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APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

FIXER UPPER HOME! GREAT OPPORTUNITY TO BUILD NEW OR RENOVATE!

This property will be offered via Online Only Auction on Thursday, January 9, 2025 -- 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 \$2,000 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before February 14, 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 \$568.26. 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, January 9, 2025

Bidding begins closing out at 6 pm!

68 E. South St., Milford, IN 46542

Van Buren Township • Kosciusko County

www.BidMetzger.com

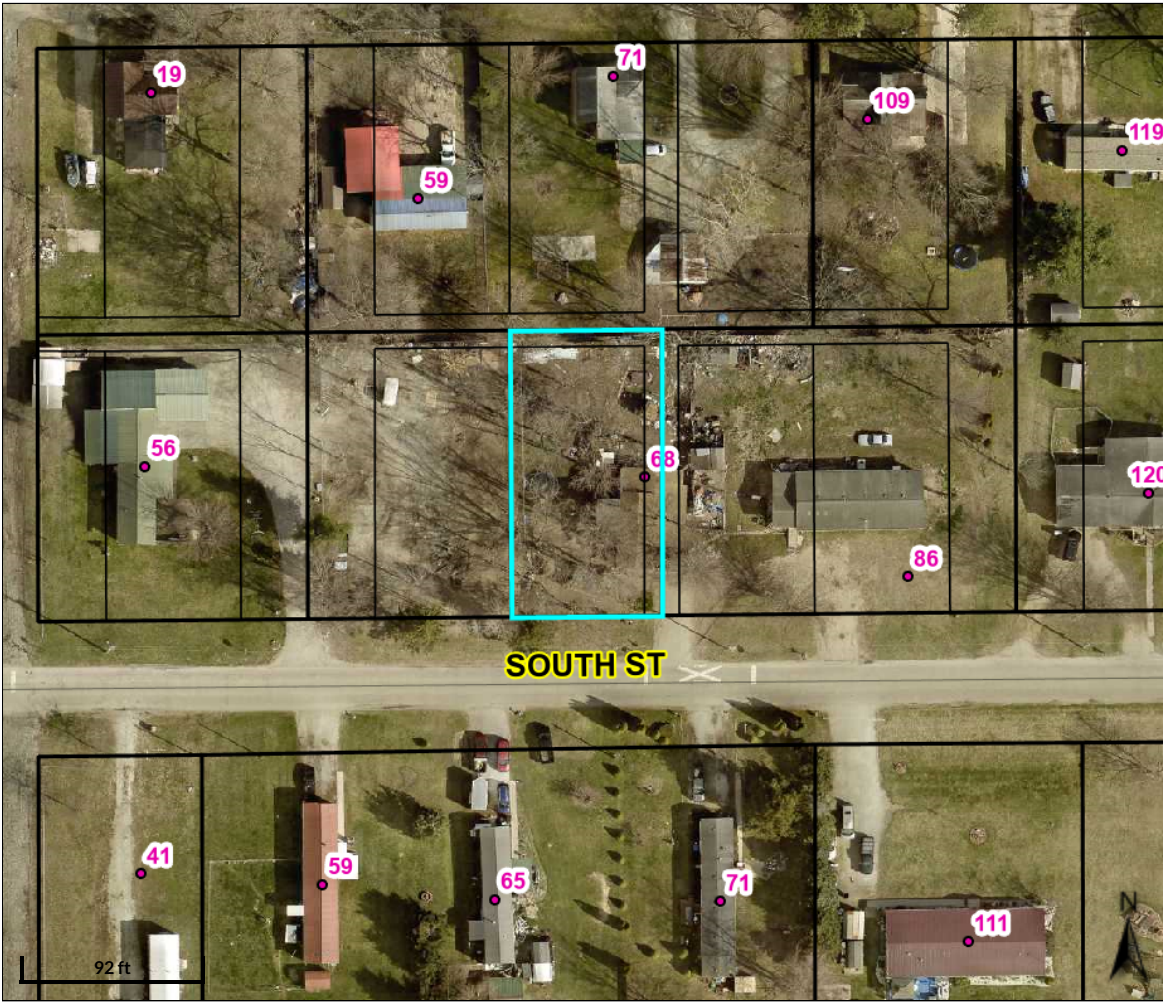


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

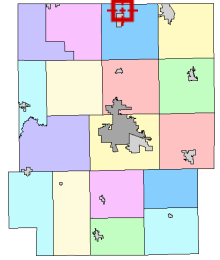
260-982-0238

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

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Overview



Legend

-  Lot Lines
-  Parcels
-  Lakes
-  Cities and Towns
-  House Numbers
-  Road Centerlines

