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N. MANCHESTER, IN 46962

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# REAL ESTATE AUCTION TERMS

## **6.62+/- Acres of Recreational Woods in Cherry Hill Estates!**

This property will be offered via Online Only Auction on Monday, November 4, 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 \$3,000 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. *A 3% buyer's premium will be added to the winning invoice.* 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 20, 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 \$432.24. 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: Monday, November 4, 2024**  
**Bidding begins closing out at 6 pm!**

**Just off of SR 15, in Cherry Hill Estates on 895 N, Roann, IN 46974**  
**Pleasant Township • Wabash County**

**Auction Manager: John Burnau 574.376.5340**  
**[www.BidMetzger.com](http://www.BidMetzger.com)**



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**6.6 ACRES**

**50' SHARED ACCESS EASEMENT**

0 100 200 300 400ft

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895 N 895 N 895 N 895 N 895 N 895 N 895 N

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Listings as of 10/10/2024

Property Type LOTS AND LAND Status Active CDOM 0 DOM 0 Auction Yes

MLS 202439355 \* 895 N Roann IN 46974 Status Active LP \$33,100



Area Wabash County Parcel ID 85-06-20-100-036.000-012 Type Agricultural Land

Sub None Cross Street Lot #

School District MCS Elem Manchester JrH Manchester SrH Manchester

REO No Short Sale No Waterfront Y/N N

Legal Description CHERRY SPRINGS ESTATES SOUTH LOT 8 6.622AC

Directions From SR 15, turn into Cherry Hill Estates onto 895 N. Property is the woods on the south side of the road behind the

Inside City Limits N City County Zoning A2 Zoning Description

**Remarks** 6.62+/- Acres of Recreational Woods in Cherry Hill Estates selling via Online Only Auction on Monday, November 4, 2024 -- Bidding begins closing out at 6 pm! Great Potential Building Site! 6.62+/- Acres of Woods, an ideal setting for nature lovers and outdoor enthusiasts.

**Agent Remarks** Online Auction: A 3% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$25 -75k 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 8 Lot Ac/SF/Dim 6.6200 / 288,454 / 410x730

Parcel Desc Heavily Wooded, 6-9.999 Platted Development No Platted Y/N Yes

Township Pleasant Date Lots Available Price per Acre \$5,000.00

Type Use Residential, Recreational Road Access County Road Surface Tar and Stone Road Frontage County

Water Type None Well Type Easements Yes

SEWER TYPE None Water Frontage

Type Fuel None Assn Dues Not Applicable

Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No

Can Property Be Divided? No

Water Access

Water Name Lake Type

Water Features

Water Frontage Channel Frontage Water Access

Auction Yes Auctioneer Name Chad Metzger & John Burnau Auctioneer License # AC31300015

Auction Location Online Only: bidmetzger.com Auction Start Date 11/4/2024

Financing: Existing Proposed Excluded Party None

Annual Taxes \$432.24 Exemption No Exemptions Year Taxes Payable 2024 Assessed Value

Is Owner/Seller a Real Estate Licensee No Possession at closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939 Agent E-mail chad@metzgerauction.com

Co-List Office Co-List Agent

Showing Instr

List Date 10/10/2024 Exp Date 12/30/2024

Contract Type Exclusive Right to Sell Special Listing Cond. None

Seller Concessions Offer Y/N Seller Concession Amount \$

Virtual Tours: Type of Sale

Pending Date Closing Date Selling Price How Sold CDOM 0

Total Concessions Paid Sold/Concession Remarks

Sell Office Sell Agent Sell Team

Co-Sell Co-Sell Agent

Presented 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.

