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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

***37.52+/- Acres of Productive Cropland, Woods, & Country Home with Outbuilding  
offered in 2 Tracts!***

This property will be offered via Online Only Auction on Thursday, February 6, 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 10% 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before March 21, 2025. Possession will be at closing. The seller pays '24 due in '25 taxes based on the most current rate available at the time of closing with the buyer to assume all taxes thereafter. Buyer to retain the 2025 farm income. Real estate taxes for all tracts in 23' due in 24' were approximately \$1,428.10. 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, February 6, 2025**

**Bidding begins closing out at 6 pm!**

**491 E. 1200 N., Huntington, IN 46750**

**Jackson Township • Huntington County**

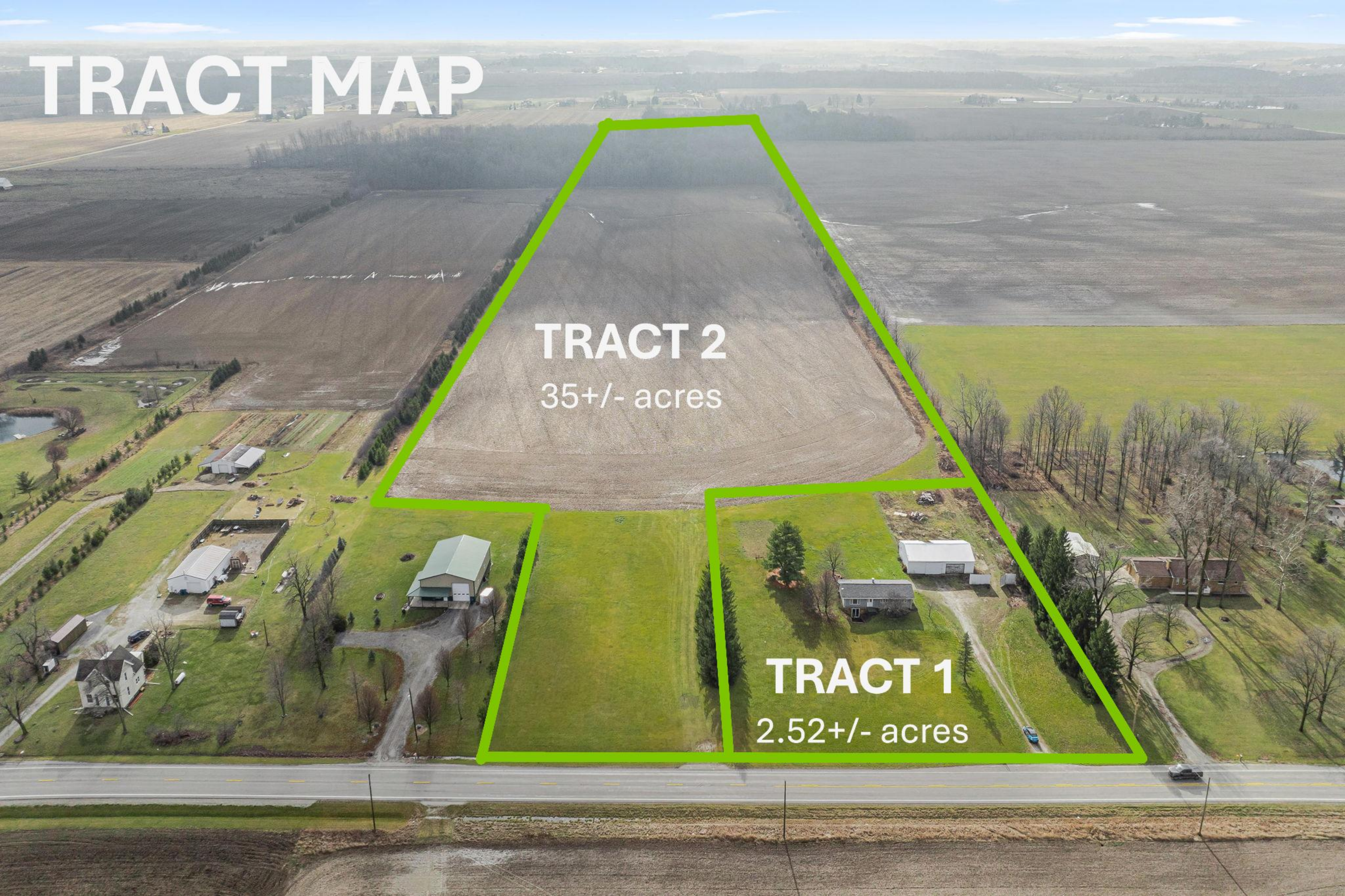
**[www.BidMetzger.com](http://www.BidMetzger.com)**




