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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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SMALL ENOUGH TO VALUE
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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Gorgeous Estate Property on 3.5+/- Acres!



Selling via Online Auction on Friday, February 7, 2025, at 6 pm

THIS BEAUTIFUL PROPERTY IS THE ONE YOU'VE BEEN WAITING FOR!

Tucked back a long, paved circular driveway, you will find a beautiful custom home with outstanding views throughout! On the main floor, you will find a guest suite area that could easily become the master bedroom, a large living room, open concept kitchen & dining area. Right off the kitchen is an enclosed porch that takes in 360° views of the beautiful nature that surrounds this property and on the opposite side you will find a covered balcony running along the family room that can also be enjoyed. This home has a full, walk-out basement that has a master suite with double vanities & walk-in shower. It also has a second bedroom, family room, rec room & large mechanical room to round out the lower level. This home has space & could easily be converted into a 4- or 5-bedroom home! The attached 2-car garage adds convenience, and the second 2+ car detached garage is a great place for storage and a workshop area. The detached garage also has electricity & air along with an extra tall overhead door! Secluded back a long driveway, this tree-lined property is just waiting for you to call it home!

BOOK A PRIVATE SHOWING OR COME TO THE OPEN HOUSE!

Open House: Sunday, January 19th 1-2pm

Beautiful, Secluded Home on 3.5+/- Acres!

530 Posey Hill St., Roanoke, IN 46783



2,500+ SF Home on 3.5+/- Acres!

- 3 bedrooms, 2.5 baths
- Full, Finished, Walk-Out Basement
- Open Kitchen, Dining & Living Room Area
- Enclosed Porch off Kitchen to take in 360° Views
- Beautiful Kitchen with High Quality Cabinets
- Master Suite, Double Vanities, & Walk-in Shower
- Covered Balcony along Living Room
- Main Floor Laundry
- Space to convert into a 4 or 5-Bedroom Home
- Central Vac System
- Fire Suppression System in the Attached Garage & the Mechanical Room
- 2-Car Attached Garage
- 2+Car Detached Garage with Extra Tall Door
- Paved, Circular Driveway
- Tree-Lined & Landscaped



BUYER'S REAL ESTATE AUCTION TERMS

BEAUTIFUL, SECLUDED HOME WITH WALK-OUT BASEMENT ON 3.5+/- ACRES!

This property will be offered via Online Only Auction on Friday, February 7, 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 \$20,000 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 Personal Representative's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before March 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 \$4,047.36. 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, February 7 -- Starting at 6 pm

**530 Posey Hill St., Roanoke, IN 46783
Jackson Township • Huntington County**

www.BidMetzger.com



The image is a promotional banner for Metzger Property Services, LLC. It features a green and yellow color scheme with a star logo. The text includes the company name, contact number, website, and a list of services. The background shows a field of crops under a bright sun.

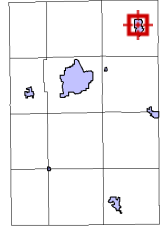
Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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








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Overview



Legend

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
 -  Private Drives
 -  County Roads
 -  Municipal Roads
 -  State Routes
 -  US Route
 -  Interstate

Parcel ID	35-01-15-400-006.500-007	Alternate ID	n/a	Owner Address	Kummer, Charles A & Maryann 530 Posey Hill St Roanoke, IN 46783-9116
Sec/Twp/Rng	n/a	Class	1 Family Dwell - Unplatted (0 to 9.99 Acres)		
Property Address	530 Posey Hill St Roanoke	Acreage	3.576		
District	ROANOKE TOWN				
Brief Tax Description	HORTONS OL PT OL 29 3.576A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/5/2024
Last Data Uploaded: 11/4/2024 8:01:32 PM

Property Type RESIDENTIAL Status Active CDO 0 DOM 0 Auction Yes

MLS # 202500424 530 Posey Hill Street Roanoke IN 46783 LP \$0



Area Huntington County Parcel ID 35-01-15-400-006.500-007 Type Site-Built Home Waterfront No
 Sub None Cross Street Bedrms 3 F Baths 2 H Baths 1
 Township Jackson Style One Story REO No Short Sale No
 School District HCS Elem Roanoke JrH Crestview SrH Huntington North

Legal Description HORTONS OL PT OL 29 3.576A

Directions From US 24, take 2nd St to Seminary - head north. Then west on Posy Hill. Property is on the north side of the road.

