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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Ranch Home near College Campus!

This property will be offered via an Online Only Auction on Wednesday, September 4, 2024 -- Bidding begins closing out at 6:30 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost 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 buyer is responsible for all costs associated with the financing process. 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 24 hours 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 4, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$1575.62. Metzger Property Services LLC, Chad Metzger & 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 any showings your client attends. The Client Registration form is available upon request.

Online Auction: Wednesday, September 4, 2024

Bidding begins closing out at 6:30 pm!

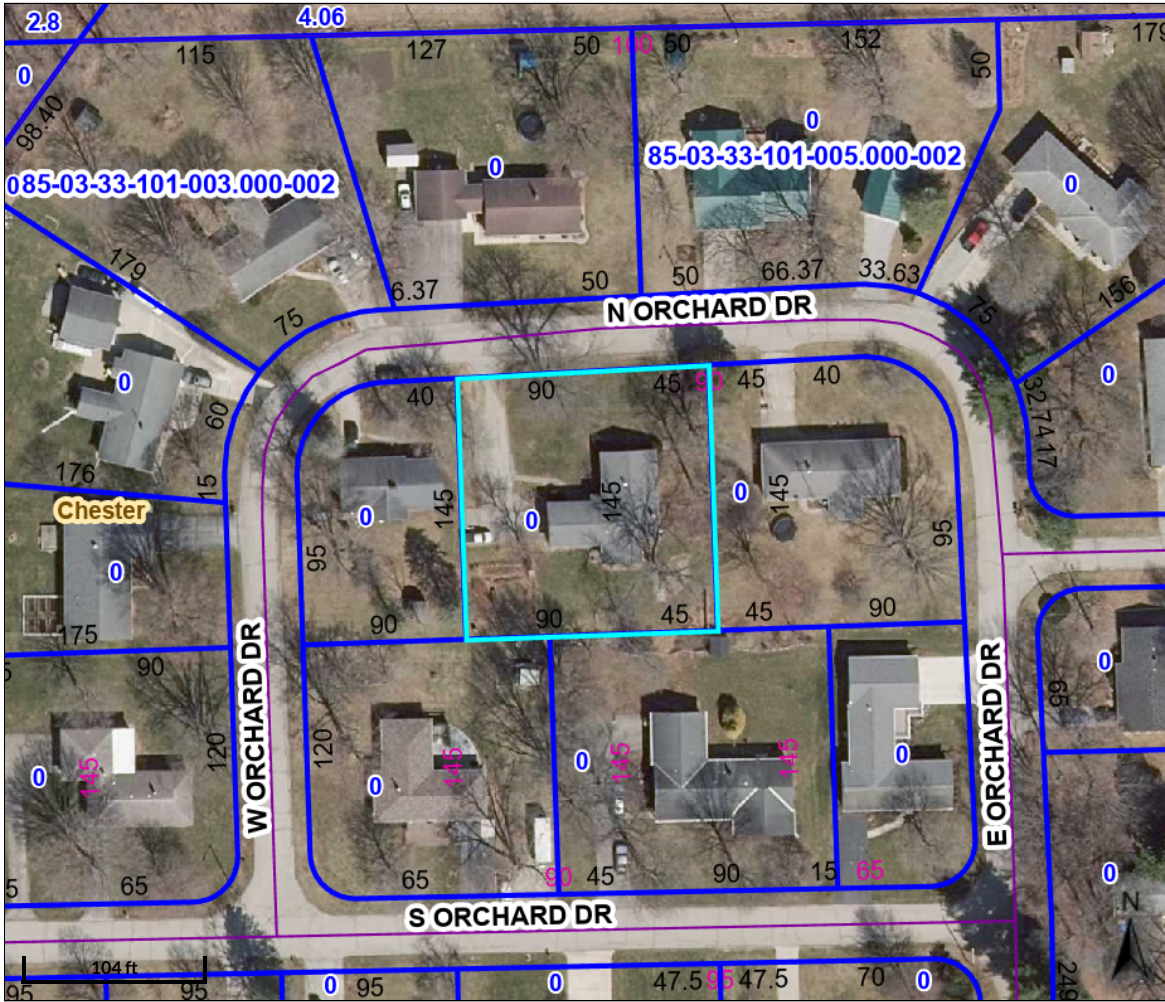
905 N. Orchard St., North Manchester, IN 46962

Chester Township • Wabash County

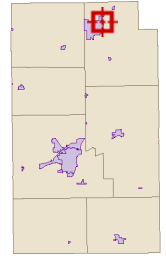
Auction Manager: Tim Pitts 317.714.0432

www.BidMetzger.com








Overview




Legend

-  Parcels
-  Tax Sale Parcels 2022
-  Road Centerlines

Parcel ID	85-03-33-101-014.000-002	Alternate ID	n/a	Owner Address	GROOMBRIDGE GRAHAM F & LANA L
Sec/Twp/Rng	33-30-07	Class	One Family Dwelling Platted		905 N ORCHARD
Property Address	905 N ORCHARD DR	Acreage	n/a		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
District	N MANCHESTER				
Brief Tax Description	HOSTETLERS LOT 23 & W1/2 LOT 24				
	(Note: Not to be used on legal documents)				

