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**PROVIDING PROFESSIONAL AUCTION,
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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
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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CHAD METZGER, CAI, CAGA

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EXPANDING YOUR HORIZON...
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- ★ FARMLAND AUCTIONS
- ★ ANTIQUE APPRAISALS
- ★ FARM SALES
- ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS
- ★ REAL ESTATE SALES

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April 8, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Live Stream Land Auction featuring 40.68+/- Acres with Home & Pole Barns being offered in 1 Tract. The auction will take place on Thursday, May 14, 2020 at 6:30 pm. You can register to bid on the personal property & real estate at:

<https://metzgerauction.hibid.com/auctions/>

Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, aerial, FSA & soil map, disclosures and the terms and conditions for the auction. If you have any questions or would prefer a private tour of any of the properties, please do not hesitate to contact us at 260.982.0238. You can also email chad@metzgerauction.com if that is easier for you.

We look forward to your bidding on Thursday, May 14, 6:30pm via <https://metzgerauction.hibid.com/auctions/>

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

Personal Property & Real Estate Auction!

Open House: May 5, 5:30-6pm or by Private Showing!

Personal Property will begin at 4 pm • Real Estate will sell at 6:30 pm!

Chester Township • Wabash County
Gary Frey Estate, Mary Ann Frey, Owner

Gary Frey Estate

Auction May 14 4 pm



Metzger
Property Services, LLC AC31300015

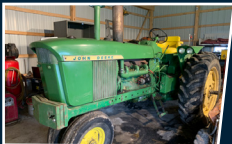
Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau

260-982-0238

11601 N. 300 E.,
N. Man., IN

- Country Home, Barns, Cropland & Woods
- Farm Equipment
- Tools & Farm Toys
- Livestock Equip.
- Vehicles



40 Acres

FREY LAND AUCTION TERMS

40.68+/- Acres being Offered Online in 1 Tract!

This property will be offered via Live Stream Auction on Thursday, May 14, 2020, 6:30 pm. You can register to bid online at <https://metzgerauction.hibid.com/auctions/>

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 will settle any disputes as to bids and his decision will be final. The acreages amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% down is due on the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off the balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy.

The closing(s) shall be on or before June 19, 2020. Possession of the home will be at closing; possession of the cropland will be *after* the current tenant completes the 2020 harvest. The Buyer will receive half of the 2020 farm income and the buyer and seller will share the 2020 due in 2021 taxes 50/50 with the buyer to assume all taxes due thereafter.

Metzger Property Services LLC, Chad Metzger, Auctioneer, and their representatives, are exclusive agents of the Sellers. All statements made 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 bid for their client auction night. Client Registration form is in the documents section of the MLS.

Live Stream Auction: Thursday, May 14, 2020 – 6:30 pm

You Can Start Bidding Now at: <https://metzgerauction.hibid.com/auctions/>



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

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Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202012473 11601 N 300 E. North Manchester IN 46962 Status Active LP \$0

Area Wabash County	Parcel ID 85-07-03-100-011.000-001	Type Site-Built Home
Sub None	Cross Street	Bedrms 2 F Baths 1 H Baths 1
Location Rural	Style One Story	REO No Short Sale No
School District MCS Elem	Manchester	JrH Manchester SrH Manchester
Legal Description PT S1/2 NW1/4 3-29-7 40.68AC DITCH 512		
Directions From St. Rd. 114, go south onto 300 E., property will be on east side of the road, look for signs!		
Inside City Limits N	City Zoning	County Zoning R1 Zoning Description

Remarks Secluded 40.68 Acres featuring Tillable Cropland & Woods with a Cabin Styled Home featuring a Pole Barn & Outbuildings is going to Auction on May 14, 6:30pm. Home was built in 2010 and features 2 bedrooms, 1.5 baths, open concept Kitchen, Living & Dining Room Area with a front porch to enjoy the sunrise! Laundry is tucked away off of the dining room and there is a walk-in pantry for storage. Living room as a Wood Burning Stove in the corner and a deck off of the dining area! Barn closest to the home has livestock pens with two other open pole barns for storage and a nice shop with overhead door & concrete floors! 27+/- Tillable acres has a soils index of 127.9 and the property has 13+/- Acres of Woods. Peaceful Country Living just minutes from Town! Come see for yourself, Open House: May 5 from 5:30-6 pm or by private showing.