Inside City Y City Zoning R4 County Zoning Zoning Description

Remarks This Estate Property is Selling via Online Auction, Fri. February 7th with the auction beginning to close out at 6 pm. Tucked back a long, paved circular driveway, you will find a beautiful custom home with outstanding views throughout! On the main floor, you will find a guest suite area that could easily become the master bedroom, a large living room, open concept kitchen & dining area. Right off the kitchen is an enclosed porch that takes in 360° views of the beautiful nature that surrounds this property and on the opposite side you will find a covered balcony running along the family room that can also be enjoyed. This home has a full, walk-out basement that has a master suite with double vanities & walk-in shower. It also has a second bedroom, family room, rec room & large mechanical room to round out the lower level. This home has space & could easily be converted into a 4- or 5-bedroom home! The attached 2-car garage adds convenience, and the second 2+ car detached garage is a great place for storage and a workshop area. The detached garage also has electricity

Agent Remarks Online Estate Auction: Fri.2.7.25-6 pm Open House: Sunday, January 19, 1-2 pm. A 3% buyer's premium will be added to the winning invoice. 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 on the bidding website. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	3.5800	/	155,771	/	665x415	Lot Desc	Partially Wooded, Slope, 3-5.9999, Wooded				
Above Gd Fin SqFt		1,644	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		1,644	Ttl Below Gd SqFt 1,644	Ttl Fin SqFt 3,288	Year Built	1998	
Age	27	New Const	No	Date Complete			Ext	Brick, Vinyl	Bsmnt	Full Basement, Walk-Out Basement, Finished	#	9	
Room Dimensions		Baths	Full	Hal	Water	Well		WELL	Basement Material		Poured Concrete		
	RM DIM	LV	B-Main	1	1	Well Type	Private		Dryer Hookup Gas	No	Fireplace	No	
LR	17 x 22	M	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	Yes	Guest Qtrs	Yes	
DR	15 x 17	M	B-Blw G	1	0	Fuel /	Geothermal		Dryer Hookup G/E	No	Split FlrPln	Yes	
FR	21 x 17	L	Laundry Rm	Main		Heating			Disposal	Yes	Ceiling Fan	Yes	
KT	15 x 12	M	Laundry L/W	11 x 9		Cooling	Geothermal		Water Soft-Owned	Yes	Skylight	No	
BK	x		AMENITIES		1st Bdrm En Suite, ADA Features, Attic Pull				Water Soft-Rented	No	ADA Features	Yes	
DN	14 x 14	M	Down Stairs, Balcony, Ceiling-9+, Ceiling Fan(s), Central						Alarm Sys-Sec	No	Fence		
1B	15 x 18	L	Vacuum System, Closet(s) Walk-in, Deck Covered, Deck						Alarm Sys-Rent	No	Golf Course	No	
2B	15 x 12	M							Garden Tub	No	Nr Wlkg Trails	No	
3B	11 x 14	L	Garage	2.0	/	Attached	/	25 x 26 / 650.00	Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding 1	2nd Detached		45 x 38 1710				Pool	No	Off Street Pk	Yes
5B	x		Outbuilding 2			x				Pool Type			
RR	21 x 14	L	Assn Dues			Frequency	Not Applicable		SALE INCLUDES Dishwasher, Window Treatments, Oven-Built-In, Oven-Convection, Oven-Double, Sump Pump, Water Heater Electric, Water Softener-Owned				
LF	x		Other Fees										
EX	13 x 13	M	Restrictions										

Water Access Wtr Name **Water Frontage** **Channel**
Water Features **Water Type** **Lake Type**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 1/6/2025 **Time** 6 pm **Location** Estate Online Only:
Financing: Existing **Proposed** Cash, Conventional, FHA, USDA, VA **Excluded Party** None
Annual Taxes \$4,047.36 **Exemption** Geothermal, Homestead, **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 1/6/2025 **Start Showing Date** **Exp Date** 4/30/2025 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N **Seller Concession Amount \$**
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. © 2025 IRMLS. All Rights Reserved.