# TRACT MAP

**TRACT 2**  
35+/- acres

**TRACT 1**  
2.52+/- acres



<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202500537	<b>491 E 1200 N</b>	<b>Huntington</b>	<b>IN 46750</b>	<b>LP \$0</b>
	<b>Area</b> Huntington County	<b>Parcel ID</b> 35-01-06-100-074.400-006	<b>Type</b> Manuf. Home/Mobile	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2
	<b>Township</b> Jackson	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> HCS	<b>Elem</b> Roanoke	<b>JrH</b> Crestview	<b>SrH</b> Huntington North
	<b>Legal Description</b> 004-00744-00 W NE SEC 6 2A & 004-00745-00 W NE SEC 6 .52A			
	<b>Directions</b> Property is on the south side of SR 114.			

Inside City	City Zoning	County Zoning	Zoning Description
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**Remarks** 37.52+/- acre property, featuring a mix of Cropland, Recreational Woods, & 3 Bedroom Home selling via Online Only Auction on Thursday, February 6, 2025 -- Bidding begins closing out 6 pm! Tract 1: This tree-lined property on 2.52+/- acres offers a serene backdrop for the manufactured home, which boasts 3 bedrooms and 2 bathrooms, including a master suite with an ensuite bathroom for added privacy. The kitchen opens to the dining room, complete with patio doors leading to a concrete patio at the back of house, great for cooking out or taking in the peaceful views. The dining area flows into the cozy living room. An unfinished walk-out basement houses the laundry room and provides ample space for future expansion or storage. Updates include new concrete steps into the backdoor in 2021, new furnace in November 2021, AC in 2014, & a new well tank installed in April 2023. Additionally, the property features a pole barn equipped with electricity, perfect for storage or workshop needs. Bid on this tract individually or for the entire 37.52+/- acres! Open House:

**Agent Remarks** Online Auction: Thurs. 2.6.25 6pm Open House: Sat. 1.25.25 1-2pm A 2% 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 upon request. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	2.5200	/	109,771	/	380x280	Lot Desc	0-2.9999		
<b>Above Gd Fin SqFt</b>	1,296	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,296	<b>Ttl Fin SqFt</b>	1,296	<b>Year Built</b>	1975
<b>Age</b>	50	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl, Wood	<b>Bsmnt</b>	Full Basement, Walk-Out Basement	<b>#</b>	7
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	<b>WELL</b>		<b>Basement Material</b>			
	<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	2	0	<b>Well Type</b>	Private	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
<b>LR</b>	x		<b>B-Upper</b>	0	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No
<b>DR</b>	x		<b>B-Blw G</b>	0	0	<b>Fuel /</b>	Propane, Forced Air	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
<b>FR</b>	x		<b>Laundry Rm</b>	Baseme		<b>Heating</b>		<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
<b>KT</b>	x		<b>Laundry L/W</b>	x		<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>BK</b>	x		<b>AMENITIES</b> 1st Bdrm En Suite, Dryer Hook Up Electric, Patio Open, Stand Up Shower, Tub/Shower Combination, Main Level Bedroom Suite, Main Floor Laundry, Washer				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No	
<b>DN</b>	x						<b>Alarm Sys-Sec</b>	No	<b>Fence</b>		
<b>1B</b>	15 x 15	M					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No	
<b>2B</b>	15 x 15	M					<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No	
<b>3B</b>	15 x 15	M	<b>Garage</b>	/	/	x	/	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No
<b>4B</b>	x		<b>Outbuilding 1</b>	Pole/Post Building	32 x 56			<b>Pool</b>	No	<b>Off Street Pk</b>	
<b>5B</b>	x		<b>Outbuilding 2</b>		x			<b>Pool Type</b>			
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>FIREPLACE</b>	Wood Burning Stove		
<b>LF</b>	x		<b>Other Fees</b>								
<b>EX</b>	x		<b>Restrictions</b>								

