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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

**37+/- Acres with High Quality Cropland, Ranch Home, Pole Barn, Pond, & Woods  
offered in 4 Tracts!**

This property will be offered via Auction on Thursday, October 24, 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 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 for the home, 10% down for the land 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 December 13, 2024. Possession of the home & woods will be at closing; Possession of the tillable is subject to the current tenant's rights. Seller retains the 2024 farm income & pays the 2024 due in 2025 taxes at closing based on the most current tax rate available with the buyer to assume all those thereafter. Real estate taxes for all tracts in 23' due in 24' were approximately \$3,836.84. 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.

**Auction: Thursday, October 24, 2024 at 6:30 pm**  
**Bid Live In-Person or Online!**  
**6950 E. 700 N., Rochester, IN 46975**  
**Newcastle Township • Fulton County**

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



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CHAD METZGER CAL. C.A.G.A.  
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**TRACT #3**  
17 Acres

**TRACT #4**  
12.5 Acres

**TRACT #2**  
5 Acres

**TRACT 1**  
2.5 Acres

0 200 400 600 800ft

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202437137	<b>6950 E 700 N</b>	<b>Rochester</b>	<b>IN 46975</b>	<b>LP \$0</b>
	<b>Area</b> Fulton County	<b>Parcel ID</b> 25-04-06-400-004.010-006	<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> 3
	<b>Township</b> Newcastle	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> TIP	<b>Elem</b> Akron	<b>JrH</b> Tippe Valley	<b>SrH</b> Tippe Valley
	<b>Legal Description</b> Approximately 2.5+/- acres part of: SE SE 6-31-4 37A			
	<b>Directions</b> From Hwy 25, head east on 700 N. Property is on the north side.			

<b>Inside City</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>
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**Remarks** 37+/- Acres with Quality Cropland, Woods, Pond, Ranch Home & Pole Barn with Living Quarters Offered in 4 Tracts going to Auction on Thursday, October 24, 2024 at 6:30 pm! Tract 1: This beautiful ranch home is nestled in the picturesque countryside on 2.5+/- acres. With 3 bedrooms and 3 bathrooms, this home is ideal for families or those seeking a peaceful lifestyle. Step inside to discover an open-concept layout that seamlessly connects the kitchen, dining, and living areas. The eat-in kitchen features a large island with bar seating, providing ample space for meal prep and entertaining. You'll appreciate the plenty of storage and countertop space, making it a chef's dream. Sliding doors lead you to a deck and expansive backyard, perfect for outdoor gatherings or quiet evenings under the stars. The master bedroom is complete with an ensuite bathroom and a walk-in closet for all your storage needs. The 2 additional bedrooms & 2 bathrooms are generously sized, ensuring comfort for family or guests. The home also boasts a full, partially finished basement, offering

**Agent Remarks** Auction: Thurs. 10.24.24 6:30 pm Open House: Mon. 10.21.24 5:30-6pm 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	2,5000	/	108,900	/	240x400	Lot Desc	0-2.9999				
Age	16	New Const	No	Date Complete	Ext	Vinyl	Bsmnt	Full Basement, Partially Finished	#	4	Year Built	2008	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	<b>WELL</b>	<b>Basement Material</b>						
<b>LR</b>	x	<b>B-Main</b>	3	0	<b>Well Type</b>	Private	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No			
<b>DR</b>	x	<b>B-Upper</b>	0	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No			
<b>FR</b>	x	<b>B-Blw</b>	0	0	<b>Fuel /</b>	Geothermal	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No			
<b>KT</b>	x	<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	No			
<b>BK</b>	x	<b>Laundry L/W</b>	x		<b>Cooling</b>	Geothermal	<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	No			
<b>DN</b>	x	<b>AMENITIES</b> 1st Bdrm En Suite, Closet(s) Walk-in, Deck					<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No			
<b>1B</b>	12 x 14	M			Open, Disposal, Dryer Hook Up Electric, Eat-In Kitchen,		<b>Alarm Sys-Sec</b>	No	<b>Fence</b>				
<b>2B</b>	14 x 14	M			Garage Door Opener, Kitchen Island, Open Floor Plan, Porch		<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No			
<b>3B</b>	10 x 12	M	<b>Garage</b>	2.0	/ Attached	/ 28 x 30 / 840.00	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No			
<b>4B</b>	x		<b>Outbuilding 1</b>	Pole/Post Building	64 x 40		<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes			
<b>5B</b>	x		<b>Outbuilding 2</b>		x		<b>Pool</b>	No	<b>Off Street Pk</b>				
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable	<b>Pool Type</b>						
<b>LF</b>	x		<b>Other Fees</b>				<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Sump Pump, Water Heater Electric, Water Softener-Owned						
<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> Chad Metzger	<b>Lic #</b> AC31300015	<b>Auction Date</b> 10/24/2024	<b>Time</b> 6:30
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Location</b> at the property	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$3,836.84	<b>Exemption</b> Geothermal, Homestead, Vet,	<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> Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395	<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> 9/25/2024	<b>Start Showing Date</b>	<b>Exp Date</b> 12/31/2024	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>	<b>Agent/Owner Related</b> No	
<b>Contract Type</b> Exclusive Right to Sell		<b>Special List Cond.</b> None	
<b>Virtual Tours:</b>	<b>Lockbox Type</b> None	<b>Lockbox Location</b> n/a	<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>Co-Sell Office</b>	<b>Co-Sell Agent</b>		<b>Sell Team</b>
<b>Presented</b> Jen Rice - Cell: 260-982-0238	/	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)

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 <i>ELEC</i>			X	
Clothes Washer			X	
Dishwasher			X	
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven			X	
Oven			X	
Range <i>ELEC</i>			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			X	
Sauna	X			
Smoke / Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)			X	
60 / 100 / 200 Amp Service (Circle one)			X	
Generator	X			

