

*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!**



**Metzger**  
*Property Services, LLC*

**Farm Sales • Real Estate • Auctions • Appraisals**

**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

# REAL ESTATE AUCTION TERMS

## *Secluded Country Home on 7+/- Acres!*

This property will be offered at Auction on Saturday, May 11, 2024 at 10 am. 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 \$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. 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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before June 14, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$943.81. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Auction: Saturday, May 11, 2024 at 10 am**

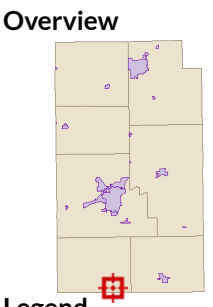
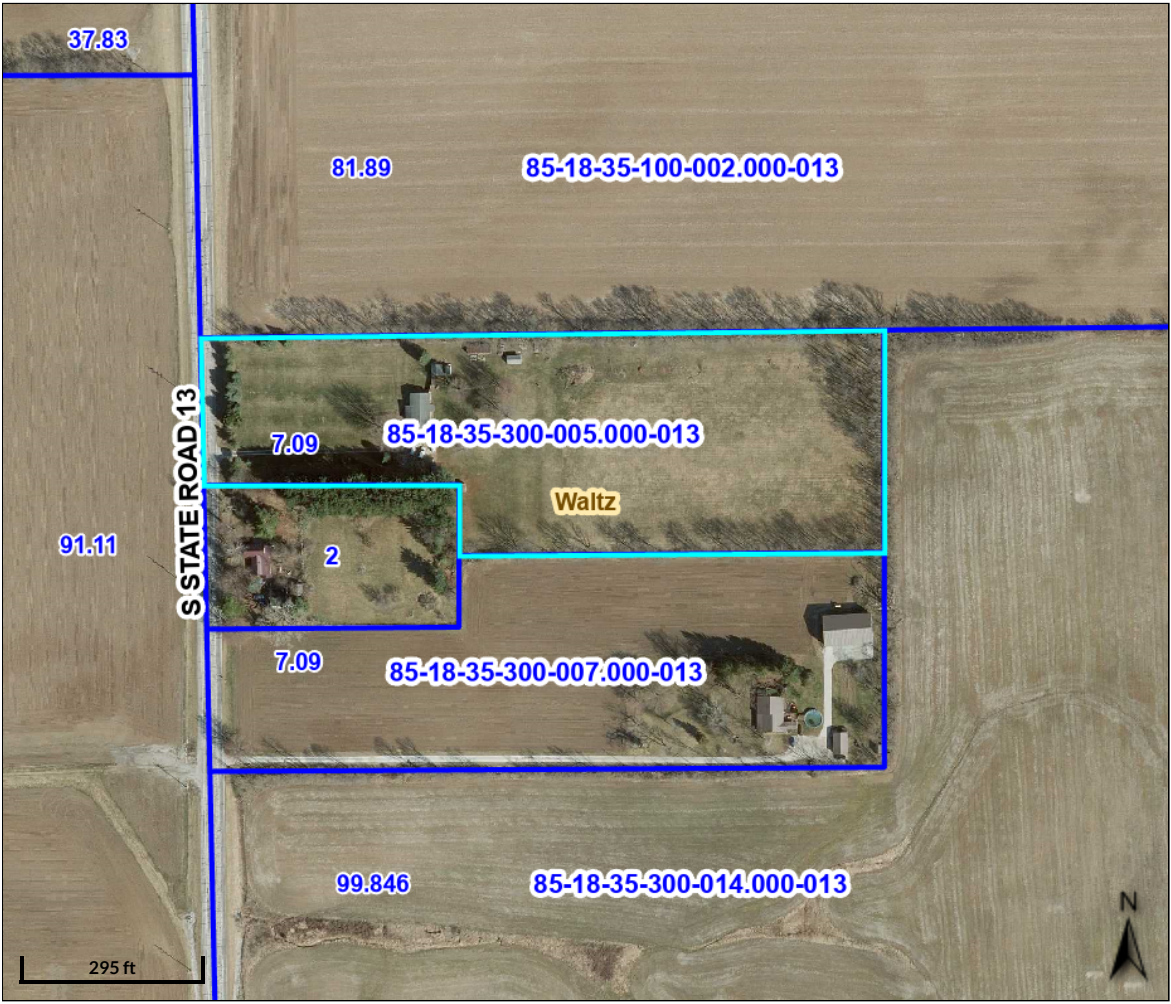
***Bid Live In-Person or Online!***