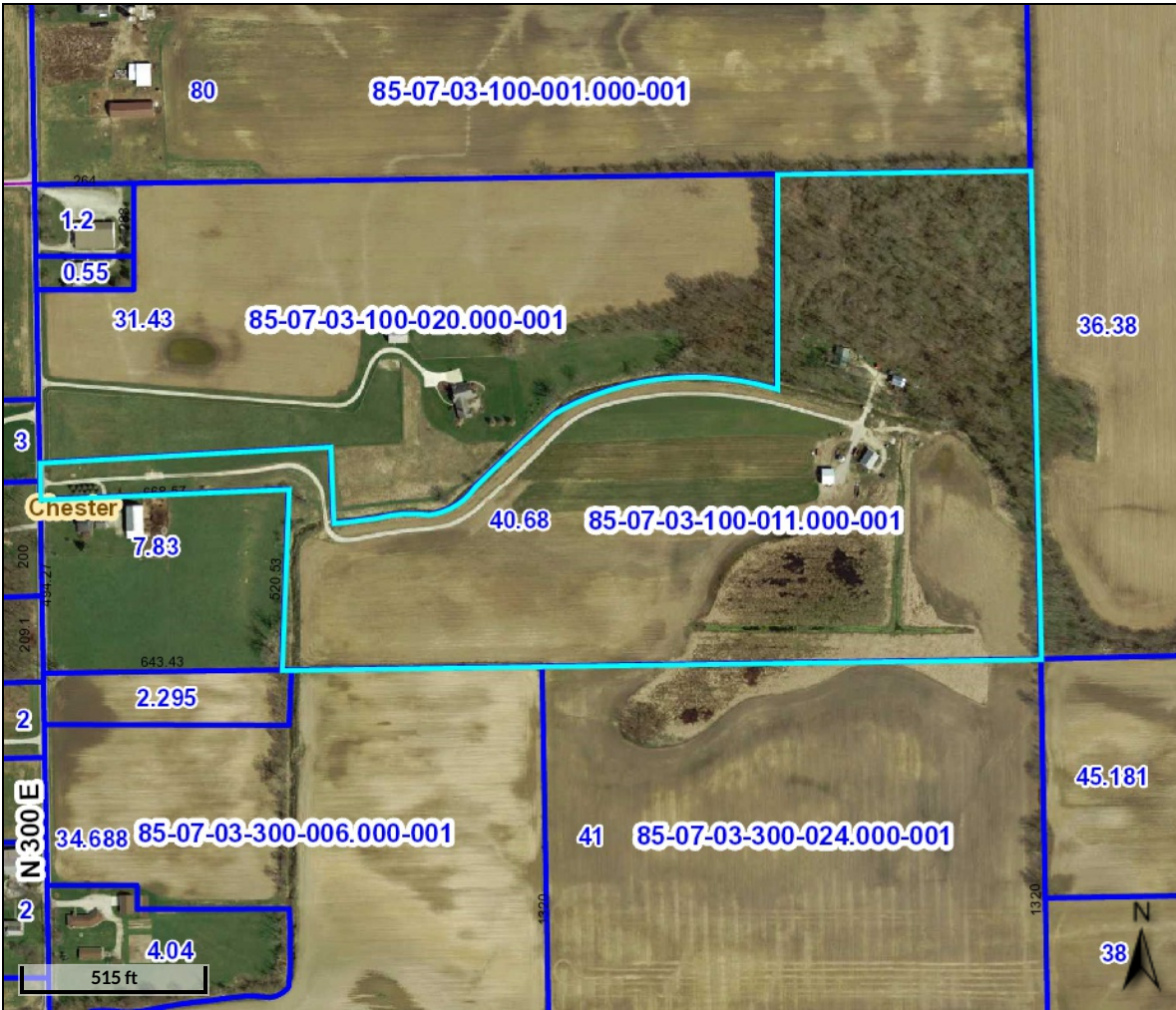
Agent Remarks Auction: 5.14.20, 6:30 pm. TERMS: 10% down with the balance due at closing. Buyer to receive half of 2020 farm income and buyer & seller agree to share 2020 due in 2021 taxes 50/50. Possession of Land to be after the 2020 Harvest; Possession of the Home to be at closing. RE Brokers must register 24 hrs in advance & be present with client at all showings & auction. Registration form in docs.

