hobbies, or potential workshop use. Whether you're seeking a peaceful retreat or a base for outdoor activities, this property provides the ideal canvas for creating your dream lifestyle in a serene country setting. Bid Live In-Person or Online! Bid on each tract individually, in combination, or for the entirety! Open House: Wednesday, April 3rd 5:30-6pm

**Agent Remarks** Auction: Thurs. 4.11.24 6:30pm Open House: Wed. 4.3.24 5:30-6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept

Sec	Lot	Lot	5.0000	/	217,800	/	655x340	Lot Desc	3-5.9999					
	Above Gd Fin	SqFt 814	Above Gd Unfin	SqFt 0	Below Gd Fin	SqFt 0		Ttl Below Gd	SqFt 0	Ttl Fin	SqFt 814	Year Built	2005	
	Age 19	New Const	No	Date Complete	Ext	Vinyl		Bsmnt	Crawl			#	5	
	<u>Room Dimensions</u>		Baths	Full	Hal	Water	WELL	<u>Basement Material</u>						
	RM DIM	LV	B-Main	1	0	Well Type	Private	Dryer Hookup	Gas	No	Fireplace	No		
LR	x		B-Upper	0	0	Sewer	Septic	Dryer Hookup	Elec	No	Guest Qtrs	No		
DR	x		B-Blw	0	0	Fuel /	Propane, Forced Air	Dryer Hookup	G/E	No	Split Firpln	No		
FR	x		Laundry Rm	Main		Heating		Disposal		No	Ceiling Fan	No		
KT	x		Laundry L/W	x		Cooling	Central Air	Water Soft-Owned		No	Skylight	No		
BK	x							Water Soft-Rented		No	ADA Features	No		
DN	x							Alarm Sys-Sec		No	Fence			
1B	12 x 12							Alarm Sys-Rent		No	Golf Course	No		
2B	12 x 10							Garden Tub		No	Nr Wlkg Trails	No		
3B	x		Garage	/	/	x	/	Jet Tub		No	Garage Y/N	No		
4B	x		Outbuilding 1	Pole/Post Building	40 x 60			Pool		No	Off Street Pk			
5B	x		Outbuilding 2	Pole/Post Building	24 x 12 288			Pool Type						
RR	x		Assn Dues			Frequency	Not Applicable							
LF	x		Other Fees											
EX	x		Restrictions											

**Water Access** Wtr Name Water Frontage Channel  
**Water Features** Water Type Lake Type  
**Auctioneer Name** Chad Metzger Lic # AC31300015 **Auction Date** 4/11/2024 **Time** 6:30 **Location** Akron Community Center 815  
**Financing: Existing** Proposed **Excluded Party** None  
**Annual Taxes** \$1,130.76 **Exemption** Homestead, Mortgage, **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** 3/13/2024 **Start Showing Date** **Exp Date** 6/30/2024 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No

**Contract Type** Exclusive Right to Sell **Buyer Broker Comp.** 1.5% **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**