**11619 S State Rd 13, LaFontaine, IN 46940**

**Waltz Township • Wabash County**

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






- Legend**
- Parcels
  - Tax Sale Parcels 2022
  - Road Centerlines

<b>Parcel ID</b> 85-18-35-300-005.000-013	<b>Alternate ID</b> 8518353000	<b>Owner Address</b> DEVINE LARRY E & SUZANNE
<b>Sec/Twp/Rng</b> 35-26-06	<b>Class</b> Res-1-Family 0 - 9.99 acres	6461 CHESTNUT HILL ROAD
<b>Property Address</b> 11619 S STATE ROAD 13	<b>Acreage</b> 7.09	FLOWERY BRANCH, GA 30542
LA FONTAINE		
<b>District</b> WALTZ TWP		
<b>Brief Tax Description</b> PT NW1/4 SW1/4 35-26-6 7.09A DITCH 640		
(Note: Not to be used on legal documents)		

Date created: 3/22/2024  
 Last Data Uploaded: 3/22/2024 4:23:02 AM

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202412976	<b>11619 S State Road 13</b>	<b>LaFontaine</b>	<b>IN 46940</b>	<b>LP \$0</b>
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-18-35-300-005.000-013	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2
	<b>Township</b> Waltz	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> WAC	<b>Elem</b> Southwood	<b>JrH</b> Southwood	<b>SrH</b> Southwood
	<b>Legal Description</b> PT NW1/4 SW1/4 35-26-6 7.09A DITCH 640			
	<b>Directions</b> Just south of Somerset on the east side of SR 13.			

**Remarks** Country Home on 7+/- Acres going to Auction on Saturday, May 11, 2024 at 10 am! Situated back off the road, this tree-lined property boasts a ranch home nestled on 7+/- acres. The home features an eat-in kitchen, master bedroom with ensuite, two additional bedrooms & another full bathroom. A dedicated laundry/mudroom area provides convenience and functionality directly off of the garage. A 2-car attached garage provides ample space for vehicles, workshop and storage. Surrounded by the natural beauty of the countryside, this property presents a rare opportunity to experience the peaceful serenity and wide-open spaces that country living affords. Whether you're seeking a place to cultivate a hobby farm, build your dream homestead, or simply enjoy the peace and quiet of rural life, this property offers endless potential for creating the country retreat you've always dreamed of! Open House: Sunday, May 5, 1-2 pm.

**Agent Remarks** Estate Auction: Sat. 5.11.24 10 am Open House: Sun. 5.5.24 1-2 pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). 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.

Sec	Lot	Lot	7.0900	/	308,840	/	1060x335	Lot Desc	6-9.999				
<b>Above Gd Fin SqFt</b>	1,344	<b>Above Gd Unfin SqFt</b>	0		<b>Below Gd Fin SqFt</b>	0		<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,344	<b>Year Built</b>	1977
<b>Age</b>	47	<b>New Const</b>	No		<b>Date Complete</b>		<b>Ext</b>	Wood		<b>Bsmnt</b>	Crawl	<b>#</b>	7
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	WELL		<b>Basement Material</b>	Block				
	<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	2	0	<b>Well Type</b>	Private	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No		
<b>LR</b>	17 x 12		<b>B-Upper</b>	0	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No		
<b>DR</b>	x		<b>B-Blw</b>	0	0	<b>Fuel /</b>	Electric	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No		
<b>FR</b>	x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Disposal</b>	No	<b>Ceiling Fan</b>	No		
<b>KT</b>	14 x 12		<b>Laundry L/W</b>	8 x 8		<b>Cooling</b>	Window	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No		
<b>BK</b>	x		<b>AMENITIES</b> 1st Bdrm En Suite, Dryer Hook Up Electric, Eat				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No			
<b>DN</b>	x		-In Kitchen, Garage Door Opener, Porch Covered, Porch				<b>Alarm Sys-Sec</b>	No	<b>Fence</b>				
<b>1B</b>	12 x 12		Open, Range/Oven Hook Up Elec, Stand Up Shower, Tub				<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No			
<b>2B</b>	12 x 10						<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No			
<b>3B</b>	12 x 10		<b>Garage</b>	2.0	/ Attached	/ 22 x 28	/ 616.00	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes		
<b>4B</b>	x		<b>Outbuilding 1</b>	Outbuilding		12 x 20		<b>Pool</b>	No	<b>Off Street Pk</b>	Yes		
<b>5B</b>	x		<b>Outbuilding 2</b>	Outbuilding		20 x 12	240	<b>Pool Type</b>					
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>SALE INCLUDES</b>	No Appliances Included				
<b>LF</b>	x		<b>Other Fees</b>										
<b>EX</b>	x		<b>Restrictions</b>										

