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260-982-0238

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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

1.8+/- Acre Building Site with 1 Bedroom Home & Pole Barn!

This property will be offered via an Online Only Auction on Tuesday, October 8, 2024 -- 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 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 Personal Representative's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 25, 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 \$566.68. 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: Tuesday, October 8, 2024

Bidding begins closing out at 6 pm!

1329 W. Old Slocum Trail, LaFontaine, IN 46940

Waltz Township • Wabash County

www.BidMetzger.com

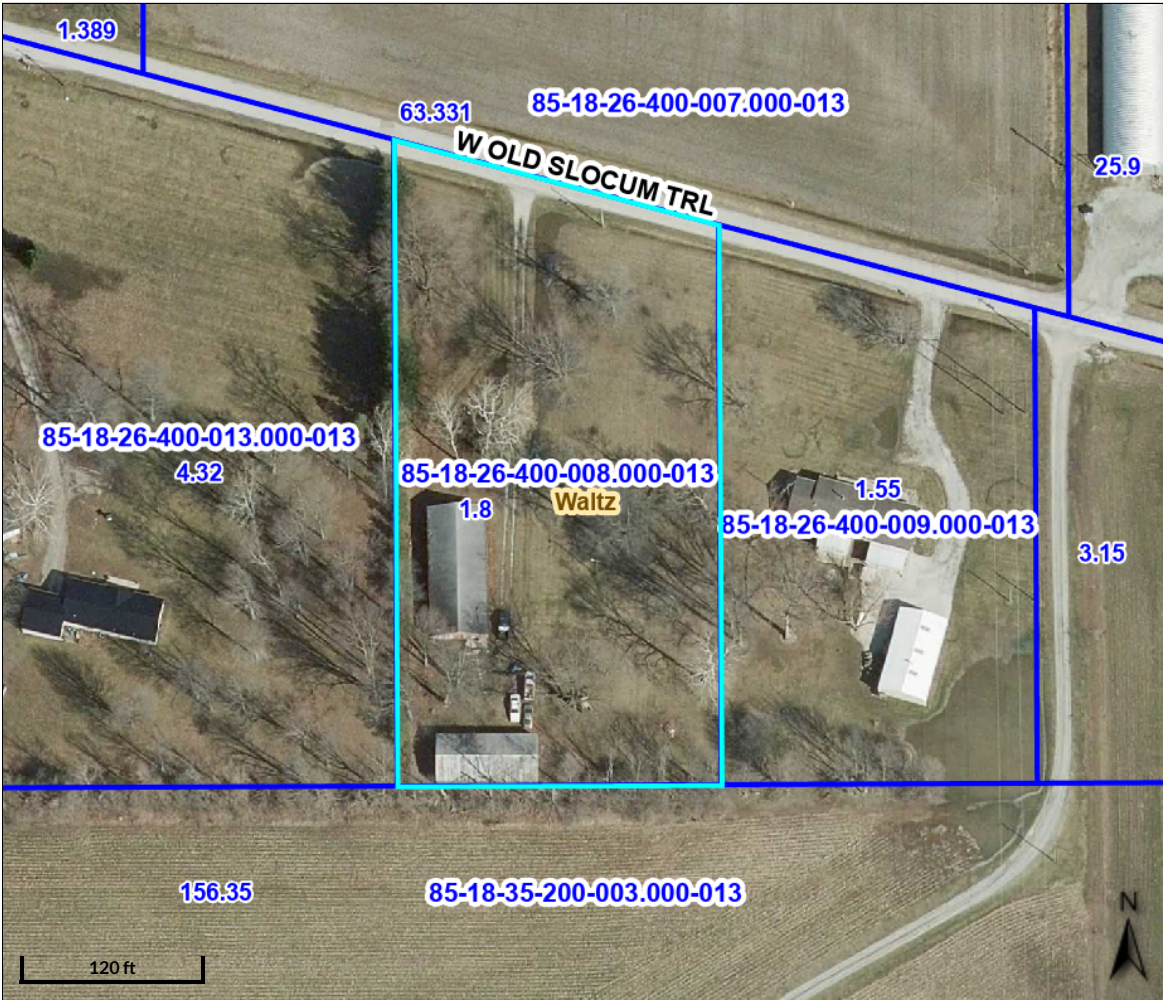


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

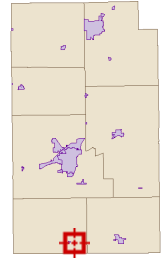
260-982-0238

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

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Overview




Legend

- Parcels
- Tax Sale Parcels 2022
- Road Centerlines

Parcel ID	85-18-26-400-008.000-013	Alternate ID	n/a	Owner Address	CHITTICK JERRY
Sec/Twp/Rng	26-26-06	Class	Res-1-Family 0 - 9.99 acres		1329 W OLD SLOCUM TRAIL
Property Address	1329 W OLD SLOCUM TRL	Acres	1.8		LA FONTAINE, IN 46940
	LA FONTAINE				
District	WALTZ TWP				
Brief Tax Description	PT W1/2 SE1/4 26-26-6 1.8AC DITCH 640				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/13/2024
 Last Data Uploaded: 8/13/2024 4:40:57 AM

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202435266	1329 W Old Slocum Trail	LaFontaine	IN 46940	LP \$117,300
	Area Wabash County	Parcel ID 85-18-26-400-008.000-013	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 1	F Baths 1
	Township Waltz	Style One Story	REO No	H Baths 0
	School District WAC	Elem Southwood	JrH Southwood	SrH Southwood
	Legal Description PT W1/2 SE1/4 26-26-6 1.8AC DITCH 640			
	Directions From SR 13, head east on Old Slocum Trail. Property is on the south side of the road.			
	Inside City N	City Zoning	County Zoning A2	Zoning Description

