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APPRAISAL AND REAL ESTATE SOLUTIONS FOR
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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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101 S. RIVER RD.
N. MANCHESTER, IN 46962


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Type notes here

Printed
11/07/2024

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 # 202445965	1726 W 450 N	Rochester	IN 46975	LP \$103,400
	Area Fulton County	Parcel ID 25-02-23-100-010-000-007	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 2	F Baths 1
	Township Richland	Style One Story	REO No	H Baths 0
	School District ROCHE	Elem Columbia / Riddle	JrH Rochester	SrH Rochester
	Legal Description SW COR SE NW & PT NW 23-31-2 11-000555-3 581-00024-00			
	Directions Head north on US 31 out of Rochester, turn west on 450 N. Property is on the north side of the road.			
	Inside City	City Zoning	County Zoning	Zoning Description

Remarks Country Home with Outbuildings on 1.5+/- Acres selling via Online Only Auction on Friday, December 20, 2024 -- Bidding begins closing out at 6 pm! Discover the charm of country living with this 2-3 bedroom, 1 bath home situated on 1.5± acres. The property features a spacious kitchen and dining room. Relax in the cozy family room or enjoy quiet evenings in the living room. The home includes 2 bedrooms, along with an office that could easily serve as a third bedroom, offering flexibility for your needs. Newer metal roof for peace of mind. Step outside to find a covered deck & fenced-in pasture, ideal for pets or small livestock, along with multiple outbuildings, including a 32x42 pole barn, providing ample storage and workspace. Don't miss this opportunity to get into the peaceful country! Open House: Monday, December 16th 5:30-6pm

Agent Remarks Online Auction: Fri. 12.20.24 6pm Open House: Mon. 12.16.24 5:30-6pm A 2.0% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$100-150k 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	1.5100	/	65,776	/	215x300	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,368	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,368	Year Built	1945		
Age	79	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Crawl, 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	Yes		
LR	12 x 24	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	12 x 14	M	B-Blw G	0	0	Fuel /	Forced Air	Dryer Hookup G/E	No	Split FlrPln	No		
FR	14 x 16	M	Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes		
KT	12 x 12	M	Laundry L/W	8 x 8		Cooling	Central Air	Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES Ceiling Fan(s), Deck Covered, Kitchen Island, Range/Oven Hook Up Gas, Main Floor Laundry, Washer Hook-Up				Water Soft-Rented	No	ADA Features	No			
DN	x							Alarm Sys-Sec	No	Fence			
1B	8 x 10	M						Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 14	M						Garden Tub	No	Nr Wlkg Trails	No		
3B	x		Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No		
4B	x		Outbuilding 1	Pole/Post Building	32 x 24			Pool	No	Off Street Pk			
5B	x		Outbuilding 2		x			Pool Type					
RR	x		Assn Dues			Frequency	Not Applicable	FIREPLACE	Living/Great Rm				
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	12/20/2024	Time	6 pm
Financing: Existing		Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$407.88	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	12/2/2024	Start Showing Date		Exp Date	2/28/2025	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		

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REAL ESTATE AUCTION TERMS

COUNTRY HOME WITH OUTBUILDINGS ON 1.5+/- ACRES!

This property will be offered via Online Only Auction on Friday, December 20, 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. *A 2 % 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 Personal Representative's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before February 7, 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 \$407.88. 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: Friday, December 20, 2024

Bidding begins closing out at 6 pm!

1726 W. 450 N., Rochester, IN 46975

Richland Township • Fulton County

www.BidMetzger.com



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CHAD METZGER, CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
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25-02-23-100-010.000-007

CONLEY TERRY G

1726 W 450 N

511, 1 Family Dwell - Unplatted (0 to 9.9

Richland Twp. Homesites/5 1/2

General Information

Parcel Number 25-02-23-100-010.000-007
Local Parcel Number 00810301800

Tax ID:

Routing Number 02-23-000-063

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

Year: 2024

Location Information

County Fulton

Township RICHLAND TOWNSHIP

District 007 (Local 008) RICHLAND TOWNSHIP

School Corp 2645 ROCHESTER COMMUNITY

Neighborhood 5500001-007 Richland Twp. Homesites

Section/Plat

Location Address (1) 1726 W 450 N ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 5500001

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, August 7, 2024

Review Group 1

Ownership

CONLEY TERRY G
% Equifirst Corp
1726 W 450 N
ROCHESTER, IN 46975

Legal

SW COR SE NW & PT NW 23-31-2
11-000555-3 581-00024-00



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

Table with columns for Assessment Year (2024, 2023, 2022, 2021, 2020), Reason For Change (AA), As Of Date (04/05/2024, 03/29/2023, 03/08/2022, 03/12/2021, 03/10/2020), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation amounts for Land, Improvement, and Total.