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 <i>R.O.</i>			X	
Water Softener			X	
Well <i>4"</i>			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?		X	
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning <i>- geo</i>			X	
Hot Water Heat	X			
Furnace Heat / Gas <i>geo</i>				
Furnace Heat / Electric				
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier <i>on geo.</i>			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>Leonard Buntley</i>	Date (mm/dd/yy) <i>10.3.2024</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)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>16</u> Years. <u>Metal</u>			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____		<input checked="" type="checkbox"/>	

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?			<input checked="" type="checkbox"/>
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?			<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			

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

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

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>[Signature]</i>	Date (mm/dd/yy) <u>6-3-2024</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<b>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.</b>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



CHAD METZGER, CAL. CAGA

PROPERTY SERVICES, LLC

260-982-0238

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- ★ REAL ESTATE APPRAISALS
- ★ REAL ESTATE SALES

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### Average Utilities

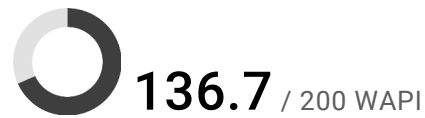
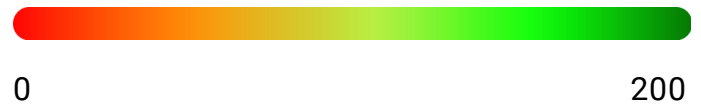
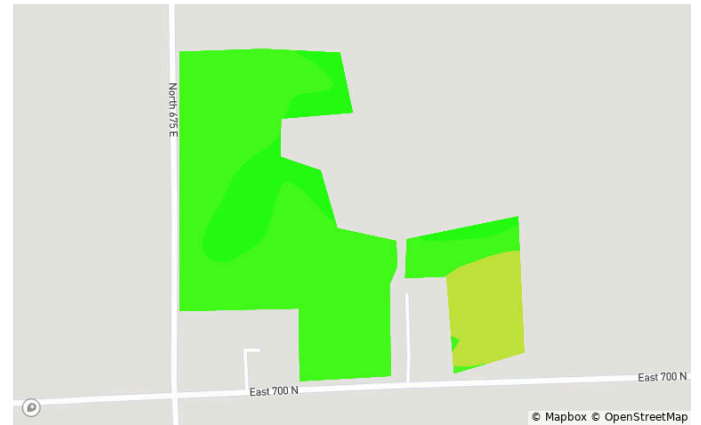
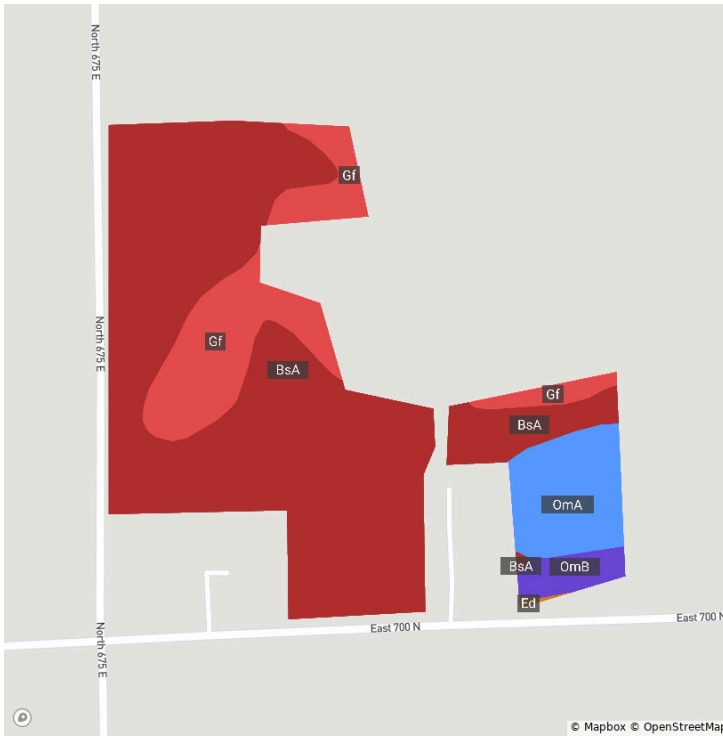
	Company	Average Amount
Gas	franger gas; propane tank rented	\$ Budget \$95/Mo
Electric	REMS	\$ 250 - 300 / Mo
Water	well	\$
Other	Septic	\$
HOA		\$



