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

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REAL ESTATE AUCTION TERMS

2 BEDROOM, 1 BATH HOME WITH 2-CAR DETACHED GARAGE!

This property will be offered via Online Only Auction on Thursday, December 19, 2024 -- Bidding begins closing out at 6:30 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 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 \$738.52. 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 6:30 pm!

7267 S. State Road 17, Kewanna, IN 46939

Wayne Township • Fulton County

www.BidMetzger.com

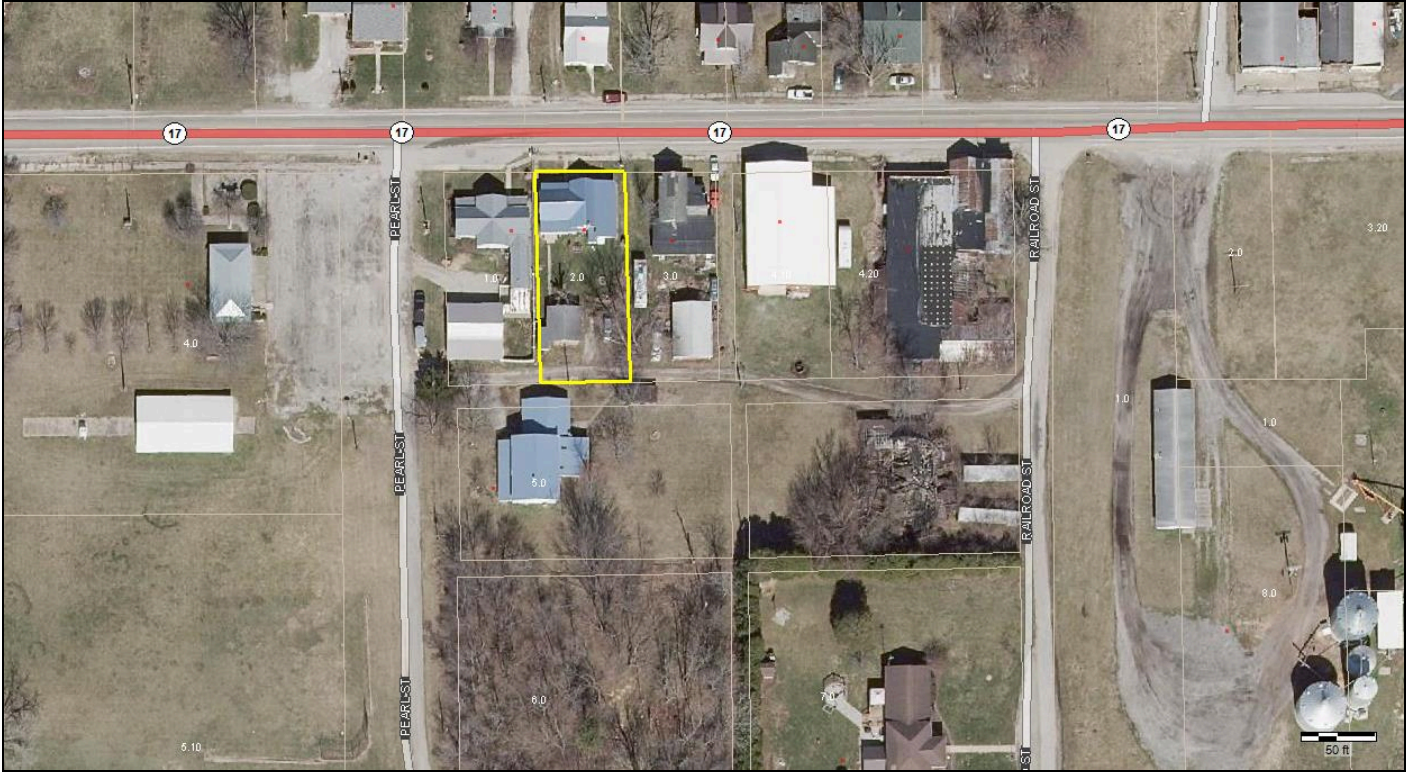


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

260-982-0238

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


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Type notes here

Printed
11/04/2024

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 # 202446096	7267 S State Road 17	Kewanna	IN 46939	LP \$0
	Area Fulton County	Parcel ID 25-10-22-181-002.000-012	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 2	F Baths 1
	Township Wayne	Style One Story	REO No	H Baths 0
	School District CASTN	Elem Caston	JrH Caston	SrH Caston
	Legal Description LOT 5 BUCHANAN. 553-00032-00			
	Directions South of Kewanna, on the south side of SR 17.			
	Inside City N	City Zoning	County Zoning OTH	Zoning Description VC

Remarks 2 Bedroom Home with 2-Car Detached Garage selling via Online Only Auction on Thursday, December 19, 2024 -- Bidding begins closing out at 6:30 pm! 2-bedroom, 1-bath home presents an excellent opportunity for savvy investors, home flippers, or those seeking a rental property. Previously set up as a rental, this property is being sold As-Is with all contents included, making it an ideal candidate for renovation, a complete rebuild, or continued use as a rental. The home features a practical layout with two bedrooms and a single bathroom. A detached 2-car garage provides additional storage and parking space. Whether you're looking to flip, rent, or start fresh with a complete rebuild, this property presents an exciting opportunity to invest in a prime real estate asset. Open House: Saturday, December 14th 12:30-1pm