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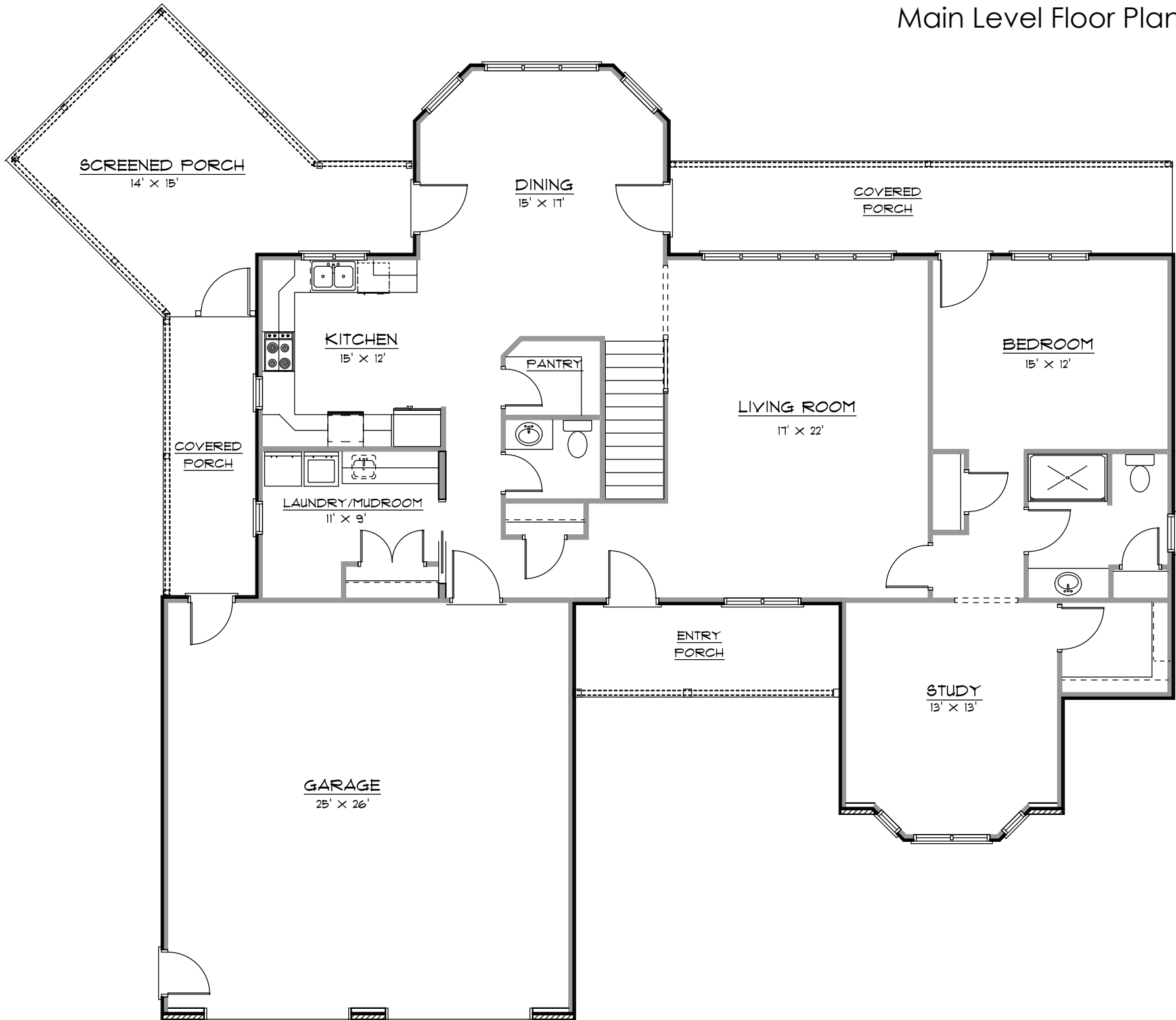