Parcel ID	027-015-003	Alternate ID	027-719014-40	Owner Address	Pamer Adam C
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		407 N 450 E
Property Address	68 E SOUTH ST	Acreage	n/a		Warsaw, IN 46582
	MILFORD				
District	Van Buren				
Brief Tax Description	027-015-003 LOT 14 & PT VAC ALLEY SHAFFERS ADD TO MILFORD <i>(Note: Not to be used on legal documents)</i>				

Date created: 10/25/2023
 Last Data Uploaded: 10/25/2023 3:13:20 AM



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

Nov 5 2024

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)
608 South 87 Milford

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓				Cistern				
Clothes Dryer					Septic Field / Bed				
Clothes Washer					Hot Tub				
Dishwasher					Plumbing				
Disposal					Aerator System				
Freezer					Sump Pump				
Gas Grill					Irrigation Systems				
Hood					Water Heater / Electric				
Microwave Oven					Water Heater / Gas				
Oven					Water Heater / Solar				
Range					Water Purifier				
Refrigerator					Water Softener				
Room Air Conditioner(s)					Well				
Trash Compactor					Septic & Holding Tank/Septic Mound				
TV Antenna / Dish					Geothermal and Heat Pump				
Other:					Other Sewer System (Explain)				
					Swimming Pool & Pool Equipment				

	Yes	No	Do Not Know
Are the structures connected to a public water system?			
Are the structures connected to a public sewer system?			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier				
Burglar Alarm				
Ceiling Fan(s)				
Garage Door Opener / Controls				
Inside Telephone Wiring and Blocks / Jacks				
Intercom				
Light Fixtures				
Sauna				
Smoke / Fire Alarm(s)				
Switches and Outlets				
Vent Fan(s)				
60 / 100 / 200 Amp Service (Circle one)				
Generator				

Are there any additions that may require improvements to the sewage disposal system?

If yes, have the improvements been completed on the sewage disposal system?

Are the improvements connected to a private/community water system?

Are the improvements connected to a private/community sewer system?

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				
Central Air Conditioning				
Hot Water Heat				
Furnace Heat / Gas				
Furnace Heat / Electric				
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				

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.

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	Date (mm/dd/yy)	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	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			<input checked="" type="checkbox"/>	Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Does the roof leak?			<input checked="" type="checkbox"/>	Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?				Are there any encroachments?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>	Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____				Is the present use a non-conforming use? Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
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 the access to your property via a public road?	<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"/>		Is the access to your property via an easement?		<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"/>		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Explain:				Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				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?			
				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"/>	
				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"/>	

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	Date (mm/dd/yy)	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)

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**

43-03-04-300-023.000-027

PAMER ADAM C

68 E SOUTH ST

510, 1 Family Dwell - Platted Lot

VAN BUREN TWP ACREA

1/2

General Information

Parcel Number
43-03-04-300-023.000-027

Local Parcel Number
2771901440

Tax ID:

Routing Number
027-015-003

Property Class 510
1 Family Dwell - Platted Lot


Year: 2024

Ownership

PAMER ADAM C
407 N 450 E
WARSAW, IN 46582

Legal

27-15-3
LOT 14 & PT VAC ALLEY SHAFFERS ADD TO
MILFORD



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/21/2023	PAMER ADAM C	2023040646	QC	/		
02/26/2021	SKRUMELAK NICHOL	2021021418	QC	/	\$23,000	
04/12/2016	SKRUMELAK H RITA	2016040339	QC	/		
04/25/2014	SKRUMELAK H RITA	2014041022	QC	/		
09/27/2001	SKRUMELAK NICHOL		PR	/		
09/27/2001	MOTRUK DOROTHY		PR	/		

Res

Notes

4/4/2022 SPLT: 2022 SPLIT .32A (LOT 13 & PT VACATED ALLEY) TO PARCEL 2772600888

1/30/2020 2020: 2020 EFP IS 100% COMPLETE FOR 1/1/2020 PER FIELD CHECK 1/7/2020 2018 EFP 75% COMPLETE 1/17/2018

2/7/2017 BP: 2017 BP# 16-0140 SKRUMELAK RES ADDN- ENCLOSED STAIRS \$1000 (SELF)