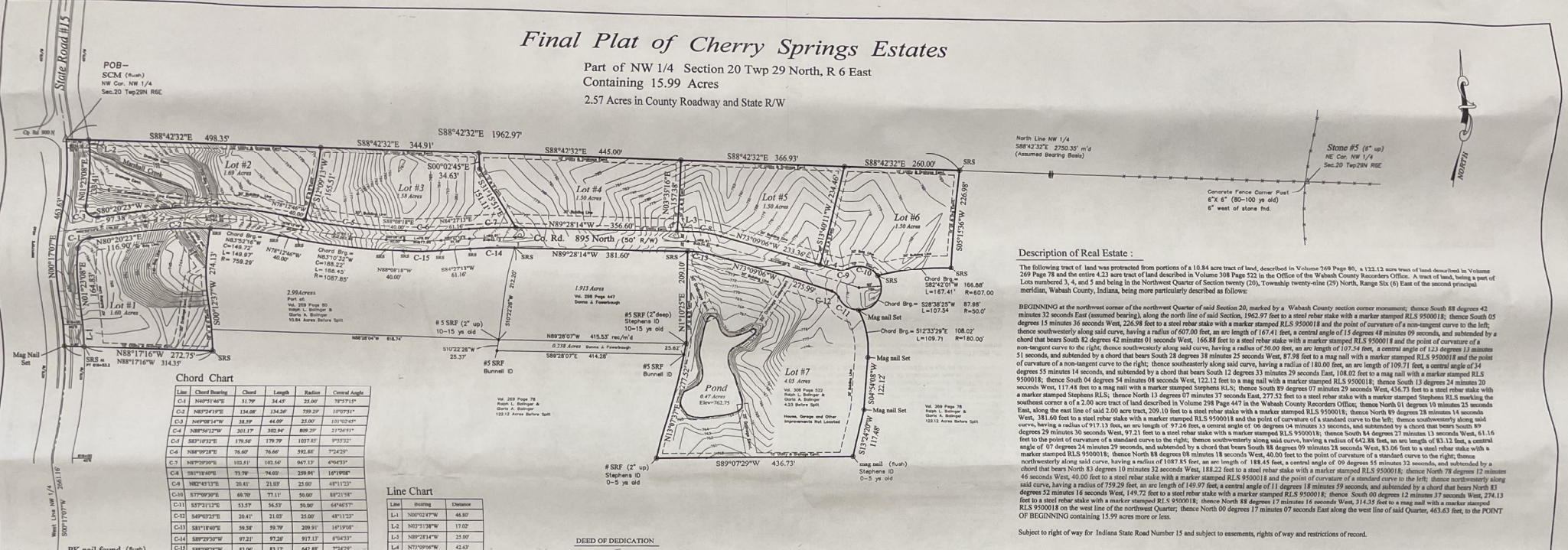






# Final Plat of Cherry Springs Estates

Part of NW 1/4 Section 20 Twp 29 North, R 6 East  
Containing 15.99 Acres  
2.57 Acres in County Roadway and State R/W



**Chord Chart**

Chord Bearing	Chord	Length	Radius	Central Angle
C-1	N87°14'W	31.79	34.47	37°12'
C-2	N87°21'W	134.08	134.59	79°29'
C-3	N87°14'W	38.59	44.09	33°02'
C-4	N87°12'W	301.17	302.94	21°24'31"
C-5	S87°19'W	179.58	179.79	7°53'
C-6	N87°27'W	76.67	76.66	592.18'
C-7	N87°29'W	102.81	102.50	94°13'
C-8	N87°18'W	79.79	79.60	259°94'
C-9	N87°41'W	20.41	21.07	25.00'
C-10	S77°09'W	69.70	71.11	50.00'
C-11	S77°21'W	53.57	56.57	50.00'
C-12	S47°02'W	20.41	21.07	25.00'
C-13	S81°14'W	59.58	59.79	209.91'
C-14	S87°29'W	97.21	97.28	97.17'
C-15	S87°29'W	83.06	83.12	642.88'

**Line Chart**

Line	Bearing	Distance
L-1	N87°21'W	46.87
L-2	N87°19'W	17.82
L-3	N87°14'W	22.99
L-4	N79°09'W	42.47

**COMMISSION CERTIFICATE**  
Under the authority provided by Chapter 174-Acts of 1947, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the board of trustees of Wabash County, Indiana. This plat was given approval as follows:  
Approved by the Wabash County Plan Commission at a meeting held on the 7 day of April, 2005.