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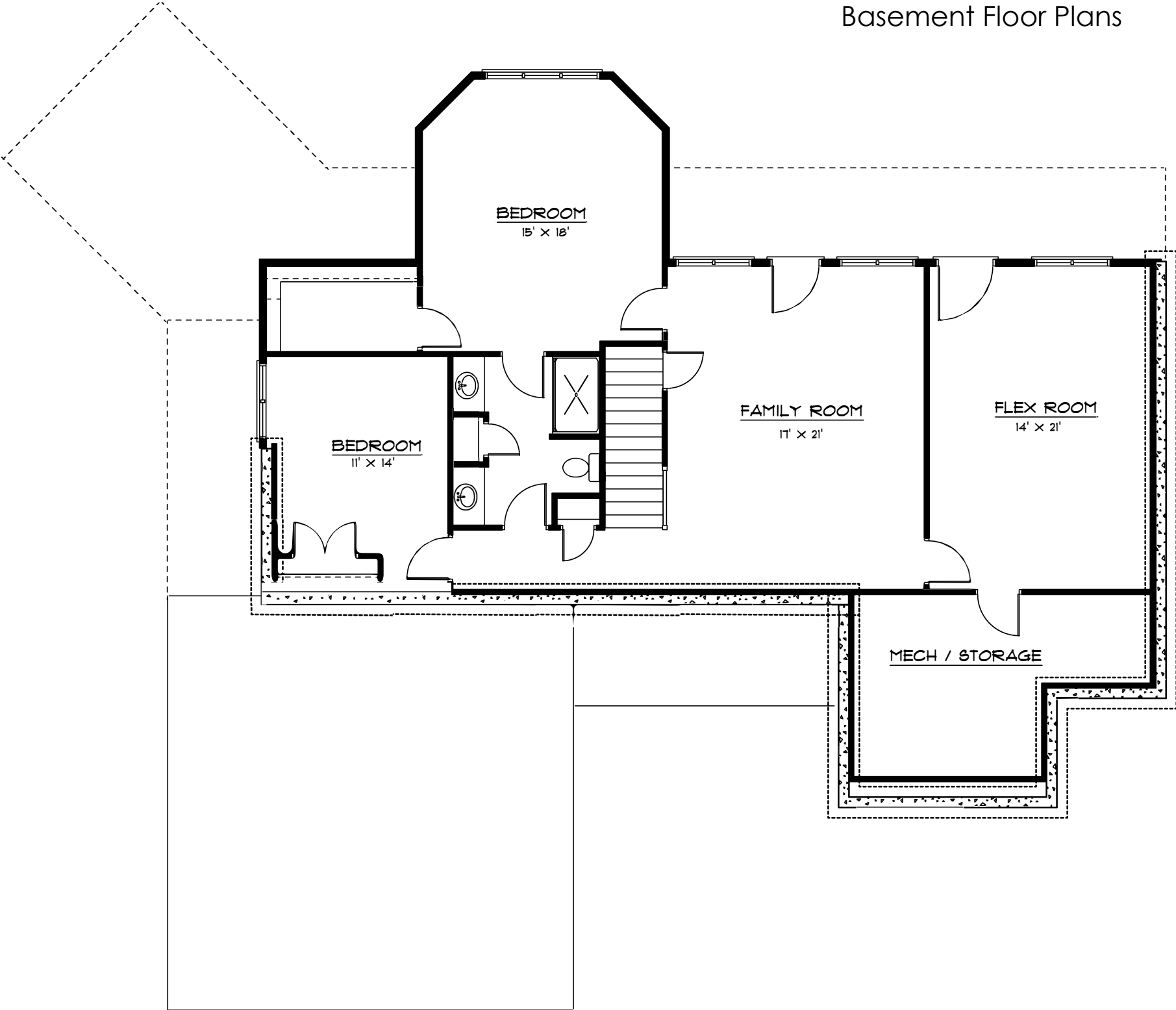
Average Utilities