4/12/2016 CE: CHANGED CONDITION OF HOUSE TO FAIR & CHANGED EFF YR FROM 1980 TO 1950 PER PICS & PICTOMETRY

6/24/2014 2015: 2015 CHANGED RFX TO EFP PER BUILDING PERMIT & FILED WORKERS ON 5-20-14

6/24/2014 BP: BP# 14-0138 SKRUMELAK RES ADDN (ENCLOSED STAIRS) \$1000

Location Information

County
Kosciusko

Township
VAN BUREN

District 027 (Local 027)
VAN BUREN TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 2715000-027
VAN BUREN TWP ACREAGE - RE

Section/Plat
4-34-6

Location Address (1)
68 E SOUTH ST
MILFORD, IN 46542

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$8,100	\$8,100	\$13,300	\$13,300	\$12,100
Land Res (1)	\$8,100	\$8,100	\$13,300	\$13,300	\$12,100
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$61,700	\$56,800	\$51,300	\$44,400	\$45,000
Imp Res (1)	\$61,700	\$56,800	\$51,300	\$44,400	\$45,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$69,800	\$64,900	\$64,600	\$57,700	\$57,100
Total Res (1)	\$69,800	\$64,900	\$64,600	\$57,700	\$57,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Computations

Calculated Acreage	0.24
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.24
91/92 Acres	0.00
Total Acres Farmland	-0.24
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	\$8,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$8,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,100

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Milford Junction

Lot
13 & 1

Market Model
N/A

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
9	A		0	0.2400	2.04	\$22,000	\$44,880	\$10,771	-25%	1.0000	100.00	0.00	0.00	\$8,080

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

Gas, Electricity

Streets or Roads TIF

Unpaved

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 14, 2024

Review Group 2026

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	30 Older 2/2+ story 1
Finished Area	1533 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" 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 checked="" 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
Porch, Enclosed Frame	175	\$6,200
Porch, Open Frame	70	\$4,100

Plumbing

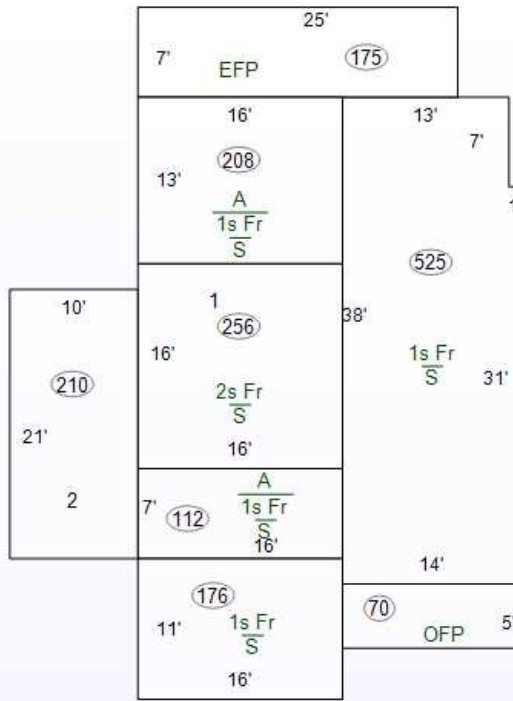
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1277	1277	\$93,300	
2	1Fr	256	256	\$18,600	
3					
4					
1/4					
1/2					
3/4					
Attic		320	0	\$4,100	
Bsmt					
Crawl					
Slab		1277	0	\$0	

Total Base				\$116,000
Adjustments	1 Row Type Adj. x 1.00			\$116,000

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		\$116,000
Sub-Total, 1 Units		
Exterior Features (+)	\$10,300	\$126,300
Garages (+) 0 sqft	\$0	\$126,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92
Replacement Cost		\$98,767

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	2	Wood Fr	D+1	1911	1950	74	F		0.92		1,853 sqft	\$98,767	65%	\$34,570	25%	100%	1.850	1.000	100.00	0.00	0.00	\$48,000
2: EFP	1		D+1	2016	2016	8	A		0.92		10'x22'	\$8,211	10%	\$7,390	0%	100%	1.850	1.000	100.00	0.00	0.00	\$13,700

...Generation after Generation



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