Agent Remarks Online Auction: Thurs. 12.19.24 6:30pm Open House: Sat. 12.14.24 12:30-1pm A 3% buyer's premium will be added to the invoice. County Assessment is \$51,500, Auction Estimate is \$10-50k 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 5	Lot	0.1900	/	8,233	/	65x135	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,176	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	588	Ttl Fin SqFt	1,176	Year Built	1900		
Age	124	New Const	No	Date Complete		Ext	Vinyl	Bsmt	Partial Basement	#	6		
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material					
	RM DIM	LV	B-Main	1	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No		
LR	x		B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x		B-Blw G	0	0	Fuel /	Forced Air	Dryer Hookup G/E	No	Split FlrPln	No		
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	No		
KT	x		Laundry L/W	x		Cooling	None	Water Soft-Owned	No	Skylight	No		
BK	x							Water Soft-Rented	No	ADA Features	No		
DN	x							Alarm Sys-Sec	No	Fence			
1B	12 x 12	M						Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 10	M						Garden Tub	No	Nr Wlkg Trails	No		
3B	x		Garage	2.0	/ Detached	/	20 x 20 / 400.00	Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding 1	None			x	Pool	No	Off Street Pk			
5B	x		Outbuilding 2				x	Pool Type					
RR	x		Assn Dues			Frequency	Not Applicable						
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	12/19/2024	Time	7 pm
Financing:	Existing	Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$738.52	Exemption	No Exemptions	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	12/3/2024	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	None	Lockbox Location	n/a	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent					
Co-Sell Office		Co-Sell Agent		Sell Team			
Presented	Jen Rice - Cell: 260-982-0238			/	Metzger Property Services, LLC - Off: 260-982-0238		

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**

25-10-22-181-002.000-012

Thomas Eugene R 1/2 & Thomas

7267 S STATE RD 17

510, 1 Family Dwell - Platted Lot

Wayne Twp. Homesites/85

1/2

General Information

Parcel Number 25-10-22-181-002.000-012
Local Parcel Number 01312000117

Tax ID:

Routing Number 10-22-000-064

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Fulton

Township WAYNE TOWNSHIP

District 012 (Local 013)
WAYNE TOWNSHIP

School Corp 2650
CASTON

Neighborhood 8500001-012
Wayne Twp. Homesites

Section/Plat

Location Address (1)
7267 S STATE RD 17
KEWANNA, IN 46939

Zoning

Subdivision

Lot

Market Model
8500001

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Wednesday, August 7, 2024

Review Group 2

Ownership

Thomas Eugene R 1/2 & Thomas Phylli
173 Scott Creek Road
Crossville, TN 38571

Legal

LOT 5 BUCHANAN.
553-00032-00



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, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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, Value.

Transfer of Ownership

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

Notes

8/3/2023 24RS: NC jm / CSL
8/14/2019 20RS: cyc/Rev Chg. size of EFP from 201 SF to 183 SF. No other chg. 20 pay 21 Dm/aw8/21/19

Land Computations

Table with columns for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1176 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input 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 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
Stoop, Masonry	114	\$2,700
Canopy, Roof Extension	114	\$1,400
Porch, Enclosed Frame	183	\$9,700
Porch, Enclosed Frame	40	\$4,900

Plumbing

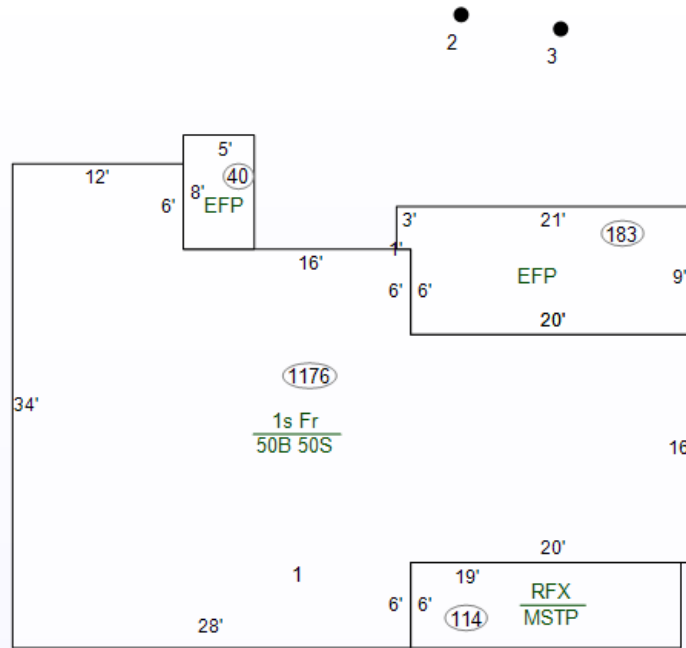
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1176	1176	\$88,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	588	0	\$20,600	
Crawl				
Slab	588	0	\$0	
Total Base			\$109,200	
Adjustments			1 Row Type Adj. x 1.00	\$109,200
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	\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$109,200
Sub-Total, 1 Units				
Exterior Features (+)			\$18,700	\$127,900
Garages (+) 0 sqft			\$0	\$127,900
Quality and Design Factor (Grade)				0.85
Location Multiplier				0.87
Replacement Cost				\$94,582

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	1900	1900	124	F		0.87		1,764 sqft	\$94,582	65%	\$33,100	0%	100%	1.000	1.220	100.00	0.00	0.00	\$40,400
2: Garage-Fr	1	Wood Fr	D	1940	1940	84	F	\$37.11	0.87	\$25.83	20'x20'	\$10,331	65%	\$3,620	0%	100%	1.000	1.000	100.00	0.00	0.00	\$3,600
3: Lean To	1	Earth Flo	D	1900	1900	124	P	\$4.69	0.87		14'x7' x 8'	\$320	80%	\$60	0%	100%	1.000	1.000	100.00	0.00	0.00	\$100

...Generation after Generation



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