Date created: 8/9/2024
 Last Data Uploaded: 8/9/2024 6:08:35 AM

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202431056	905 N Orchard Drive	North Manchester	IN 46962	LP \$171,500
	Area Wabash County	Parcel ID 85-03-33-101-014.000-002	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township Chester	Style One Story	REO No	H Baths 0
	School District MCS	Elem Manchester	JrH Manchester	SrH Manchester
Legal Description HOSTETLERS LOT 23 & W1/2 LOT 24				
Directions From SR 13, head south on East St. Turn east on S. Orchard Dr, then north on W. Orchard Dr - continue onto N. Orchard Dr.				
Inside City	Y	City Zoning OTH	County Zoning	Zoning Description RSF

Remarks Ranch Home with 2-Car Garage near College Campus selling via Online Only Auction on Wednesday, September 4, 2024 -- Bidding begins closing out at 6:30 pm! This 3-bedroom, 2-bath ranch has a spacious living room featuring a lovely brick fireplace and built-in bookshelves. The open kitchen and dining area are perfect for gathering with family and friends, while patio doors lead to an enclosed porch which opens to a large backyard. The master suite has an ensuite bathroom for added privacy and convenience. The partially finished basement offers a recreational room along with versatile spaces that can be tailored to your needs, whether for hobbies, a home office, or additional storage. Newer HVAC system and recent tilework around the foundation. Located close to the university, this property is ideally situated for easy access to local amenities and attractions. Open House: Wednesday, August 28th 5:30-6pm

Agent Remarks Online Auction: Wed. 9.4.24 6:30 pm Open House: Wed. 8.28.24 5:30-6pm List Price is based on County Assessment, Auction Estimate is \$160-225k Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec Lot 2324	Lot 0.4500	/ 19,575		/ 135X145		Lot Desc 0-2.9999			
Above Gd Fin SqFt 1,390	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 1,390	Ttl Below Gd SqFt 1,390	Ttl Fin SqFt 2,780	Year Built 1965				
Age 59	New Const No	Date Complete	Ext Vinyl	Bsmnt Full Basement, Unfinished	# 6				
Room Dimensions		Baths	Full	Hal	Water CITY	Basement Material Block			
RM DIM	LV	B-Main 2	0		Well Type	Dryer Hookup Gas No	Fireplace Yes		
LR 19 x 14		B-Upper 0	0		Sewer City	Dryer Hookup Elec No	Guest Qtrs No		
DR x		B-Blw 0	0		Fuel / Gas, Baseboard,	Dryer Hookup G/E Yes	Split FlrPln No		
FR x		Laundry Rm Baseme			Heating	Disposal Yes	Ceiling Fan No		
KT 19 x 14		Laundry L/W 29 x 11			Cooling Central Air	Water Soft-Owned No	Skylight No		
BK x		AMENITIES 1st Bdrm En Suite, Breakfast Bar, Built-In Bookcase, Cable Available, Cable Ready, Closet(s) Walk-in, Countertops-Laminate, Disposal, Dryer Hook Up Gas/Elec,				Water Soft-Rented No	ADA Features No		
DN x						Alarm Sys-Sec No	Fence		
1B 13 x 11						Alarm Sys-Rent No	Golf Course No		
2B 14 x 11						Garden Tub No	Nr Wlkg Trails Yes		
3B 12 x 11		Garage 2.0	/ Attached	/ 24 x 21	/ 504.00	Jet Tub No	Garage Y/N Yes		
4B x		Outbuilding 1 None			x	Pool No	Off Street Pk		
5B x		Outbuilding 2			x	Pool Type			
RR 46 x 13	B	Assn Dues		Frequency Not Applicable		SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Oven-Electric, Sump Pump, Sump Pump+Battery Backup, Water Heater Electric			
LF x		Other Fees				FIREPLACE Living/Great Rm, Wood Burning, One, Fireplace Insert			
EX x		Restrictions							

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger & Tim Pitts	Lic # AC31300015	Auction Date 9/4/2024	Time 6:30
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,575.62	Exemption Homestead, Supplemental	Year Taxes Payable 2024	Assessed Value
Possession at closing			
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Timothy Pitts - Cell: 317-714-0432		
Agent E-mail tpitts5467@hotmail.com	List Agent - User Code UP388055047	List Team	
Co-List Office Metzger Property Services, LLC	Co-List Agent Chad Metzger - Cell: 260-982-9050		
Showing Instr Showingtime or Open House			
List Date 8/15/2024	Start Showing Date	Exp Date 12/31/2024	Owner/Seller a Real Estate Licensee No
Seller Concessions Offer Y/N	Seller Concession Amount \$		
Contract Type Exclusive Right to Sell	Special List Cond. None		
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location back 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 Office	Co-Sell Agent		
Presented Jen Rice - Cell: 260-982-0238	/	Sell Team Metzger Property Services, LLC - Off: 260-982-0238	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 905 N. Orchard Drive, N. Manchester, IN 46962