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	1/24/2025	<b>Time</b>	6 pm
<b>Financing:</b>	<b>Existing</b>	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com		
<b>Annual Taxes</b>	\$510.90	<b>Exemption</b>	Homestead, Supplemental	<b>Year Taxes Payable</b>	2024	<b>Assessed Value</b>	
<b>Possession</b>	at closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>	
<b>Co-List Office</b>				<b>Co-List Agent</b>			
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	1/7/2025	<b>Start Showing Date</b>		<b>Exp Date</b>	3/31/2025	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Seller Concessions Offer Y/N</b>		<b>Seller Concession Amount \$</b>		<b>Agent/Owner Related</b>	No		
<b>Contract Type</b>	Exclusive Right to Sell			<b>Special List Cond.</b>	None		
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	back door		
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>			
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>How Sold</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Conc Paid By</b>			
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>		<b>Sell Team</b>			
<b>Presented</b>	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.



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

12-19-2024

**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) **491 E. 1200 N. Roanoke, IN 46783**

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	✓			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	Are the structures connected to a public water system?	Yes	No	Do Not Know
Air Purifier	✓				Are the structures connected to a public sewer system?			✓
Burglar Alarm	✓				Are there any additions that may require improvements to the sewage disposal system?			✓
Ceiling Fan(s)			✓		If yes, have the improvements been completed on the sewage disposal system?			✓
Garage Door Opener / Controls			✓		Are the improvements connected to a private/community water system?			✓
Inside Telephone Wiring and Blocks / Jacks	✓				Are the improvements connected to a private/community sewer system?			✓
Intercom	✓							
Light Fixtures			✓					
Sauna	✓							
Smoke / Fire Alarm(s)	✓							
Switches and Outlets			✓					
Vent Fan(s)	✓							
60 / 100 / 200 Amp Service (Circle one)								
Generator	✓							

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	✓			

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 <i>[Signature]</i>	Date (mm/dd/yy) 12-19-24	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)

491. E. 1200 N., Roanoke, IN 46783

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>3</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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 type="checkbox"/>	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain:

**E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:**  
(Use additional pages, if necessary)

Occasional Dampness

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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)
	12/19/24		
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)
----------------------------------	-----------------	----------------------------------	-----------------