# Soils

Fulton, IN • Township: Newcastle • Location: 6-31N-4E

19.93 acres, 2 selections

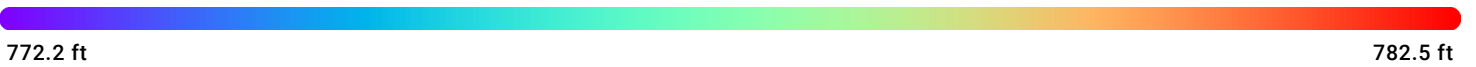
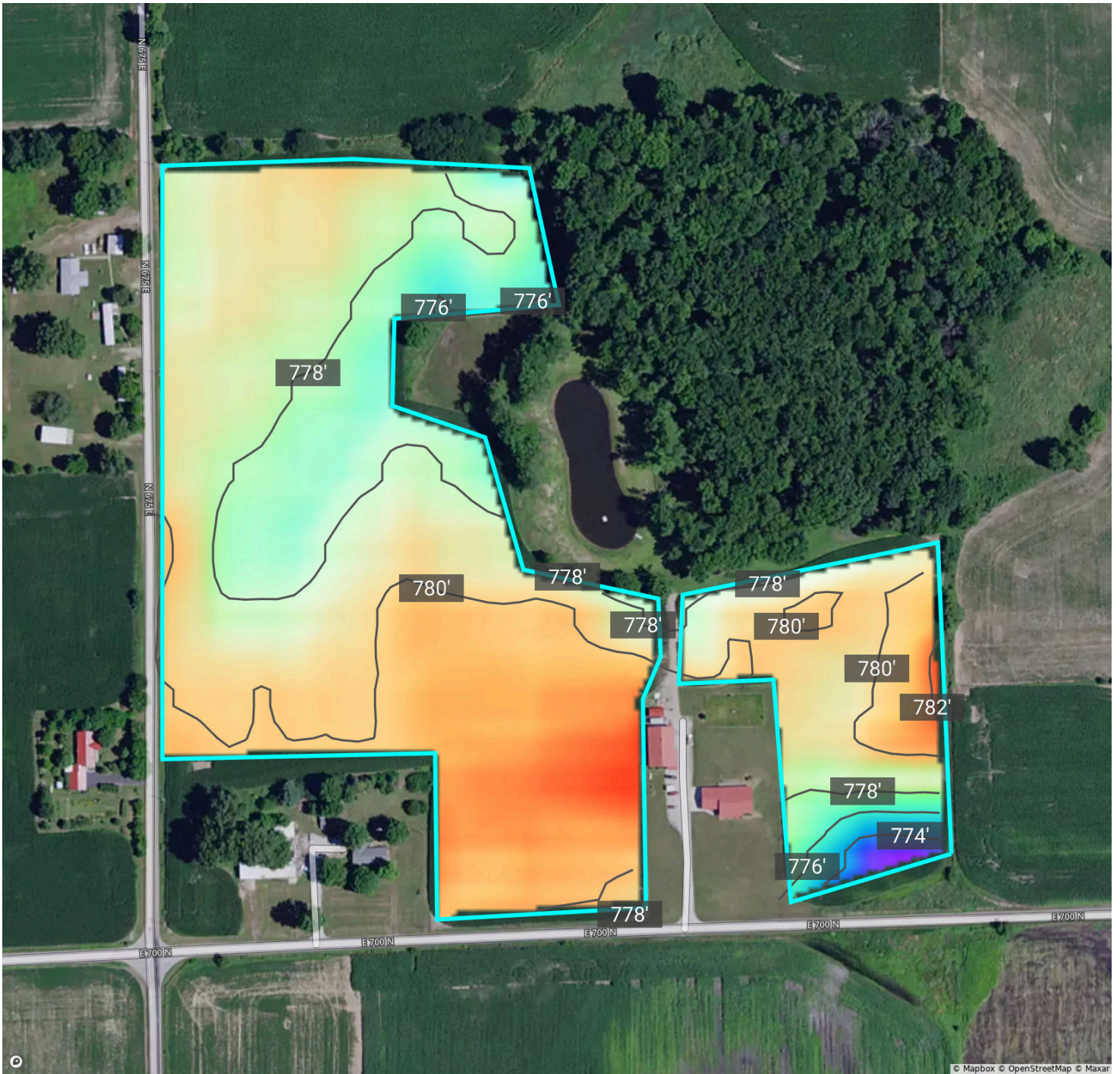


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
● BsA	Branch loamy sand, 0 to 2 percent slopes	14.1	70.9%	3s	—	140.0
● Gf	Gilford fine sandy loam, 0 to 2 percent slopes, gravelly subsoil	3.3	16.8%	3w	—	149.5
● OmA	Ormas loamy sand, 0 to 2 percent slopes	1.9	9.4%	3s	—	100.0
● OmB	Ormas loamy sand, 2 to 6 percent slopes	0.6	2.8%	3e	—	100.0
● Ed	Edwards muck, drained	0.0	0.1%	4w	—	137.3

# Elevation

Fulton, IN • Township: Newcastle • Location: 6-31N-4E

19.93 acres, 2 selections



Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 10.3 ft

Min: 772.2

Max: 782.5

# Crop History

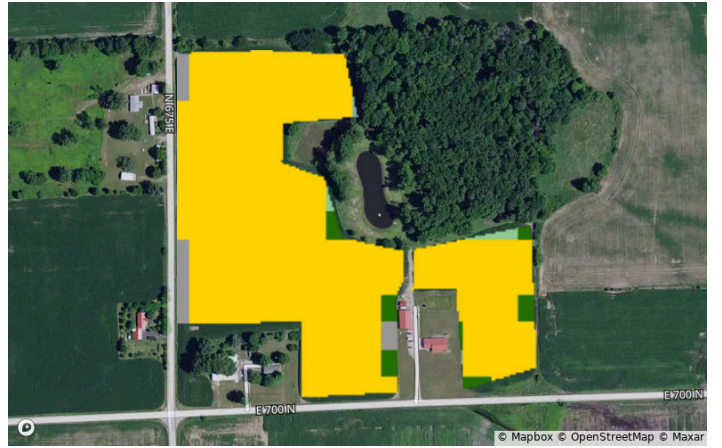
Fulton, IN • Township: Newcastle • Location: 6-31N-4E