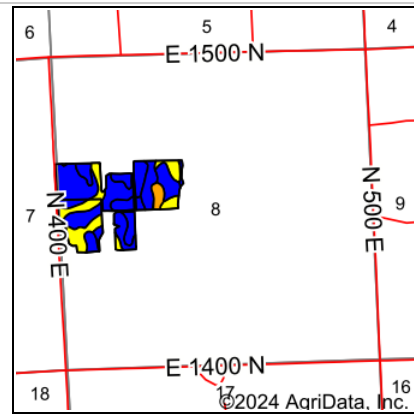
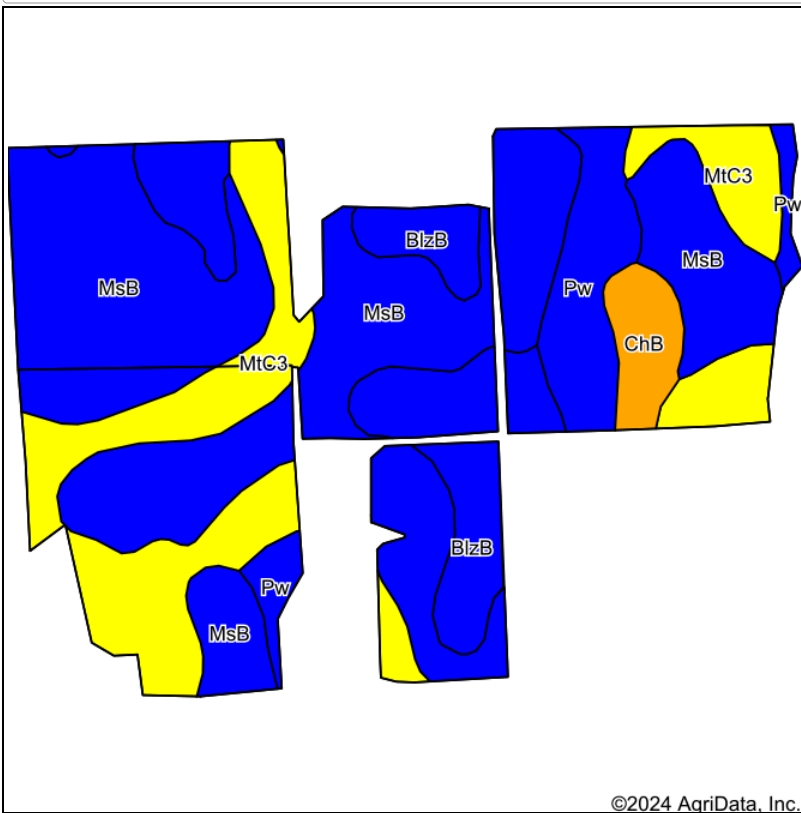
**Sell Office** **Sell Agent** **Sell Team**

**Co-Sell Office** **Co-Sell Agent**

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

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). © 2024 IRMLS. All Rights Reserved.

# Soils Map



State: **Indiana**  
 County: **Miami**  
 Location: **8-29N-5E**  
 Township: **Perry**  
 Acres: **50.78**  
 Date: **3/5/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IN103, Soil Area Version: 27

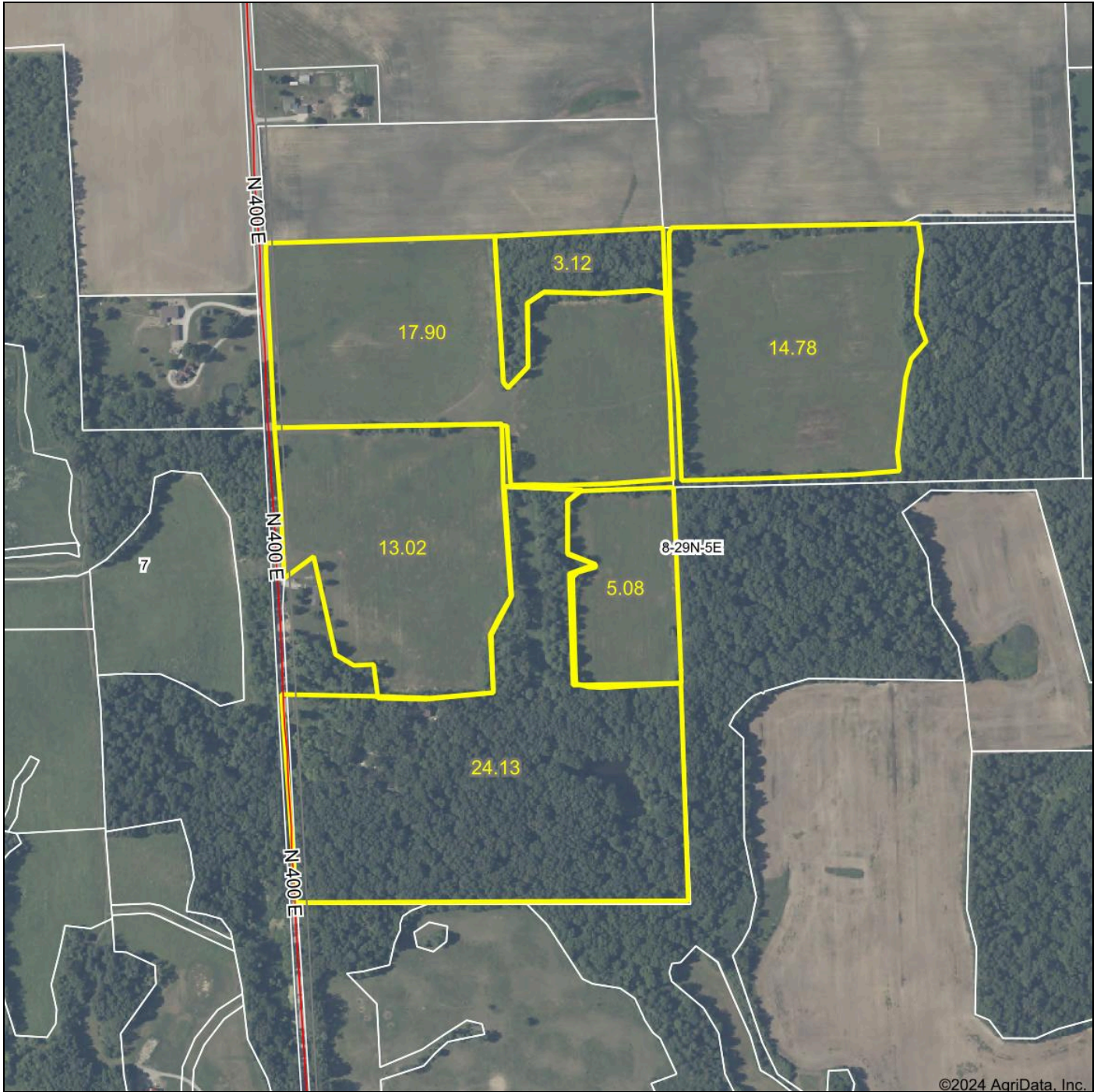
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
MsB	Glynwood silt loam, 2 to 6 percent slopes	26.39	52.0%		Ile	133	46	54
Mtc3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	11.17	22.0%		IVe	105	37	34
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	5.92	11.7%		IIw	157	47	66
BlzB	Blount loam, interlobate moraines, 0 to 2 percent slopes	5.62	11.1%		IIw	142	52	58
ChB	Chelsea fine sand, 2 to 9 percent slopes	1.68	3.3%		IIIs	90	32	26
<b>Weighted Average</b>					<b>2.47</b>	<b>129.2</b>	<b>44.3</b>	<b>*n 50.5</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