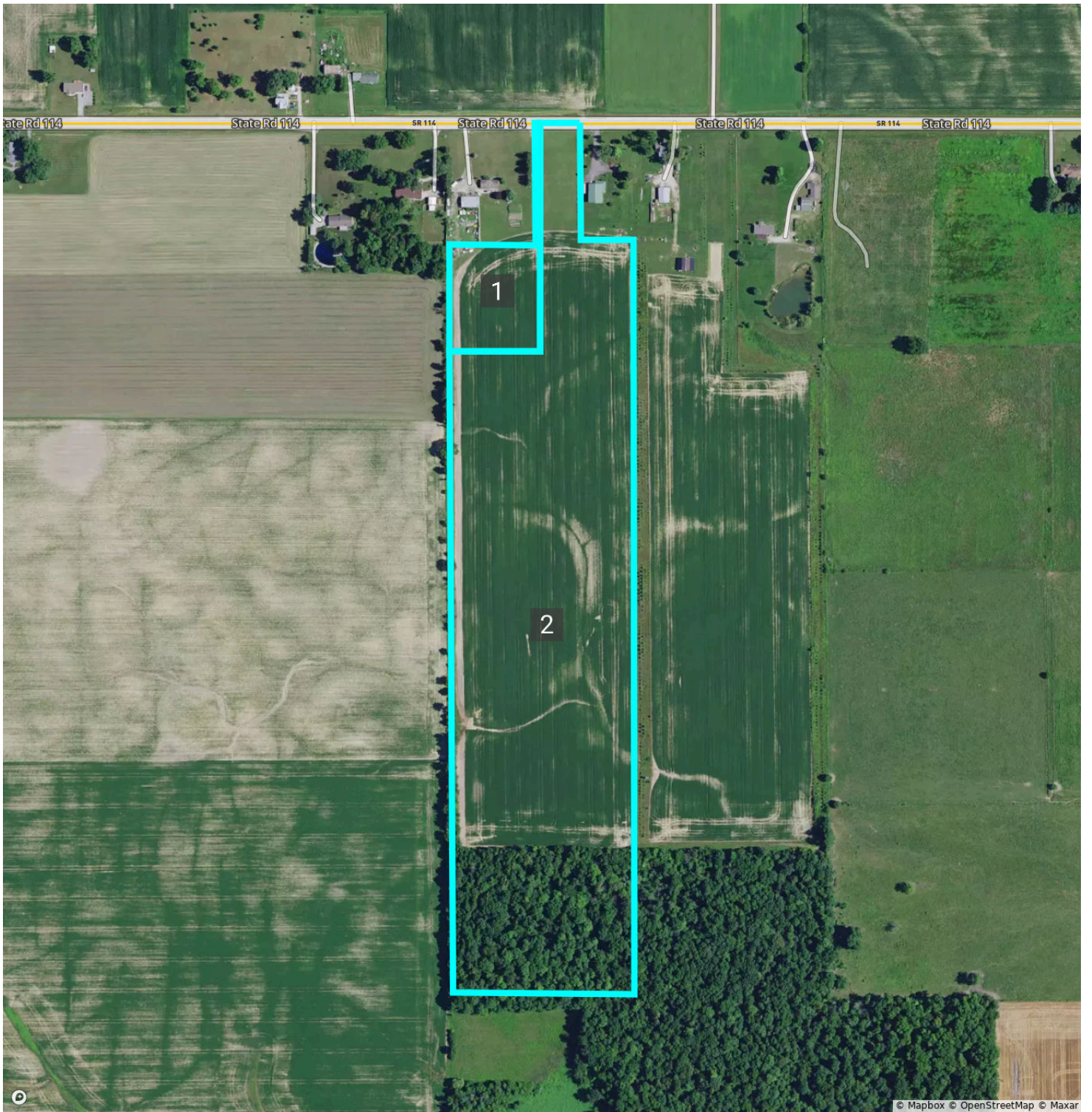




# Overview

Huntington, IN • Township: Jackson • Location: 06-29N-10E

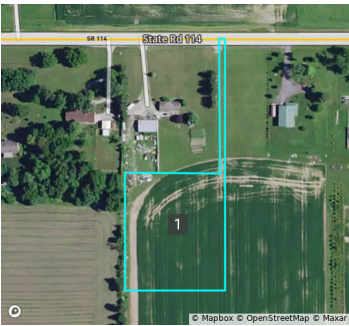
35.00 acres, 2 selections



# Overview 35.00 acres, 2 selections

Huntington, IN • Township: Jackson • Location: 06-29N-10E

Type: Parcel



**Acres**  
2.48

**Parcel ID Number**  
35-01-06-100-075.001  
-006

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Huntington, IN • Township: Jackson • Location: 06-29N-10E