19.93 acres, 2 selections

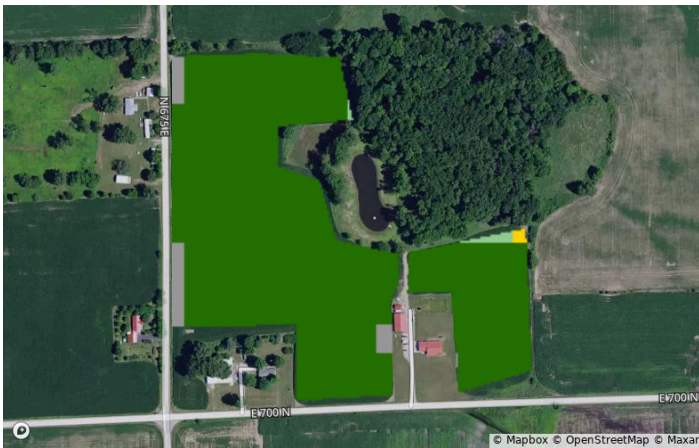
2023



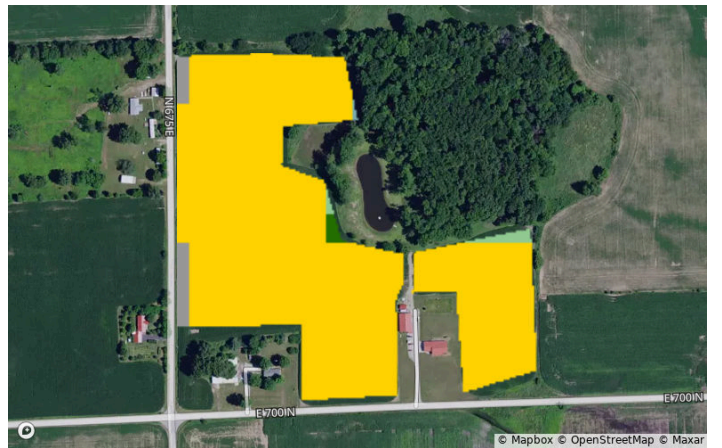
2022



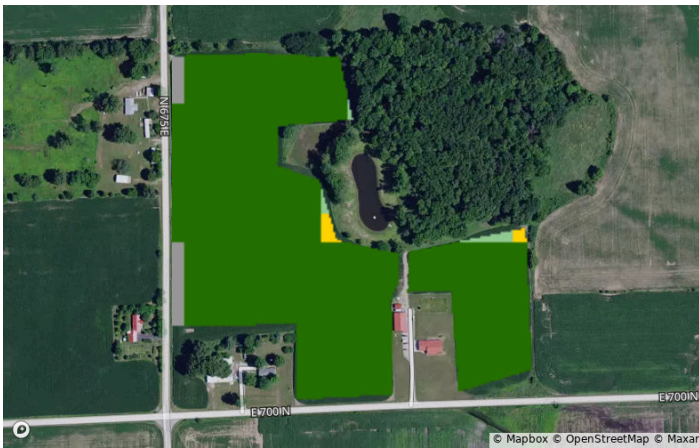
2021



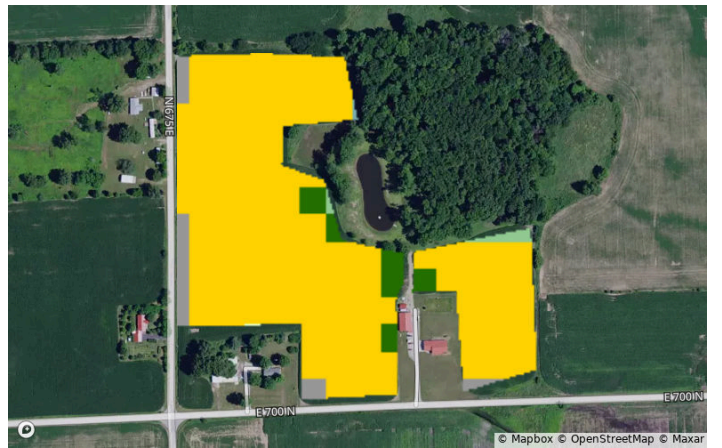
2020



2019



2018



# Crop History

Fulton, IN • Township: Newcastle • Location: 6-31N-4E

19.93 acres, 2 selections

## All Selections



Crop	2023	2022	2021	2020	2019	2018
● Soybeans	95.7%	3.2%	96.0%	0.5%	96.0%	4.6%
● Corn	0.3%	92.8%	0.3%	96.0%	0.8%	90.2%
● Developed/Open Space	2.0%	2.0%	2.0%	1.9%	1.9%	3.7%
● Deciduous Forest	0.5%	0.7%	0.6%	0.9%	0.8%	0.9%
● Other	0.9%	0.6%	0.5%	0.6%	0.5%	0.6%
● Developed/Med Intensity	0.7%	0.7%	0.7%	0.0%	0.0%	0.0%