Remarks 1.8+/- Acre Building Site with Ranch Home & Pole Barn selling via Online Only Estate Auction on Tuesday, October 8, 2024 -- Bidding begins closing out at 6 pm! Great Location on almost 2 acres to build your dream home! There is a 1 bedroom, 1 bath home with an open concept kitchen/living area. A 30x60 pole barn is great for your hobbies, workshop, or extra storage. This lot provides the ideal canvas for your future plans, whether that means renovating the existing structure or starting fresh with a custom build. Embrace the possibilities and turn this property into the oasis you've always envisioned! Open House: Tues. October 1st 5:30-6pm

Agent Remarks Online Estate Auction: Tues. 10.8.24 6pm Open House: Tues. 10.1.24 5:30-6pm A 2% buyer's premium added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$75-150k 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. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	1.8000	/	78,408	/	410x210	Lot Desc	0-2.9999		
Above Gd Fin SqFt	2,720	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,720	Year Built	1964
Age	60	New Const	No	Date Complete		Ext	Aluminum	Bsmt	Slab	#	7
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material			
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	Yes	Guest Qtrs	No
DR	x	B-Blw	0	0	Fuel /	Wall Heater		Dryer Hookup G/E	No	Split FlrPln	No
FR	x	Laundry Rm	Main		Heating			Disposal	No	Ceiling Fan	No
KT	x	Laundry L/W	x		Cooling	None		Water Soft-Owned	No	Skylight	No
BK	x	AMENITIES	Dryer Hook Up Electric, Main Floor Laundry		Water Soft-Rented	No		ADA Features	No		
DN	x										
1B	10 x 18	M									
2B	x										
3B	x	Garage	/	/	x	/	Jet Tub	No	Nr Wlkg Trails	No	
4B	x	Outbuilding 1	Pole/Post Building	30 x 64	Pool	No		Off Street Pk	No		
5B	x	Outbuilding 2	x		Pool Type						
RR	x	Assn Dues			Frequency	Not Applicable		SALE INCLUDES	Water Heater Electric		
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 10/8/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$566.68	Exemption Homestead, Supplemental	Year Taxes Payable 2024	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 9/12/2024	Start Showing Date	Exp Date 11/30/2024	Owner/Seller a Real Estate Licensee No
Seller Concessions Offer Y/N	Seller Concession Amount \$		Agent/Owner Related No
Contract Type Exclusive Right to Sell		Special List Cond.	None
Virtual Tours:	Lockbox Type None	Lockbox Location n/a	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		Sell Team
Presented Jen Rice - Cell: 260-982-0238	/	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**

85-18-26-400-008.000-013

CHITTICK JERRY

1329 W OLD SLOCUM TRL

511, 1 Family Dwell - Unplatted (0 to 9.9

WALTZ

/8513

1/2

General Information

Parcel Number 85-18-26-400-008.000-013
Local Parcel Number 0100036400

Tax ID:

Routing Number 38.11

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

Year: 2024

Location Information

County Wabash
Township WALTZ TOWNSHIP
District 013 (Local 013) WALTZ TOWNSHIP
School Corp 8050 M.S.D. WABASH COUNTY
Neighborhood 8513510-013 WALTZ
Section/Plat 26
Location Address (1) 1329 W OLD SLOCUM TRL LA FONTAINE, IN 46940

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, April 11, 2024
Review Group 2021

Ownership

CHITTICK JERRY
1329 W OLD SLOCUM TRAIL
LA FONTAINE, IN 46940

Legal

PT W1/2 SE1/4 26-26-6 1.8AC DITCH 640



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/08/2004 CHITTICK JERRY and 01/01/1900 KERN MARY E.

Notes

7/31/2020 RP: Reassessment Packet 2021
3/13/2017 NOTE: CHANGED FROM COMMERCIAL TO RESIDENTIAL DURING REASSESSMENT 2017.
1/1/1900 RE: 2012 - CHANGED ALLOCATIONS FOR HOMESTEAD

Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total Res (1), Total Non Res (2), Total Non Res (3).

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows include 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (1.80), Actual Frontage (0), Developer Discount, Parcel Acreage (1.80), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.10), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.70), 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 (\$3,500), Supp. Page Land Value, CAP 1 Value (\$18,000), CAP 2 Value (\$3,500), CAP 3 Value (\$0), Total Value (\$21,500).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	2720 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	408	\$12,800

Plumbing

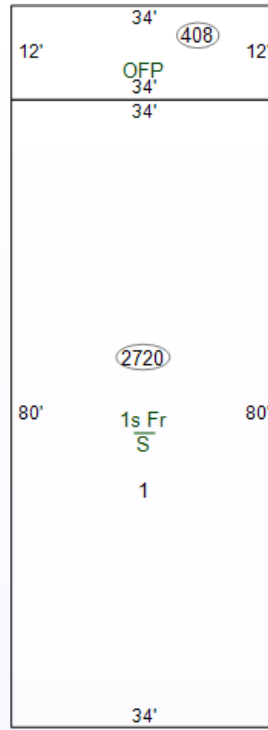
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

2



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2720	2720	\$161,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	2720	0	\$0	
Total Base			\$161,900	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$161,900

Sub-Total, 1 Units

Exterior Features (+)	\$12,800	\$174,700
Garages (+) 0 sqft	\$0	\$174,700
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.87
Replacement Cost		\$121,591

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	D	1964	1964	60 F		0.87		2,720 sqft	\$121,591	55%	\$54,720	0%	100%	1.620	1.000	100.00	0.00	0.00	\$88,600
2: Barn, Pole (T3) C 01	1	T3AW	D	1965	1965	59 A	\$17.37	0.87		30' x 60' x 10'	\$20,640	65%	\$7,220	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,200

...Generation after Generation



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