Type: Parcel



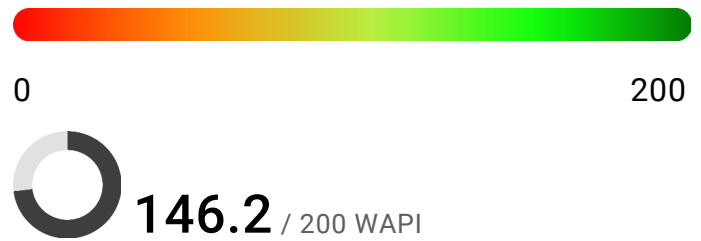
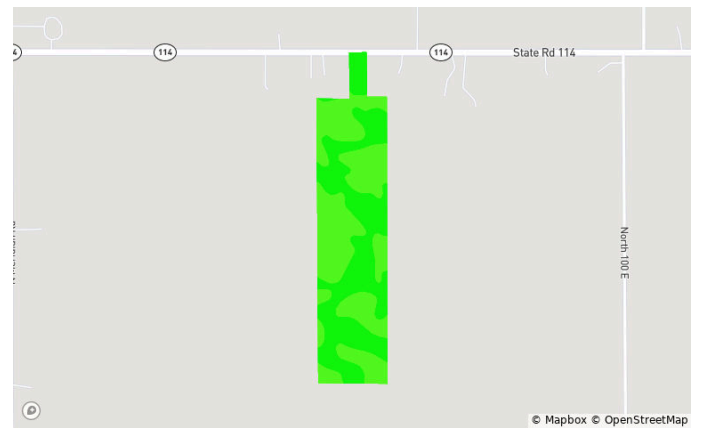
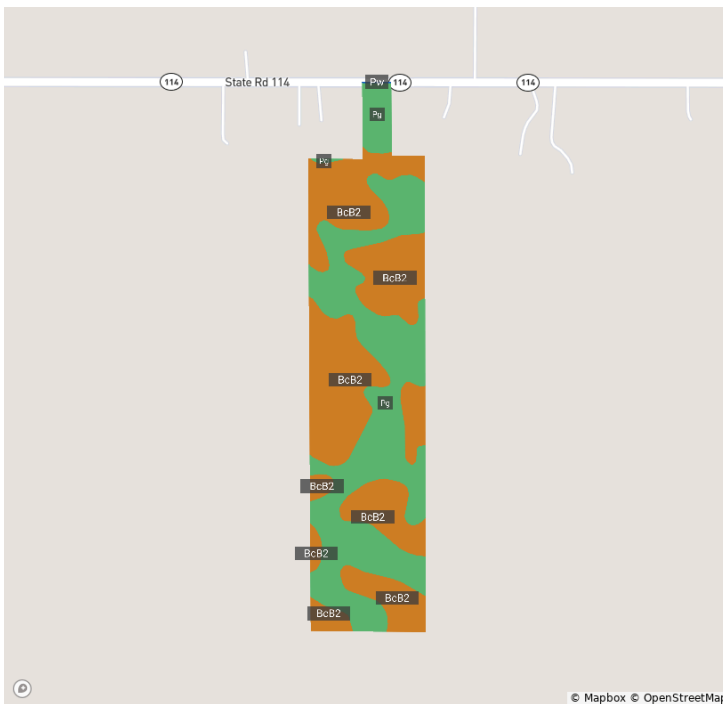
**Acres**  
32.52