# Vegetation Index (NDVI)

Fulton, IN • Township: Newcastle • Location: 6-31N-4E

19.93 acres, 2 selections

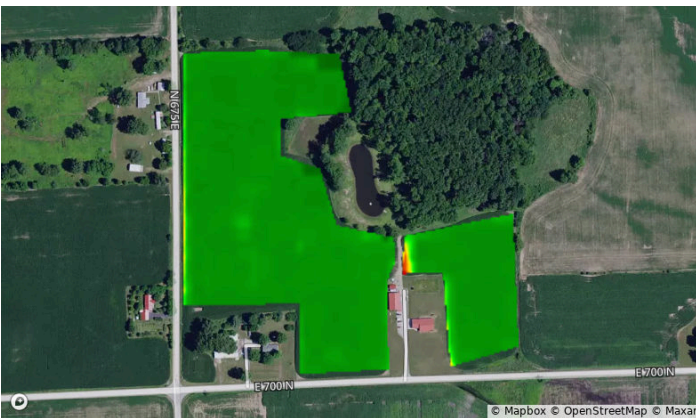
2023



2022



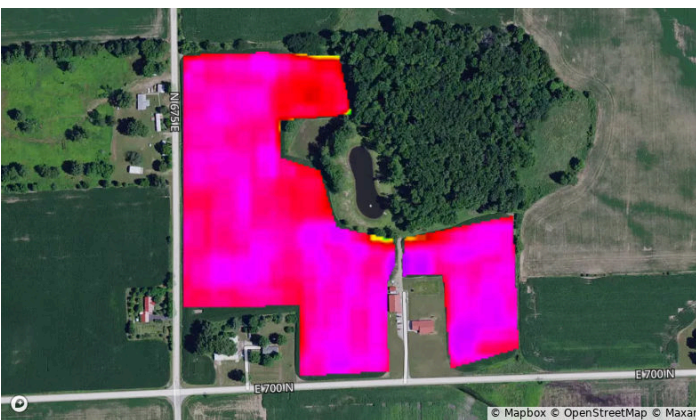
2021



2020



2019



2018



# Vegetation Index (NDVI)

Fulton, IN • Township: Newcastle • Location: 6-31N-4E

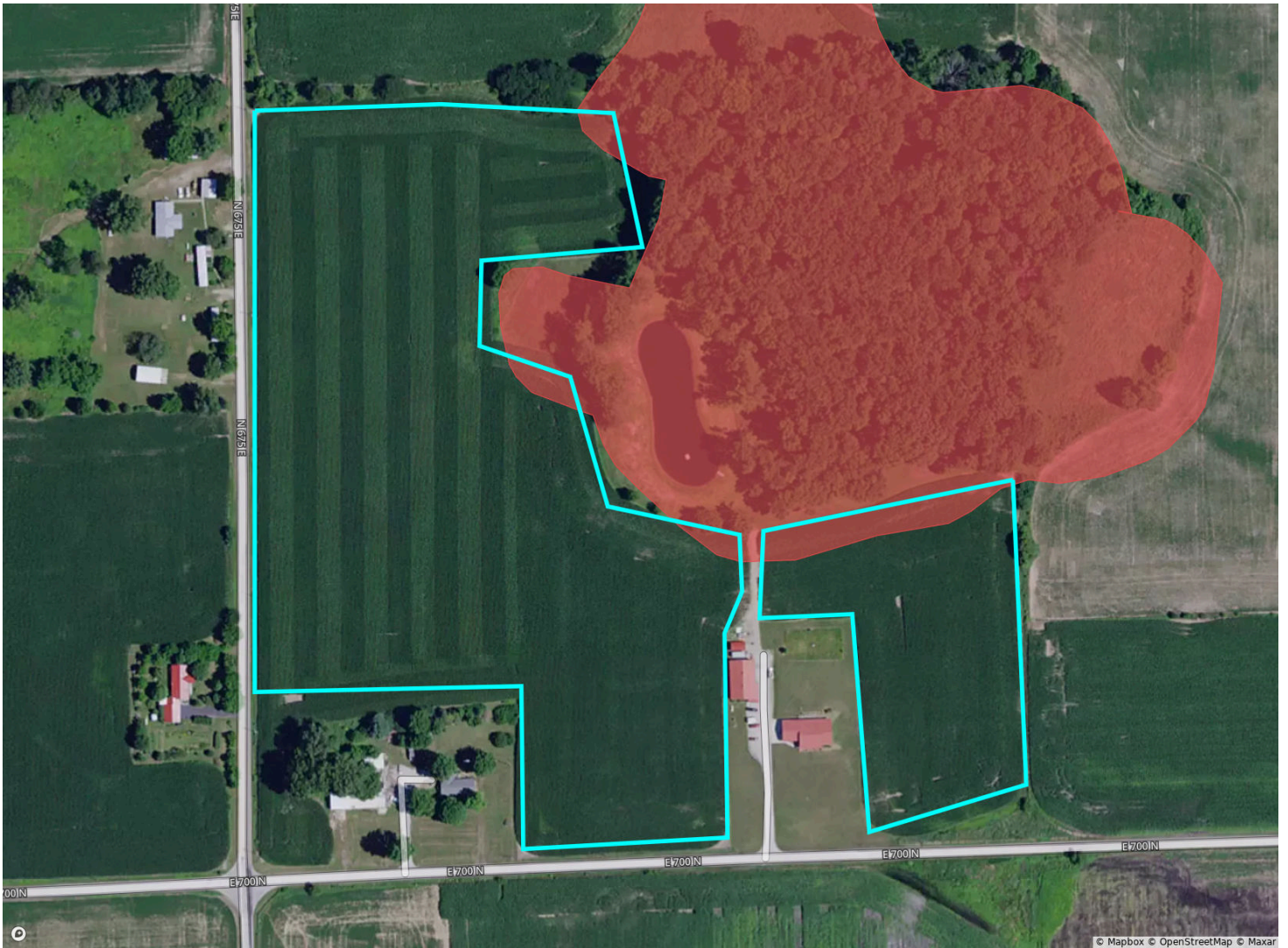
19.93 acres, 2 selections

Year	2023	2022	2021	2020	2019	2018
Standard Deviation	2	3	3	4	6	2
Mean	93	88	92	85	45	85
Min	64	51	63	54	29	55
Max	95	92	100	90	83	87

# Flood (FEMA Report)

Fulton, IN • Township: Newcastle • Location: 6-31N-4E

19.93 acres, 2 selections



## Flood Hazard Zone

Flood Hazard Zone	% of Selection	Acres
● 100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
● 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
● Regulatory Floodway	0.0%	0.0
○ No Flood Hazard Zone	100.0%	19.9