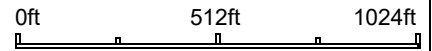
# Aerial Map



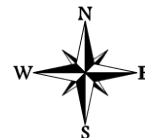
©2024 AgriData, Inc.

 **Metzger** Auctioneers & Appraisers  
Property Services, LLC

Boundary Center: 40° 58' 40.92, -85° 59' 59.92



**8-29N-5E**  
**Miami County**  
**Indiana**



3/5/2024

Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.



***This is a Live, In-Person Auction!***  
***However, if you prefer, you are welcome to bid online.***  
***Below are the instructions for online bidding***

## **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](mailto:info@metzgerauction.com)**

52-03-08-300-004.000-014

Lewis, Richard C & Sherry L

14339 N 400 E

542, Mobile or Manufactured Home - Un

Perry Twp/14801-014

1/2

General Information

Parcel Number  
52-03-08-300-004.000-014

Local Parcel Number  
0143681202

Tax ID:

Routing Number  
03-08-014-012

Property Class 542  
Mobile or Manufactured Home - Un

Year: 2023

Location Information

County  
Miami

Township  
PERRY TOWNSHIP

District 014 (Local 014 )  
PERRY TOWNSHIP

School Corp 5620  
NORTH MIAMI CONSOLIDATED

Neighborhood 14801-014  
Perry Twp

Section/Plat  
8

Location Address (1)  
14339 N 400 E  
MACY, IN 46951

Zoning

Subdivision

Lot

Market Model  
91 - Perry Single Wide 1 - 10

Characteristics

Topography Flood Hazard  
Rolling

Public Utilities ERA  
Gas, Electricity

Streets or Roads TIF  
Unpaved

Neighborhood Life Cycle Stage  
Other

Printed Friday, April 14, 2023  
Review Group 2021

Ownership

Lewis, Richard C & Sherry L  
14339 N 400 E  
MACY, IN 46951

Legal

014-36812-02 PT NW1/4 SW1/4 8-29-5 10.00  
ACRES DA 559/725 27 368 01202



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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	Reassessment	AA	AA
02/28/2023	As Of Date	04/11/2023	04/06/2022	04/05/2021	01/01/2020	04/10/2019
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$42,300</b>	<b>Land</b>	<b>\$42,300</b>	<b>\$42,300</b>	<b>\$42,300</b>	<b>\$42,300</b>	<b>\$42,300</b>
\$18,000	Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$24,300	Land Non Res (3)	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300
<b>\$63,800</b>	<b>Improvement</b>	<b>\$63,800</b>	<b>\$64,200</b>	<b>\$57,800</b>	<b>\$58,100</b>	<b>\$32,900</b>
\$21,300	Imp Res (1)	\$21,300	\$21,600	\$20,300	\$20,500	\$20,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$42,500	Imp Non Res (3)	\$42,500	\$42,600	\$37,500	\$37,600	\$12,100
<b>\$106,100</b>	<b>Total</b>	<b>\$106,100</b>	<b>\$106,500</b>	<b>\$100,100</b>	<b>\$100,400</b>	<b>\$75,200</b>
\$39,300	Total Res (1)	\$39,300	\$39,600	\$38,300	\$38,500	\$38,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$66,800	Total Non Res (3)	\$66,800	\$66,900	\$61,800	\$61,900	\$36,400

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
91	A		0	1.0000	1.00	\$18,000	\$18,000	\$18,000	0%	100%	1.0000	\$18,000
91	A	PW	0	9.0000	1.00	\$2,700	\$2,700	\$24,300	0%	0%	1.0000	\$24,300

Land Computations

Calculated Acreage	10.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	10.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	9.00
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	\$18,000
91/92 Value	\$24,300
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$0
CAP 3 Value	\$24,300
<b>Total Value</b>	<b>\$42,300</b>

Data Source External Only Collector

Appraiser 06/12/2020 Brian

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 91 Single Wide 1-10  
**Finished Area** 814 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	132	\$5,800
Patio, Concrete	238	\$1,400
Patio, Concrete	213	\$1,300

**Plumbing**

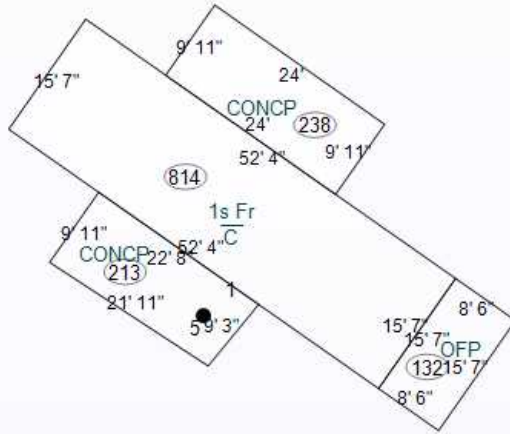
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	0
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	0

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	814	814	\$69,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	814	0	\$5,400	
Slab				

**Total Base** \$75,100

**Adjustments** 1 Row Type Adj. x 1.00 \$75,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:814 \$3,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$79,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,500	\$87,500
Garages (+) 0 sqft	\$0	\$87,500
Quality and Design Factor (Grade)		0.50
Location Multiplier		0.88

**Replacement Cost** \$38,500

**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	E+1	2005	2005	18 A		0.88		814 sqft	\$38,500	21%	\$30,420	0%	100%	1.000	0.7000	\$21,300
2: Barn, Pole (T3)	0%	1	T3AW	C	2019	2019	4 A	\$16.13	0.88		40' x 60' x 14'	\$34,066	10%	\$30,660	0%	100%	1.000	1.0000	\$30,700
3: Barn, Pole (T3) R 01	0%	1	T3AW	C	2013	2013	10 A	\$27.80	0.88		24' x 12' x 14'	\$10,214	20%	\$8,170	0%	100%	1.000	1.0000	\$8,200
4: Porch (free standing)	0%	1		C	2013	2013	10 A		0.88		66 sqft	\$3,608	9%	\$3,280	0%	100%	1.000	1.0000	\$3,300
5: Utility Shed	0%	1		E	2014	2014	9 A	\$23.66	0.88	\$8.33	9'x11'	\$825	30%	\$580	40%	100%	1.000	1.0000	\$300

*...Generation after Generation*



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