**Parcel ID Number**  
35-01-06-100-075.004  
-006

# Soils

Huntington, IN • Township: Jackson • Location: 06-29N-10E

35.00 acres, 2 selections

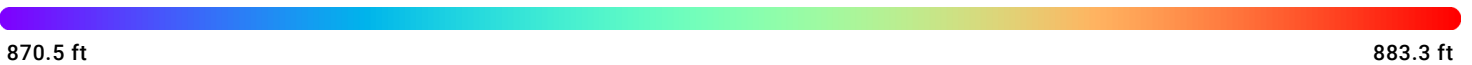
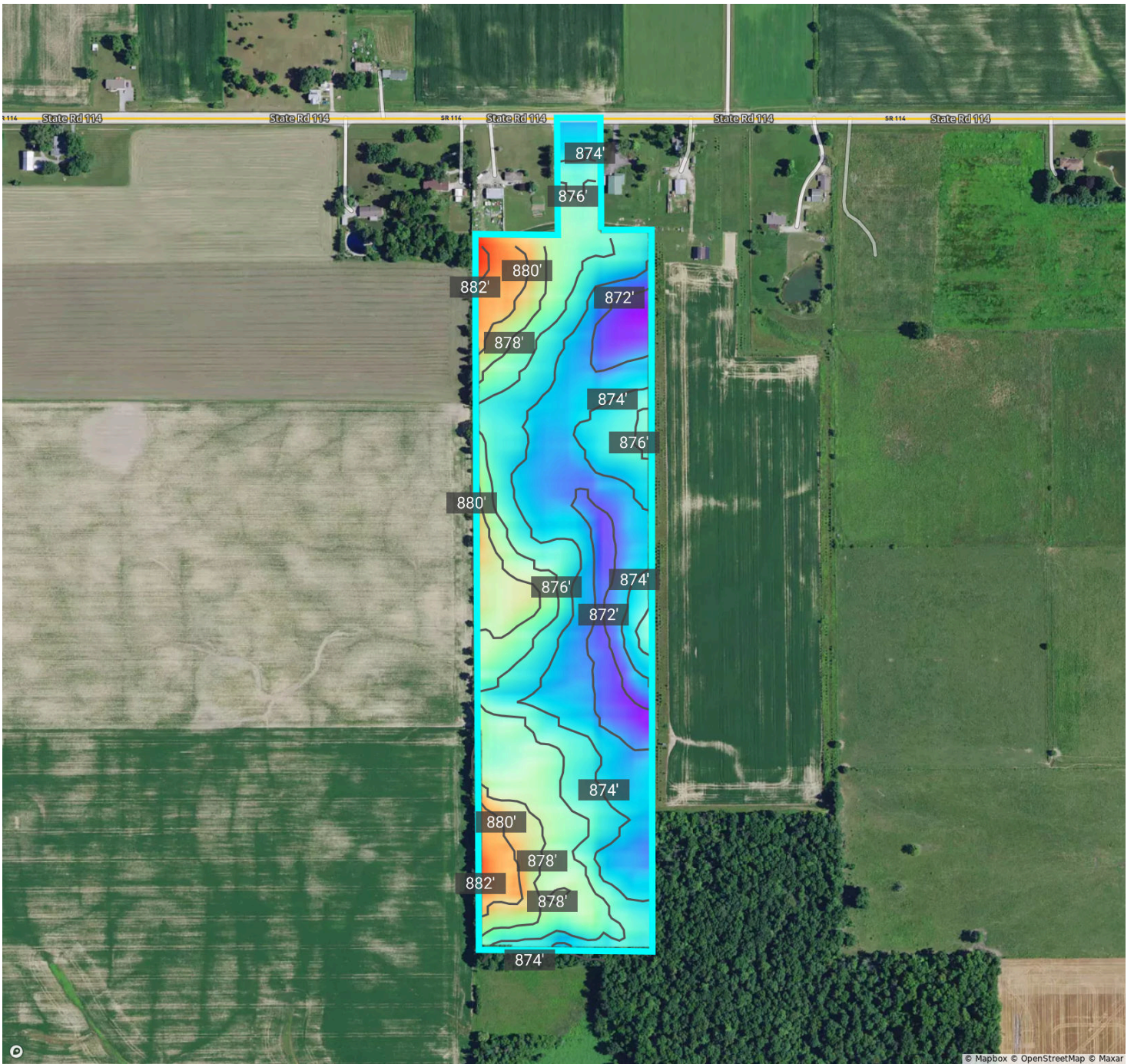


Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
BcB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	18.8	53.9%	2e	—	136.8
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	16.0	46.1%	2w	—	157.3
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	0.0	0.0%	2w	—	157.3