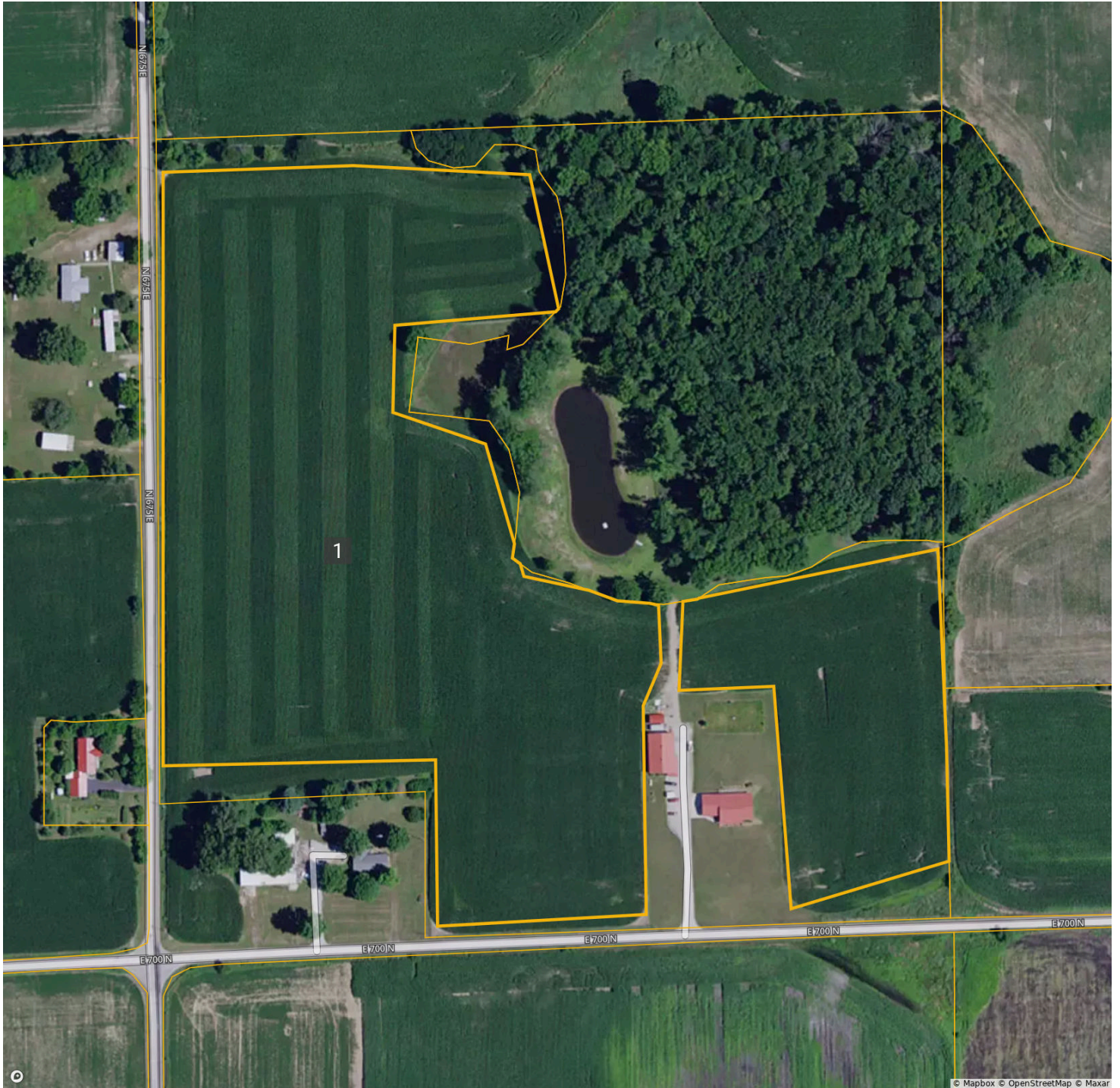
## Wetlands

Wetlands	% of Selection	Acres
● Assorted Wetlands	3.6%	0.7

# FSA Overview

Fulton, IN • Township: Newcastle • Location: 6-31N-4E

19.93 acres, 2 selections



**CLU**      **Acres**

1  19.91

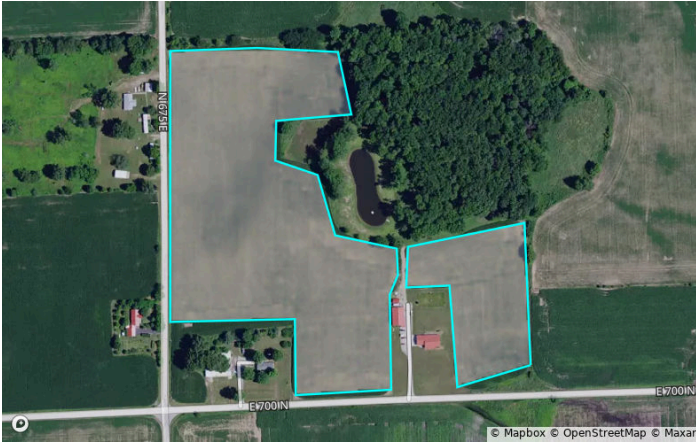


# Historical Imagery

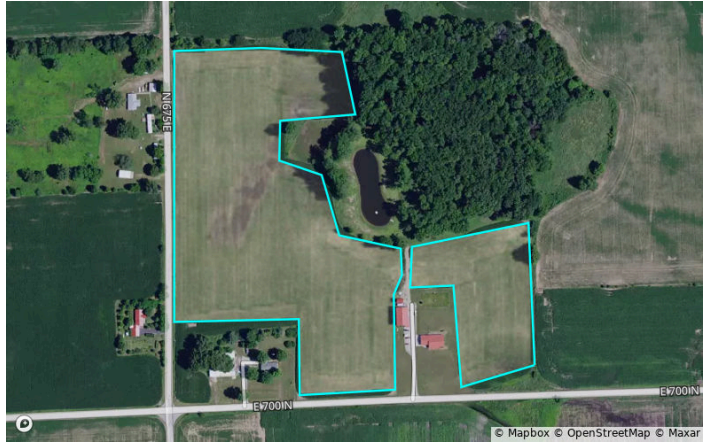
Fulton, IN • Township: Newcastle • Location: 6-31N-4E

