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

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REAL ESTATE AUCTION TERMS

CHARMING BRICK RANCH WITH LARGE BACKYARD!

This property will be offered via Online Only Auction on Thursday, December 19, 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 \$10,000 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 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 Trustee's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before January 24, 2025. 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 \$752.74. 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: Thursday, December 19, 2024
Bidding begins closing out at 6 pm!
1220 Main St., Rochester, IN 46975
Rochester Township • Fulton County

www.BidMetzger.com



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

260-982-0238

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Type notes here

Printed
10/29/2024

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202444832	1220 Main Street	Rochester	IN 46975	LP \$118,900
	Area Fulton County	Parcel ID 25-07-92-328-011.000-009	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 4	F Baths 1
	Township Rochester	Style One Story	REO No	H Baths 1
	School District ROCHE	Elem Columbia / Riddle	JrH Rochester	SrH Rochester
	Legal Description LOT 453 STURGEON'S.			
	Directions From US 31, head north on Hwy 25 (Main St.). Property is on the west side of the road.			
Inside City	Y	City Zoning R1	County Zoning	Zoning Description

Remarks Charming Brick Ranch with Large Backyard selling via Online Only Auction on Thursday, December 19, 2024 -- Bidding begins closing out at 6 pm! This charming brick ranch featuring 4 spacious bedrooms and 1.5 baths is perfect for comfortable living. As you step inside, you'll be greeted by an open living and dining room that boasts floor-to-ceiling windows, flooding the space with natural light, complemented by a cozy fireplace for those chilly evenings. The large kitchen provides ample space for cooking and entertaining. Step outside to the expansive backyard, which is perfect for outdoor activities, gardening, or simply relaxing in the sun. Additionally, a 12x8 shed offers convenient storage for tools and equipment, ensuring your outdoor space remains tidy and organized. This home is a wonderful blend of comfort and functionality, ready to welcome you! Open House: Sat. December 14th 1-2pm

Agent Remarks Online Auction: Thurs. 12.19.24 6pm Open House: Sat. 12.14.24 1-2pm A 3.0% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$150-250k 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 453	Lot 0.3100	/ 13,547		/ 82X165		Lot Desc 0-2.9999			
Above Gd Fin SqFt 1,971	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0		Ttl Below Gd SqFt 0		Ttl Fin SqFt 1,971	Year Built 1956		
Age 68	New Const No	Date Complete		Ext Brick	Bsmt Slab		# 6		
Room Dimensions		Baths	Full	Hal	Water CITY	Basement Material			
RM DIM	LV	B-Main	1	1	Well Type	Dryer Hookup Gas	No	Fireplace	Yes
LR x		B-Upper	0	0	Sewer City	Dryer Hookup Elec	No	Guest Qtrs	No
DR x		B-Blw	0	0	Fuel / Baseboard, Hot	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 Central Air	Water Soft-Owned	No	Skylight	No
BK x		AMENITIES Porch Covered, Range/Oven Hook Up Elec,				Water Soft-Rented	No	ADA Features	No
DN x		Main Floor Laundry, Washer Hook-Up				Alarm Sys-Sec	No	Fence	
1B 14 x 16	M					Alarm Sys-Rent	No	Golf Course	No
2B 14 x 16	M					Garden Tub	No	Nr Wlkg Trails	No
3B 12 x 12	M	Garage	/	/	x /	Jet Tub	No	Garage Y/N	No
4B 12 x 12	M	Outbuilding 1	Shed		12 x 8	Pool	No	Off Street Pk	
5B x		Outbuilding 2			x	Pool Type			
RR x		Assn Dues			Frequency Not Applicable	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Range-Electric, Water Heater Gas			
LF x		Other Fees				FIREPLACE Living/Great Rm			
EX x		Restrictions							

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 12/19/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$752.74	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 11/20/2024	Start Showing Date	Exp Date 1/31/2025	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 Mechanical/Combo	Lockbox Location front 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		Sell Team
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.