# Elevation

Huntington, IN • Township: Jackson • Location: 06-29N-10E

35.00 acres, 2 selections



Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 12.9 ft

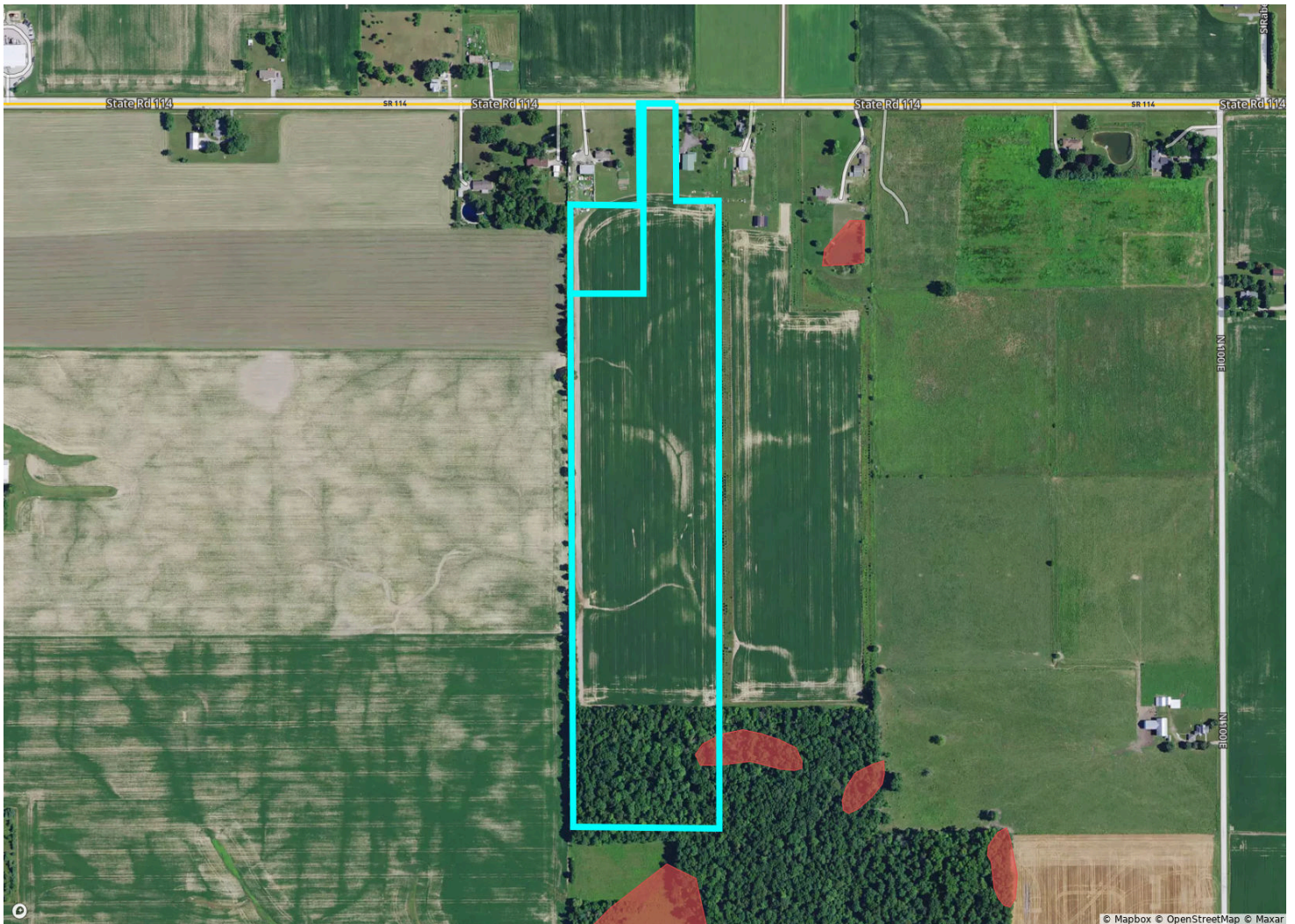
Min: 870.5

Max: 883.3

# Flood (FEMA Report)

Huntington, IN • Township: Jackson • Location: 06-29N-10E

35.00 acres, 2 selections



## Flood Hazard Zone

		% of Selection	Acres
<span style="color: yellow;">●</span>	100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
<span style="color: cyan;">●</span>	500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
<span style="color: purple;">●</span>	Regulatory Floodway	0.0%	0.0
<span style="color: black;">○</span>	No Flood Hazard Zone	100.0%	34.8

## Wetlands

		% of Selection	Acres
<span style="color: red;">●</span>	Assorted Wetlands	0.5%	0.2

# FSA Overview

Huntington, IN • Township: Jackson • Location: 06-29N-10E

35.00 acres, 2 selections



CLU	Acres
1	26.92
2	6.50
3	1.23

# 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**

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0040074400

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

PARCEL NUMBER 35-01-06-100-074.400-006
Parent Parcel Number
Property Address 491 E 1200 N
Neighborhood 3506541 JACKSON TWP MH
Property Class 511 Res 1 fam unplatted 0-9.99 ac