Utility	Company	Average Amount
Gas		\$
Electric	AEP	\$ 400/month
Water	City Water, Sewer, & Trash to the Town of Roanoke	\$ 102/month
Septic/Sewer		\$
HOA	n/a	\$
Other		\$
Additional Notes	Water Heater - 2 years old	
	There is a fire suppression system in the attached garage & mechanical room.	
	There is a whole house vacuum system.	

Main Level Floor Plans



Basement Floor Plans



ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0200006500

Printed 04/09/2024 Card No. 1 of 1

PARCEL NUMBER
35-01-15-400-006.500-007
Parent Parcel Number

Kummer, Charles A & Maryann
530 Posey Hill St
Roanoke, IN 46783 USA
HORTONS OL PT OL 29 3.576A

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Row: 02/19/2004, KUMMER, MARY ANN & CHARLES A, \$0

Property Address
530 Posey Hill St
Neighborhood
3507517 ROANOKE CORP
Property Class
511 Res 1 fam unplatted 0-9.99 ac

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 004 Jackson
Corporation N
District 007 Roanoke Corp
Section & Plat 15
Routing Number 20FS14-1-C25

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value, and Homestead Allocations for years 2019-2024.

Site Description

Topography: Level
Public Utilities: All

LAND DATA AND CALCULATIONS

Street or Road: Paved
Neighborhood: Static
Zoning: 1 RESIDENTIAL EXCESS ACREAGE
Legal Acres: 3.5760
Admin Legal: 3.5760

Table with columns: Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

001: F3-C4
CY18: CYCLICAL REASSESSMENT 2018
changed wddk to ofp, added ofp under wddk
CY22: CYCLICAL REASSESSMENT 2022
added obso for finished sq ft

Supplemental Cards

MEASURED ACREAGE 3.5760
FARMLAND COMPUTATIONS
Parcel Acreage 3.5760
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE 45460
Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)
Supplemental Cards
TOTAL LAND VALUE 45500

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 3288
 Attic: None
 Basement: Full

ROOFING
 Material: Asphalt shingles

FLOORING
 Slab B
 Sub and joists 1.0
 Vinyl tile 1.0
 Carpet B, 1.0

EXTERIOR COVER
 2/6 Masonry 1.0
 Masonry B

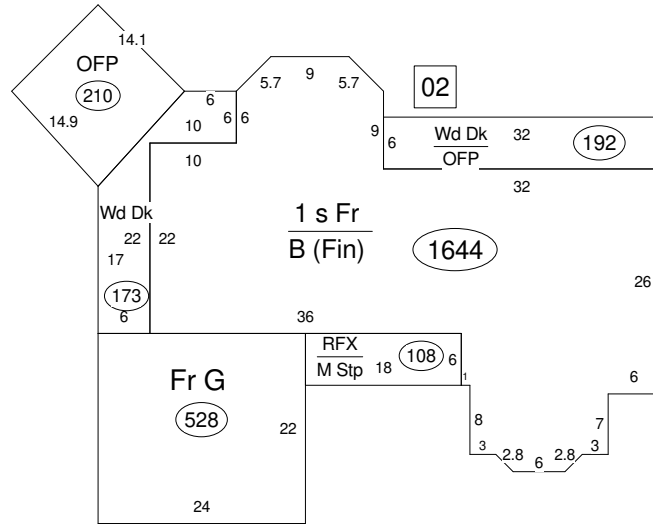
INTERIOR FINISH
 Drywall B, 1.0

ACCOMMODATIONS
 Finished Rooms 9
 Bedrooms 3
 Family Rooms 1
 Formal Dining Rooms 1

HEATING AND AIR CONDITIONING
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING
 #
 3 Fixt. Baths 2 6
 2 Fixt. Baths 1 2
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 10

REMODELING AND MODERNIZATION
 Amount Date



01

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	1644	1.0	1644	108420	
4 CONCRETE BLOCK	1644	Bsmt	1644	36270	
	0	Crawl	----	0	

TOTAL BASE 144690

Row Type Adjustment 1.00%
 SUB-TOTAL 144690

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	43390
Fireplace(s)	0
Heating	-6680
Air Condition	0
Frame/Siding/Roof	3700
Plumbing Fixt: 10	4000

Exterior Features Description	Value	Garages	SUB-TOTAL ONE UNIT	189100
MSTP	2600	0 Integral		0
RFX/	1270	528 Att Garage		16140
OFP	7440	0 Att Carports		0
WDDK/	3420	0 Bsmt Garage		0
WDDK	3200	Ext Features		25830
OFP	7900			

SUB-TOTAL 231070
 Quality Class/Grade C+1

GRADE ADJUSTED VALUE 225640

(LCM: 93.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
D DWELL	1.00				C+1	1998	1998	AV	0.00	N	0.00	3288	225640	24	10	183	100	282400
G01 ATTGAR	0.00	1						AV	30.57	N	30.57	22x 24	16140	0	0	0	100	0
01 DETGAR	0.00	1			C+1	1999	1999	AV	24.77	N	24.19	1152	27870	22	0	100	100	21700
02 HCLWD	0.00				C	1998	1998	AV	0.00	N	0.00	8000	20460	24	0	100	100	15600

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

COMB 03/01/2004

MDK 03/01/2004

Neigh 3507517 AV

TOTAL IMPROVEMENT VALUE

319700

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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