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**

25-07-92-328-011.000-009

Evans Larry W & Carolyn J Revo

1220 MAIN ST

510, 1 Family Dwell - Platted Lot

Noftsgers/10321-009

1/2

General Information

Parcel Number 25-07-92-328-011.000-009
Local Parcel Number 01010504800

Tax ID:

Routing Number 07-92-300-026

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Fulton

Township ROCHESTER TOWNSHIP

District 009 (Local 010) ROCHESTER CITY

School Corp 2645 ROCHESTER COMMUNITY

Neighborhood 10321-009 Noftsgers

Section/Plat

Location Address (1) 1220 MAIN ST ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 10321-009

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, August 7, 2024

Review Group 4

Ownership

Evans Larry W & Carolyn J Revocable
1220 Main Street
Rochester, IN 46975

Legal

LOT 453 STURGEON'S.



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/05/2012 and 06/21/2005.

Notes

11/9/2021 22RS: Per cyc/rev: No changes made lc/JD
1/20/2012 : REMOVE 6 X 6 OMP FROM SKETCH -- -SIZE NOT ASSESSED---12 PAY 13 ---DM.
12/2/2011 : CYC/REV RTO 10/12/11 NO CHANGES-AW
3/1/2009 : ADDED BATH 10-22-90. RMVD. 6 X 15 OMP, ADDED 6 X 6 OMP AND 6 X 30 PAT.

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2024, 2023, 2022, 2021, and 2020.

Land Data (Standard Depth: Res 175', CI 175' 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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Row shows values for F, F, 82, 82x165, 0.98, \$210, \$206, \$16,892, -10%, 1.0000, 100.00, 0.00, 0.00, \$15,200.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.31), Actual Frontage (82), Developer Discount, Parcel Acreage (0.31), 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 (0.00), Total Acres Farmland (0.31), 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 (\$0), Supp. Page Land Value, CAP 1 Value (\$15,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,200).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1971 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" 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
Patio, Concrete	144	\$900
Patio, Concrete	60	\$300
Patio, Brick	150	\$2,100

Plumbing

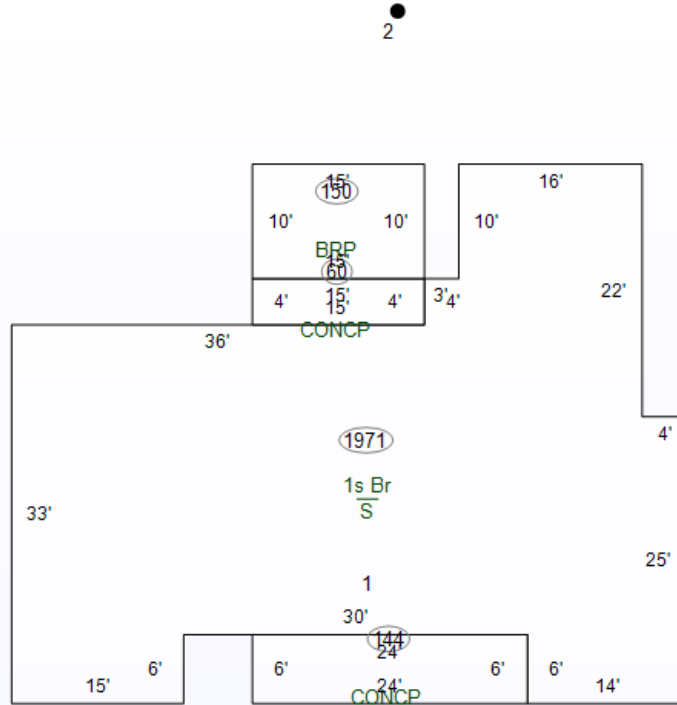
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Hot Water or Steam



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1971	1971	\$136,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1971	0	\$0	

Total Base		\$136,800
Adjustments	1 Row Type Adj. x 1.00	\$136,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
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	\$141,300
Sub-Total, 1 Units	

Exterior Features (+)	\$3,300	\$144,600
Garages (+) 0 sqft	\$0	\$144,600
Quality and Design Factor (Grade)	1.10	
Location Multiplier	0.87	
Replacement Cost		\$138,382

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	Brick	C+2	1956	1956	68 G		0.87		1,971 sqft	\$138,382	37%	\$87,180	0%	100%	1.000	1.190	100.00	0.00	0.00	\$103,700
2: Util Shed	1	SV	D	1970	1970	54 A		0.87		12'x8'		65%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$0

...Generation after Generation



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