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

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

Data Source External Only

Collector 09/19/2022 PM

Appraiser 09/19/2022 AVS

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and W/I.

Res

Notes

3/14/2024 24RS: Land Type 81 (#581) added kah
9/19/2022 23RS: Per cyc/rev Cond A to F on PB-1SO X2 lc/jm
11/30/2018 24RS: Dwell grade to D+1. slab to crawl -PBAW cond to F -LNT cond to F. Add PB1SO x 2 SV @\$300. Dm
3/14/2011 24RS: ADD LAUNDRY SINK & 2 ADDITIONAL BATH SINKS, FIREPLACE DM.

Land Computations

Table with columns for various land computation metrics and their values, including Calculated Acreage (1.51), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (1.51), 81 Legal Drain NV (0.35), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.16), 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 (\$23,500), 91/92 Value (\$600), Supp. Page Land Value, CAP 1 Value (\$23,500), CAP 2 Value (\$600), CAP 3 Value (\$0), and Total Value (\$24,100).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1368 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 type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input checked="" 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
Wood Deck	250	\$4,200
Canopy, Shed Type	250	\$1,400

Plumbing

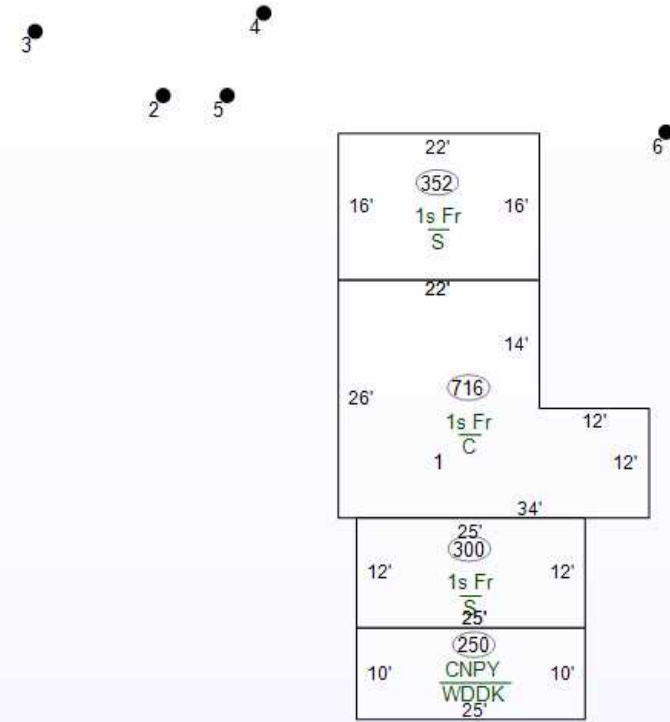
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	6	8

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1368	1368	\$97,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	716	0	\$5,200	
Slab	652	0	\$0	
Total Base			\$102,300	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1368	\$3,500
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$112,900

Sub-Total, 1 Units

Exterior Features (+)	\$5,600	\$118,500
Garages (+) 0 sqft	\$0	\$118,500
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.87
Replacement Cost		\$87,631

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+1	1945	1962	62	A		0.87		1,368 sqft	\$87,631	47%	\$46,440	0%	100%	1.000	1.550	100.00	0.00	0.00	\$72,000
2: Lean To	1	Earth Flo	D	2005	2005	19	F	\$4.69	0.87		18'x24' x 8'	\$1,410	40%	\$850	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900
3: PB-1SO	1	SV	E	1900	1900	124	F		0.87		16' x 20' x 14'		70%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$300
4: PB-1SO (Animal Shelter)	1	SV	E	1900	1900	124	F		0.87		10' x 16' x 14'		70%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$300
5: PB-All Walls	1	T3AW	D	1990	1990	34	F	\$21.61	0.87		32' x 24' x 12'	\$11,165	60%	\$4,470	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,500
6: Util Shed	1		C	2006	2006	18	A	\$21.43	0.87	\$18.64	12'x12'	\$2,685	50%	\$1,340	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,300

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**

...Generation after Generation



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