**WABASH COUNTY PLAN COMMISSION**  
President: Morris Miller  
Secretary: David Schuler

**NOTARY PUBLIC CERTIFICATION**  
The right to enforce, these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.  
Witness my Hand and Seal this 11 day of April, 2005.

**BOARD OF COUNTY COMMISSIONERS**  
President: Brian Harp  
Lester Tomplin  
Darl Daves

State of Indiana )  
                          ) SS:  
County of Wabash )  
Before me the undersigned Notary Public in the County and State, personally appeared Ralph L. Bolinger and Gloria A. Bolinger, and each separately and severally acknowledged execution of the foregoing instrument as his and her voluntary act and deed, for the purposes therein expressed.  
Witness my hand and notarial seal this 7th day of April, 2005.

**DEED OF DEDICATION**  
We the undersigned, Ralph L. Bolinger and Gloria A. Bolinger, owners of said real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.  
This subdivision shall be re-named and now known and designated as Cherry Springs Estates, an addition to the County of Wabash, Indiana. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.  
Front and side alley building lines are hereby established as shown on this plat, between which lines are the property lines of the street, these shall be erected or maintained no building or structure.  
There are strips of ground varying in width as shown on this plat marked EASEMENTS, reserved for the use of public utilities for the installation of water and sewer mains, surface drainage, poles, ducts, lines and wires and gas mains, subject to all times to proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.  
The foregoing covenants, (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them.

**COUNTY COMMISSIONERS CERTIFICATE**  
Under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana. This plat was given approval by the Board of County Commissioners of Wabash County, Indiana, at a meeting held on the 15 day of April, 2005.

**Description of Real Estate**  
The following tract of land was extracted from portions of a 10.84 acre tract of land, described in Volume 769 Page 80, R 6, 132.13 acre tract of land described in Volume 269 Page 78 and the entire 4.23 acre tract of land described in Volume 308 Page 222 of the Office of the Wabash County Recorder's Office. A tract of land, being a part of Lots numbered 3, 4, and 5 and being in the Northwest Quarter of Section twenty (20), Township twenty-nine (29) North, Range Six (6) East of the second principal meridian, Wabash County, Indiana, being more particularly described as follows:

**BEGINNING** at the northwest corner of the northwest Quarter of said Section 20, marked by a Wabash County section corner monument; thence South 88 degrees 42 minutes 32 seconds East (assumed bearing) along the north line of said Section, 1962.97 feet to a steel rebar stake with a marker stamped RLS 9500018; thence South 03 degrees 15 minutes 36 seconds West, 226.98 feet to a steel rebar stake with a marker stamped RLS 9500018 and the point of curvature of a non-tangent curve to the left; thence southwesterly along said curve, having a radius of 607.00 feet, an arc length of 1674.1 feet, a central angle of 115 degrees 09 seconds, and subtended by a chord that bears South 82 degrees 42 minutes 01 seconds West, 166.88 feet to a steel rebar stake with a marker stamped RLS 9500018 and the point of curvature of a non-tangent curve to the right; thence southwesterly along said curve, having a radius of 50.00 feet, an arc length of 107.54 feet, a central angle of 123 degrees 11 minutes 51 seconds, and subtended by a chord that bears South 28 degrees 38 minutes 25 seconds West, 87.98 feet to a mag nail with a marker stamped RLS 9500018 and the point of curvature of a non-tangent curve to the right; thence southwesterly along said curve, having a radius of 180.00 feet, an arc length of 109.71 feet, a central angle of 34 degrees 25 minutes 14 seconds, and subtended by a chord that bears South 12 degrees 33 minutes 29 seconds East, 108.02 feet to a mag nail with a marker stamped RLS 9500018; thence South 04 degrees 54 minutes 08 seconds West, 122.12 feet to a mag nail with a marker stamped RLS 9500018; thence South 13 degrees 24 minutes 20 seconds West, 117.48 feet to a mag nail with a marker stamped Stephens RLS; thence South 89 degrees 17 minutes 29 seconds West, 436.73 feet to a steel rebar stake with a marker stamped Stephens RLS; thence North 13 degrees 07 minutes 37 seconds East, 277.52 feet to a steel rebar stake with a marker stamped Stephens RLS marking the southeast corner of a 2.00 acre tract of land described in Volume 298 Page 447 in the Wabash County Recorder's Office; thence North 01 degree 18 minutes 25 seconds East, along the east line of said 2.00 acre tract, 209.10 feet to a steel rebar stake with a marker stamped RLS 9500018; thence North 01 degree 18 minutes 25 seconds West, 381.60 feet to a steel rebar stake with a marker stamped RLS 9500018 and the point of curvature of a standard curve to the left; thence southwesterly along said curve, having a radius of 917.13 feet, an arc length of 97.26 feet, a central angle of 06 degrees 04 minutes 33 seconds, and subtended by a chord that bears South 89 degrees 29 minutes 30 seconds West, 97.21 feet to a steel rebar stake with a marker stamped RLS 9500018; thence North 84 degrees 21 minutes 13 seconds West, 61.16 feet to the point of curvature of a standard curve to the right; thence southwesterly along said curve, having a radius of 642.88 feet, an arc length of 83.12 feet, a central angle of 07 degrees 24 minutes 20 seconds, and subtended by a chord that bears South 83 degrees 09 minutes 28 seconds West, 83.96 feet to a steel rebar stake with a marker stamped RLS 9500018; thence North 88 degrees 08 minutes 18 seconds West, 40.00 feet to the point of curvature of a standard curve to the right; thence northwesterly along said curve, having a radius of 1087.85 feet, an arc length of 188.45 feet, a central angle of 09 degrees 55 minutes 22 seconds, and subtended by a chord that bears North 83 degrees 10 minutes 32 seconds East, 188.22 feet to a steel rebar stake with a marker stamped RLS 9500018; thence North 78 degrees 12 minutes 46 seconds West, 40.00 feet to a steel rebar stake with a marker stamped RLS 9500018 and the point of curvature of a standard curve to the left; thence northwesterly along said curve, having a radius of 759.29 feet, an arc length of 49.97 feet, a central angle of 11 degrees 18 minutes 59 seconds, and subtended by a chord that bears North 83 degrees 52 minutes 16 seconds West, 149.72 feet to a steel rebar stake with a marker stamped RLS 9500018; thence South 00 degrees 12 minutes 37 seconds West, 274.13 feet to a steel rebar stake with a marker stamped RLS 9500018; thence North 88 degrees 17 minutes 16 seconds East, 314.53 feet to a mag nail with a marker stamped RLS 9500018 on the west line of the northwest Quarter; thence North 00 degrees 07 seconds East along the west line of said Quarter, 463.62 feet, to the POINT OF BEGINNING containing 15.99 acres more or less.

Subject to right of way for Indiana State Road Number 15 and subject to easements, rights of way and restrictions of record.