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher	X			
Disposal			X	
Freezer			X	
Gas Grill	X			
Hood			X	
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish				X
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks			X	
Intercom	X			
Light Fixtures <i>in bath??</i>			X	
Sauna	X			
Smoke / Fire Alarm(s)	X			
Switches and Outlets			X	
Vent Fan(s)	X		X	
60 / 100 200 Amp Service (Circle one)				
Generator				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump			X	
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well	X			
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?	X		
Are the structures connected to a public sewer system?	X		
Are there any additions that may require improvements to the sewage disposal system?			X
If yes, have the improvements been completed on the sewage disposal system?			NA
Are the improvements connected to a private/community water system?			NA
Are the improvements connected to a private/community sewer system?			NA

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				X
Central Air Conditioning			X	
Hot Water Heat			X	
Furnace Heat / Gas	X			
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace			X	
Fireplace Insert			X	
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Graham J. Groombridge</i>	Date (mm/dd/yy) <i>8-7-2024</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

Property address (number and street, city, state, and ZIP code)

905 N. Orchard St., N. Manchester, NH 40962

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>2014</u> Years.	X		
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X	X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/flue all in working order?		X	
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

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The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

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 85-03-33-101-014.000-002
Local Parcel Number 0110121400

Tax ID:

Routing Number 4A.27

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 002 (Local 002) NORTH MANCHESTER TOWN
School Corp 8045 MANCHESTER COMMUNITY
Neighborhood 8502514-002 HOSTETLERS RESIDENTIAL
Section/Plat 33
Location Address (1) 905 N ORCHARD Dr NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 10, 2024

Review Group 2023

Ownership

GROOMBRIDGE GRAHAM F & LANA
905 N ORCHARD
NORTH MANCHESTER, IN 46962

Legal

HOSTETLERS LOT 23 & W1/2 LOT 24



Transfer of Ownership

Date 01/01/1900 Owner GROOMBRIDGE GRA
Doc ID Code Book/Page Adj Sale Price V/I
WD /

Res

Valuation Records

Table with columns for Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

Land Data (Standard Depth: Res 175', CI 150' Base Lot: Res 95' X 150', CI 95' X 150')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Notes

8/15/2022 RP: Reassessment Packet 2023

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1390 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, Enclosed Frame	300	\$13,500
Porch, Open Frame	40	\$3,400

Plumbing

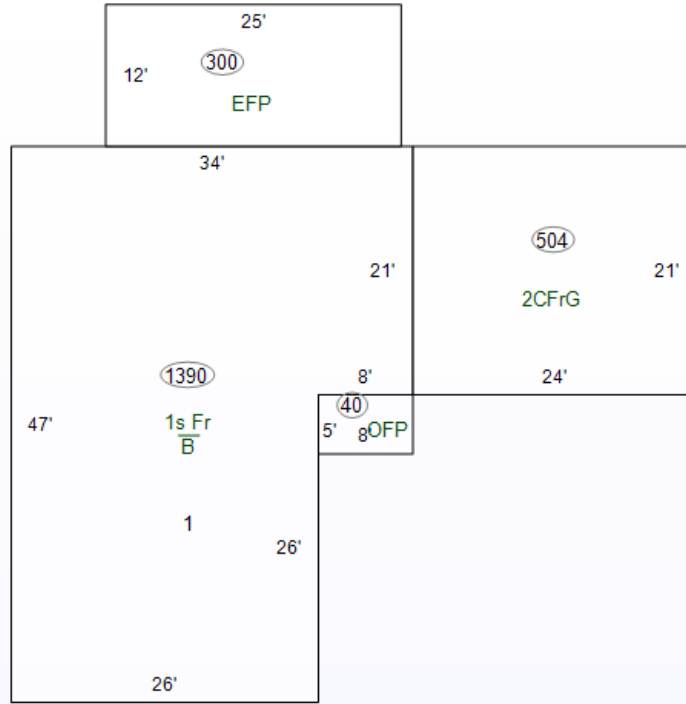
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1390	1390	\$97,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1390	0	\$32,800	
Crawl				
Slab				

Total Base \$130,700

Adjustments 1 Row Type Adj. x 1.00 \$130,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1390	\$3,500
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$141,300

Sub-Total, 1 Units

Exterior Features (+)	\$16,900	\$158,200
Garages (+) 504 sqft	\$15,200	\$173,400
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.87

Replacement Cost \$158,401

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	C+1	1965	1979	45	A			0.87		2,780 sqft	\$158,401	30%	\$110,880	0%	100%	1.350	1.000	100.00	0.00	0.00	\$149,700

...Generation after Generation



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