Stenzel, Larry A & Deborah S
491 E 1200 N
Huntington, IN 46750 USA
004-00744-00 W NE SEC 6 2A

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Row: 05/23/2002, STENZEL, LARRY A, \$0

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 004 Jackson
Corporation N
District 006 Jackson
Section & Plat 6
Routing Number 4F6-1-C9

VALUATION RECORD

Homestead Allocations

Table with columns: Assessment Year, Reason for Change, ANNUAL ADJ, 4Y Reval, ANNUAL ADJ, ANNUAL ADJ, Residential, Non-Residential. Rows for VALUATION, Appraised Value, True Tax Value.

Site Description

Topography: Level
Public Utilities: Electric
Street or Road: Paved
Neighborhood: Static
Zoning: 1 HOMESITE
Legal Acres: 2.0000
Admin Legal 2.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for zoning and legal acres.

001: F1-C28B
THIS IS A MODULAR HOME
CY18: CYCLICAL REASSESSMENT 2018
CY22: CYCLICAL REASSESSMENT 2022
added exist utl shed

Supplemental Cards

Supplemental Cards

Table with columns: Description, Value. Includes rows for MEASURED ACREAGE, FARMLAND COMPUTATIONS, and TOTAL LAND VALUE.



**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

Occupancy: Single family  
 Story Height: 1.0  
 Finished Area: 1296  
 Attic: None  
 Basement: Full

**ROOFING**

Material: Asphalt shingles

**FLOORING**

Slab B  
 Sub and joists 1.0  
 Vinyl tile 1.0  
 Carpet 1.0

**EXTERIOR COVER**

1/6 Masonry 1.0  
 Masonry B

**INTERIOR FINISH**

Paneling 1.0  
 Unfinished B

**ACCOMMODATIONS**

Finished Rooms 7  
 Bedrooms 3

**HEATING AND AIR CONDITIONING**

Primary Heat: Central Warm Air  
 Lower Full Part  
 /Bsmt 1 Upper Upper  
 Central War 0 1296 0 0  
 Air Cond 0 1296 0 0

**PLUMBING**

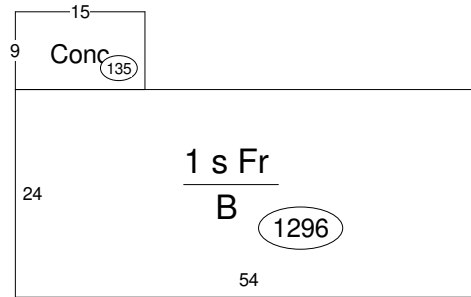
#  
 3 Fixt. Baths 2 6  
 Kit Sink 1 1  
 Water Heat 1 1  
 TOTAL 8

**REMODELING AND MODERNIZATION**

Amount Date

02

01



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	1296	1.0	1296		94310

4 CONCRETE BLOCK	1296	Bsmt	0		31440
		0 Crawl	----		0

TOTAL BASE 125750

Row Type Adjustment 1.00%  
 SUB-TOTAL 125750

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	3300
Frame/Siding/Roof	1600
Plumbing Fixt: 8	2400

Sub-TOTAL ONE UNIT 133050  
 Sub-TOTAL 0 UNITS 133050

Exterior Features Description	Value	Garages	Value
CONCP	810	0 Integral	0
		0 Att Garage	0
		0 Att Carports	0
		0 Bsmt Garage	0
Ext Features			810

Sub-TOTAL 133860  
 Quality Class/Grade D+1

GRADE ADJUSTED VALUE 105820

(LCM: 93.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D DWELL	1.00				D+1		1975	1975	AV	0.00	N	0.00	2592	105820	40	0	95	100	60300
01 T3AW	10.00				D		1974	1974	F	16.78	N	11.84	32x 56	21220	70	0	100	100	6400
02 UTLSHED	0.00		1		D		2009	2009	AV	26.02	N	19.36	8x 8	1240	45	50	100	100	300

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

JB 08/10/2001

AR 03/01/2002

Neigh 3506541 F

TOTAL IMPROVEMENT VALUE

67000

*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

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