**Theory of Location - Surveyors Report**  
A Wabash County section corner monument was found marking the northwest corner of the northwest Quarter of Section 20, Twp 29N R6E. A stone with no markings was found monumenting the southeast corner of the northwest Quarter. The stone was found 0.5' east of a concrete fence corner post that appeared to be 80-100 years old. Fence lines were found running monumenting the southeast corner of the northwest Quarter. The stone appears to be Stone #5 as recorded in Surveyors Record Book #3 on Page 248 in the Wabash County Surveyors Office. A PK nail with a Stephens ID marker was found marking the southwest corner of the Northwest Quarter. The nail was accepted as the Quarter section corner per common report. A survey performed by John Stephens of a 10.40 acre tract of land was found in Misc. Volume 124 Page 63 in the Wabash County Recorder's Office. The nail was found on the aforementioned Stephens survey #21212, and agrees with the location of the section stone as per State Highway #15 plans on sheet 6, Dated 1954. The easterly right-of-way of State Road #15 was established by the section survey. The survey found in Misc. Volume 80 Page 270, utilized a concrete fence corner post at the perpendicular of the section corner of Lot #4. The concrete post was found to be 6.0' south of the north line of the northwest Quarter as established. A survey of a 4.23 acre tract of land was found in Misc. Volume 120 Page 258, and was performed by John Stephens, washer and nails with Stephens ID markers were found marking the 4.23 acre tract measuring within 0.10 feet. The aforementioned Stephens Survey, section lines as established and 1936 State Highway Volume 15 plans were utilized as the basis for this survey. The boundary of the subject tract was established under the direction of Ralph L. Bolinger in accordance with the Wabash County Area Plan Commission guidelines.

- A) Variations in the reference monument
- A concrete corner post, described as the northwest corner of Lot #4 of the government survey by John Stephens, was found 6.0' south of the north line of the northwest Quarter. Steel rebar and nails with Stephens ID markers were found monumenting the 4.23 acre tract of land measuring within 0.10 feet.
- B) Discrepancies in deed descriptions and plans
- There are no gaps or overlaps with the contiguous parcels per adjacent deeds or record being aliquot or being written along quarter section lines. The 2.00 acre tract, 4.23 acre tract, and the 10.84 acre tract were described with the same bearing lines and beginning point, creating no apparent title overlaps or gaps.
- C) Incompleteness of active lines of occupation
- Possession on the north is in a partial fence line being from 2.5' to 6.0' south of the north line of the subject tract.
- Possession on the east is in a partial fence line being from 2.5' to 6.0' south of the north line of the subject tract.
- Possession on the south is in the south line of a wooded area of land.
- Possession on the west is in a wooded area of land.
- Unwritten title rights may be associated with the fence line found south of the north line. An attorney is recommended to clarify the possibility of a title overlap by unrecorded means.
- D) THEORETICAL UNCERTAINTY (Due to random errors in measurements)
- The survey performed meets the requirements of a Class "C" survey according to TITLE 845 IAC 1-13-12 ET SEQ. The allowable theoretical uncertainty is plus or minus 0.50 feet for the six measurements. The variations in measurement are shown on the plan of survey.
- The within tract lies within Zone "X" as depicted from FIRRM Flood Insurance Rate Map Panel #18169C02SD, on Panel #25 of 150, Dated November 19, 1997, and is subject to map scale accuracy.

**SURVEYORS CERTIFICATE**  
I Barrie L. Bunnell, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by me on March 31, 2005, do hereby certify that all the monuments shown thereon actually exist, and that the location, size, type and material of said monuments are accurately shown, and to the best of my knowledge and belief was executed in accordance with the requirements of the Indiana Survey Standards as defined in Title 865, Article 1, Rule 12 of the Indiana Administrative Code.  
CERTIFIED BY: Barrie L. Bunnell  
Barrie L. Bunnell, RLS 9500018  
CERTIFICATION DATE- April 07, 2005  
SUBDIVIDER and TITLE HOLDER- Ralph L. Bolinger and Gloria A. Bolinger  
TITLE HOLDERS ADDRESS- #8049 North State Road #15, Rowan, IN  
STATE OF INDIANA  
Ralph L. Bolinger  
LAND SURVEYOR

**BUNNELL LAND SURVEYING**  
405-820-0410  
2100 Cherry Springs Estates  
DATE: 4/07/05  
DRAWN BY: BLS  
FILED: BLS

6733 S. CO. RD. 50 EAST  
WABASH, INDIANA 46992  
E-mail: bunnellsurvey@comcast.net

**Bench Mark**  
Site BM = A mag nail and washer stamped Bunnell Land Surveying at 1.0' up in east face of Wabash County REMC power pole # 3551 (C-8-14) located 75' north of asphalt drive entrance. The elevation on the top of the nail is 754.19' above mean sea level. The elevation datum is based on BM # E 178 National Geodetic Survey retrieval Date of Feb 16, 1994, utilizing NAVD 83 vertical datum.