19.93 acres, 2 selections

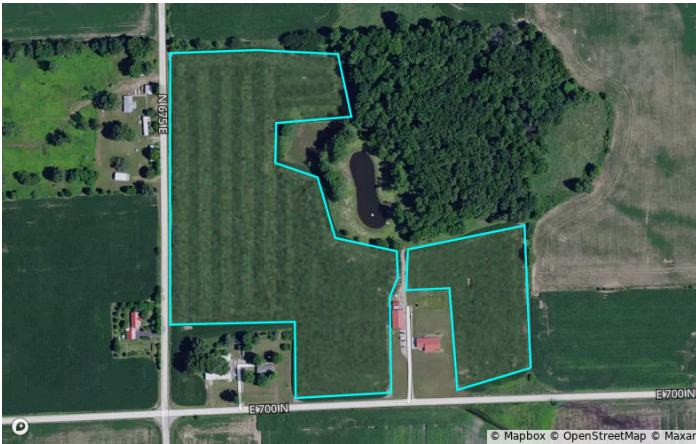
2022



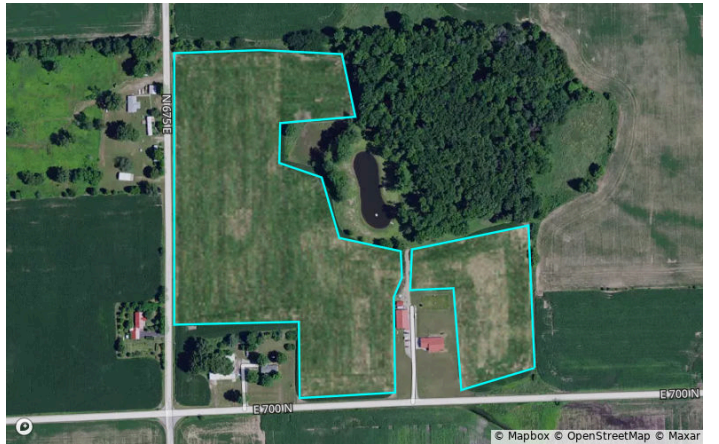
2020



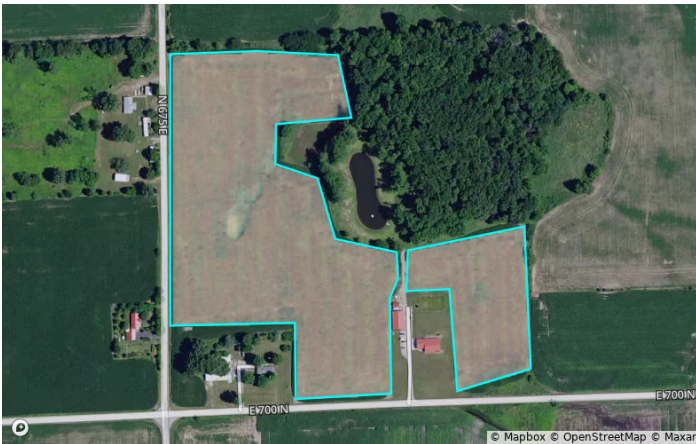
2018



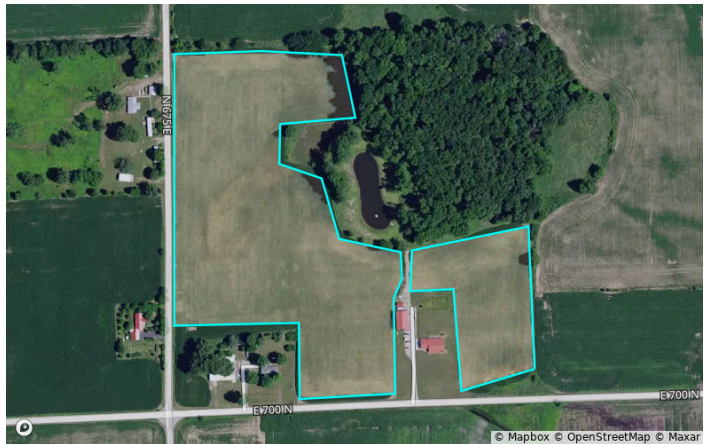
2016



2014



2012



***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)**

25-04-06-400-004.010-006

Bontrager Leonard D

6950 E 700 N

101, Cash Grain/General Farm

NewcastleTwp Homesites/ 1/4

General Information

Parcel Number 25-04-06-400-004.010-006
Local Parcel Number 00711610100

Tax ID:

Routing Number 04-06-000-009

Property Class 101 Cash Grain/General Farm

Year: 2023

Location Information

County Fulton
Township NEWCASTLE TOWNSHIP
District 006 (Local 007) NEWCASTLE TOWNSHIP
School Corp 4445 TIPPECANOE VALLEY
Neighborhood 4500001-006 NewcastleTwp Homesites
Section/Plat
Location Address (1) 6950 E 700 N ROCHESTER, IN 46975

Ownership

Bontrager Leonard D
6950 E 700 N
Rochester, IN 46975

Legal

SE SE 6-31-4 37A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 03/12/2018 and 02/28/2007 transactions.

Notes

10/21/2022 23RS: Per Cyc/ Rev: Land Type 71 & 72 added -Dwelling 2 Fr to Pole, grade D-1 to D -Utility Shed added jm/kah
1/15/2019 : Cyc/Rev. 12/18 -- Chg. PB's NBHD to 1.00. 19 pay 20 Dm
5/14/2013 : PER CYCLICAL REVIEW 11/12/2012 RAD ADDED LIVING SPACE TO POLE BARN SR
2/1/2012 : CHANGED PROPERTY CLASS FROM 514 TO 101.
5/28/2010 : PER FIELD REVIEW - HOME IS NOW COMPLETE FOR 2010 PAY 2011. JD

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

Table with columns: 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). Rows for years 2023, 2022, 2021, 2020, 2019.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows 9 through 72.