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Tiffany Reimer	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	5/11/2024	<b>Time</b>	10 am
<b>Financing:</b>	<b>Existing</b>	<b>Proposed</b>		<b>Location</b>	at the property or online		
<b>Annual Taxes</b>	\$943.81	<b>Exemption</b>	Homestead, Supplemental	<b>Year Taxes Payable</b>	2024	<b>Assessed Value</b>	
<b>Possession</b>	at closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Tiffany Reimer - Cell: 260-571-7910		
<b>Agent E-mail</b>	tiff@metzgerauction.com			<b>List Agent - User Code</b>	UP388053396	<b>List Team</b>	
<b>Co-List Office</b>				<b>Co-List Agent</b>			
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	4/18/2024	<b>Start Showing Date</b>		<b>Exp Date</b>	9/30/2024	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	2.0%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	back door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>				<b>Conc Paid By</b>	
<b>Sell Office</b>		<b>Sell Agent</b>				<b>Sell Team</b>	
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>					

**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.

**260-982-0238**

CHAD METZGER, CAL. CAGA

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

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

[WWW.METZGERAUCTION.COM](http://WWW.METZGERAUCTION.COM)

**Average Utilities**

	<b>Company</b>	<b>Average Amount</b>
Gas	N/A	\$
Electric	Duke	\$ ≈ 175 / month
Water	Well	\$
Other		\$
HOA		\$

***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)**

General Information

Parcel Number 85-18-35-300-005.000-013
Local Parcel Number 0100017800

Tax ID:

Routing Number 47.6

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County Wabash
Township WALTZ TOWNSHIP
District 013 (Local 013)
School Corp 8050
Neighborhood 8513510-013
Section/Plat 35
Location Address (1)
11619 S STATE ROAD 13
LA FONTAINE, IN 46940

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level
Public Utilities Electricity
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

Ownership

DEVINE LARRY E & SUZANNE
PO BOX 111
SOMERSET, IN 46984

Legal

PT NW1/4 SW1/4 35-26-6 7.09A DITCH 640



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

Table with columns for Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

Land Data (Standard Depth: Res 150', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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

Transfer of Ownership

Date 01/01/1900 Owner DEVINE LARRY E & S Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/4/2020 RP: Reassessment Packet 2021
1/8/2016 NC: 2017 PERMIT FOR PORTABLE BLDG 2017 ADDED SHED

Land Computations

Table listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.



**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1344 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

**Plumbing**

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

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

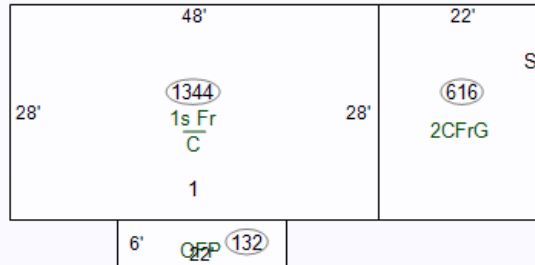
**Heat Type**

Central Warm Air

3  
SHED

4

2



**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1344	1344	\$96,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1344	0	\$6,800	
Slab					

**Total Base** \$103,000  
**Adjustments 1 Row Type Adj. x 1.00** \$103,000

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

**Sub-Total, One Unit** \$105,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,800	\$111,200
Garages (+) 616 sqft	\$18,600	\$129,800
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.88

**Replacement Cost** \$102,802

**Specialty Plumbing**

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

**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	D+2	1977	1977	46	A		0.88		1,344 sqft	\$102,802	40%	\$61,680	0%	100%	1.520	1.0000	\$93,800
2: Utility Shed	0%	1		D	1971	1971	52	F	\$20.44	0.88	\$14.39	12'x16'	\$2,763	70%	\$830	50%	100%	1.000	1.0000	\$400
3: Utility Shed	0%	1		C	1900	1900	123	F	\$17.18	0.88	\$15.12	468 sqft	\$7,075	70%	\$2,120	50%	100%	1.000	1.0000	\$1,100
4: Utility Shed 02	0%	1		D	2016	2016	7	A	\$19.35	0.88	\$13.62	12'x20'	\$3,269	25%	\$2,450	50%	100%	1.000	1.0000	\$1,200

*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**