Denotes: A 5/8" inch diameter steel rebar stake with a plastic ID cap stamped RLS 9500018 Bunnell Land Surveying or a Mag Nail with a stainless steel washer stamped RLS 9500018 Bunnell Land Surveying.

**GRAPHIC SCALE**  
1 inch = 100 ft

**Cherry Springs Estates**  
Part of NW 1/4 Section 20 Twp 29 North, R 6 East  
Ralph and Gloria Bolinger Owners and Developers

PAGE 1 OF 1







**E-3 Easement for Ingress and Egress & Utilities and Drainage Private Driveway to Lot 8 and Lot 9**

A tract of land fifty (50.00) feet in width for the purposes of Ingress and Egress and for the placement and maintenance of utilities and storm drainage, being a part of the Northwest Quarter of Section twenty (20), Township twenty-nine (29) North, Range Six (6) East of the second principal meridian, Wabash County, Indiana, and being the south fifty (50) feet of Lot Number seven (7) in Cherry Springs Estates as recorded in Instrument #2005R387130 and found on file in the Wabash County Recorder's Office, and being more particularly described as follows:

*BEGINNING at the southwest corner of Lot seven (7) in Cherry Springs Estates; thence North 13 degrees 07 minutes 37 seconds East, (assumed bearing) along the west line of said Lot, 51.53 feet; thence North 89 degrees 07 minutes 29 seconds East, parallel with the south line of said Lot, 411.21 feet to a point being 25.00 feet from the east line of said Lot; thence South 13 degrees 24 minutes 20 seconds West, and parallel with the east line of said Lot, 51.59 feet to the south line of said Lot; thence South 89 degrees 07 minutes 29 seconds West, along the south line of said Lot, 410.95 feet to the POINT OF BEGINNING, containing 0.47 acres more or less.*



# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

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  - 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)**



85-06-20-100-036.000-012

WILLIAMS THOMAS

BOLINGER WAY

501, Vacant - Unplatted (0 to 9.99 Acres)

PLEASANT

/85

1/2

General Information

Parcel Number 85-06-20-100-036.000-012
Local Parcel Number

Tax ID:

Routing Number 54

Property Class 501 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2024

Location Information

County Wabash

Township PLEASANT TOWNSHIP

District 012 (Local 012 ) PLEASANT TOWNSHIP

School Corp 8045 MANCHESTER COMMUNITY

Neighborhood 8512510-012 PLEASANT

Section/Plat 20

Location Address (1) BOLINGER WAY ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 10, 2024 Review Group 2024

Ownership

WILLIAMS THOMAS 19 EMS B20A LANE PIERCETON, IN 46562

Legal

CHERRY SPRINGS ESTATES SOUTH LOT 8 6.622AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 12/16/2016 to 01/01/1900.

Notes

2/5/2024 RP: Reassessment Packet 2024
9/9/2020 LAND: 2021 PAY 2022 REMOVED INFLUENCE FACTOR FROM EXCESS RES
12/19/2016 NOTE: MULTI-PARCEL SALE. \$70,000 WAS SALE PRICE FOR -029, -030, -031 & -036
11/10/2014 SPL: 2015 PAY 2016 SPLIT 6.622A FROM BOLINGER GLORIA A TO BOLINGER GLORIA A 04/02/2014

Res

Valuation Records

Table with columns: Assessment Year (2024-2020), 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).

Land Data (Standard Depth: Res 200', 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (6.62), Actual Frontage (0), Developer Discount, Parcel Acreage (6.62), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (6.62), 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 (\$0), 91/92 Value (\$33,100), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$33,100), CAP 3 Value (\$0), Total Value (\$33,100).

Data Source Estimated

Collector 06/21/2023 JS

Appraiser 06/21/2023 JS



*...Generation after Generation*



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*Property Services, LLC*

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