Zoning

Subdivision

Lot

Market Model 4500001

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, July 19, 2023

Review Group 1

Data Source External Only Collector 10/21/2022 PM Appraiser 10/21/2022 AVS

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (37.00), Actual Frontage (0), Developer Discount, Parcel Acreage (37.00), 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 (0.00), Total Acres Farmland (36.00), Farmland Value (\$30,960), Measured Acreage (36.00), Avg Farmland Value/Acre (860), Value of Farmland (\$30,960), Classified Total (\$0), Farm / Classified Value (\$31,000), Homesite(s) Value (\$21,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,000), CAP 2 Value (\$31,000), CAP 3 Value (\$0), Total Value (\$52,000).

**General Information**

Occupancy	Single-Family
Description	Single-Family 1
Story Height	1
Style	N/A
Finished Area	2080 sqft
Make	

**Floor Finish**

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

**Wall Finish**

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

**Roofing**

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input 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	224	\$8,300
Wood Deck	392	\$6,000

**Plumbing**

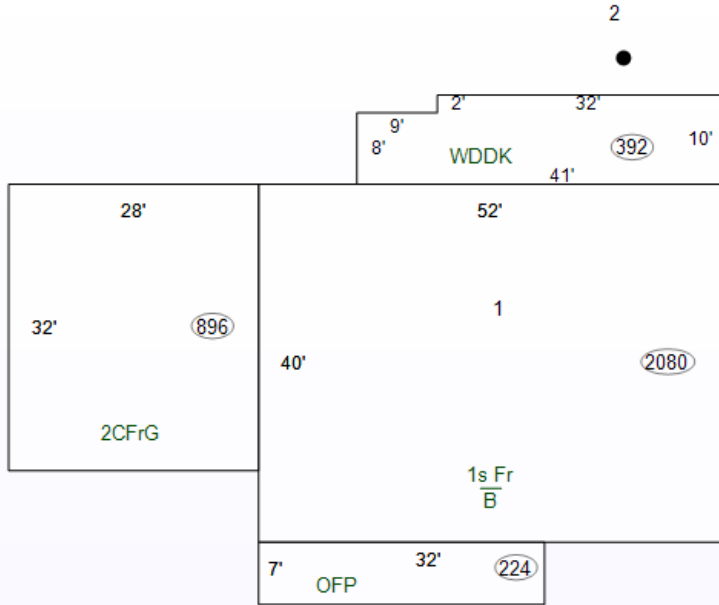
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>5</b>	<b>11</b>

**Accommodations**

Bedrooms	3
Living Rooms	
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>4</b>

**Heat Type**

Other



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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2080	2080	\$129,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	2080	0	\$42,700	
Crawl				
Slab				

<b>Total Base</b>	\$171,800
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
	\$171,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	1:2080 (\$7,500)
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$169,100	
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$14,300	\$183,400
Garages (+) 896 sqft	\$25,000	\$208,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88
<b>Replacement Cost</b>		<b>\$183,392</b>

**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 1	100%	1	Wood Frame	C	2008	2008	15 A		0.88		4,160 sqft	\$183,392	14%	\$157,720	0%	100%	1.000	1.6000	\$252,400
2: ODOLSWD	100%	1		C	2008	2008	15 A		0.88			\$12,496	14%	\$10,750	0%	100%	1.000	1.0000	\$10,800

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family 2
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1680 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input checked="" 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 checked="" type="checkbox"/> Metal	<input 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	288	\$10,500
Porch, Enclosed Frame	240	\$12,100

**Plumbing**

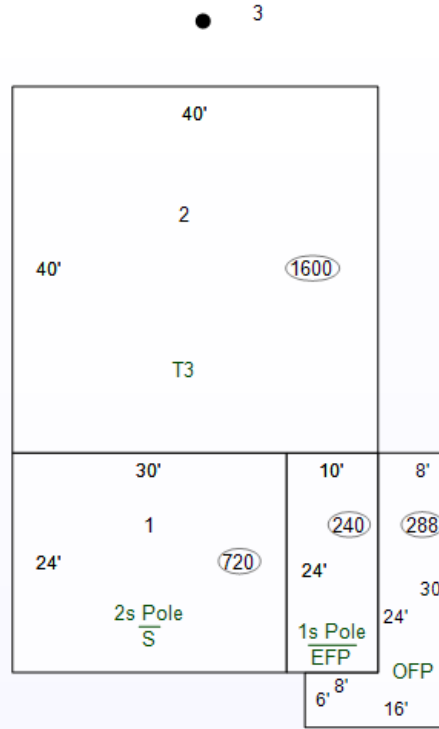
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Other



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1PI	720	720	\$63,600	
2 1PI	960	960	\$38,600	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	720	0	\$0	

**Total Base** \$102,200

**Adjustments 1 Row Type Adj. x 1.00** \$102,200

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$102,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$22,600	\$124,800
Garages (+) 0 sqft	\$0	\$124,800
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.88
<b>Replacement Cost</b>		<b>\$87,859</b>

**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 2	0%	2	Pole	D	2007	2007	16 A		0.88		1,680 sqft	\$87,859	18%	\$72,040	0%	100%	1.000	1.6000	\$115,300
2: Barn, Pole (T3)	0%	1	T3AWI	C	2007	2007	16 A	\$20.96	0.88		0' x 0' x 14'	\$29,506	30%	\$20,650	0%	100%	1.000	1.0000	\$20,700
3: Utility Shed	0%	1		D	2020	2020	3 A	\$18.20	0.88	\$12.81	12'x24'	\$3,690	15%	\$3,140	0%	100%	1.000	1.0000	\$3,100

*...Generation after Generation*



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