Sec	Lot	Lot Ac/SF/Dim	40.6800	1,772,021	2700x1330	/	N	/	Src	Lot Des	Partially Wooded, Rolling, 15+, Wooded			
Township	Chester	Abv Gd Fin SqFt	1,536	Below Gd Fin SqFt	0				Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,536	Year Built	2010
Age	10	New	No	Date Complete		Ext	Wood	Fndtn	Crawl			# Rooms	5	
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block	Dryer Hookup Gas	Yes	Fireplace	Yes			
DIM	L	B-Main	1	1	Sewer	Septic		Dryer Hookup Elec	No	Guest Qtrs	No			
LR	16 x 32	M	B-Upper	0	0	Fuel	Propane, Wood, Forced Air, Propane Tank	Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
DR	12 x 12	M	B-Blw G	0	0	Heating	Rented	Disposal	No	Ceiling Fan	No			
FR	x					Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No			
KT	12 x 16	M	Laundry Rm	Main			x	Water Soft-Rented	No	ADA Features	No			
BK	x		AMENITIES	1st Bdrm En Suite, Deck Open, Dryer Hook Up Gas, Eat-In Kitchen, Jet Tub, Open Floor Plan, Pantry-Walk In, Porch Covered, Range/Oven Hook Up Gas, Stand Up Shower,				Alarm Sys-Sec	No	Fence				
DN	x							Alarm Sys-Rent	No	Golf Course	No			
MB	18 x 18	M	Garage	/	/	x	/	Garden Tub	No	Nr Wlkg Trails	No			
2B	16 x 16	M	Outbuilding	Pole/Post	30 x 40			Jet Tub	Yes	Garage Y/N	No			
3B	x		Outbuilding	Pole/Post	32 x 44	1408		Pool	No	Off Street Pk	Yes			
4B	x		Assn Dues		Not Applicable			Pool Type						
5B	x		Other Fees					SALE INCLUDES	Dishwasher, Refrigerator, Washer, Cooktop-Gas, Dryer-Gas, Range-Gas, Water Heater Gas, Water Softener-Owned					
RR	x		Restrictions					FIREPLACE	Living/Great Rm, Wood Burning, Wood Burning Stove					
LF	x		Water Access		Wtr Name									
EX	x		WtrType		Wtr Frtg		Channel Frtg							
			Water Features		Lake Type									
Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015									
Owner Name		Financing: Existing		Proposed		Excluded Party	None							
Annual Taxes	\$1,394.26	Exemptions	Homestead, Mortgage,	Year Taxes Payable	2020	Assessed Value								
Is Owner/Seller a Real Estate Licensee	No	Possession	Land: after 2020 Harvest, Home: DOC	List Office	Metzger Property Services, LLC - office: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050	List Agent - User Code	UP388053395					
Agent E-mail	chad@metzgerauction.com	Co-List Office		Co-List Agent										
Showing Instr	Showingtime or Open House	List Date	4/8/2020	Exp Date	12/31/2020	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes	
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Vari.Rate	No	Special List Cond.	None					
Virtual Tours:		Lockbox Type	NONE	Lockbox Location	none	Type of Sale								
Pending Date		Closing Date		Selling Price		How Sold		CDOM	0					
Ttl Concessions Paid		Sold/Concession Remarks		Sell Agent		Co-Sell Off		Co-Sell Agent						
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent								

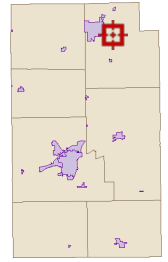
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.







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Overview



Legend

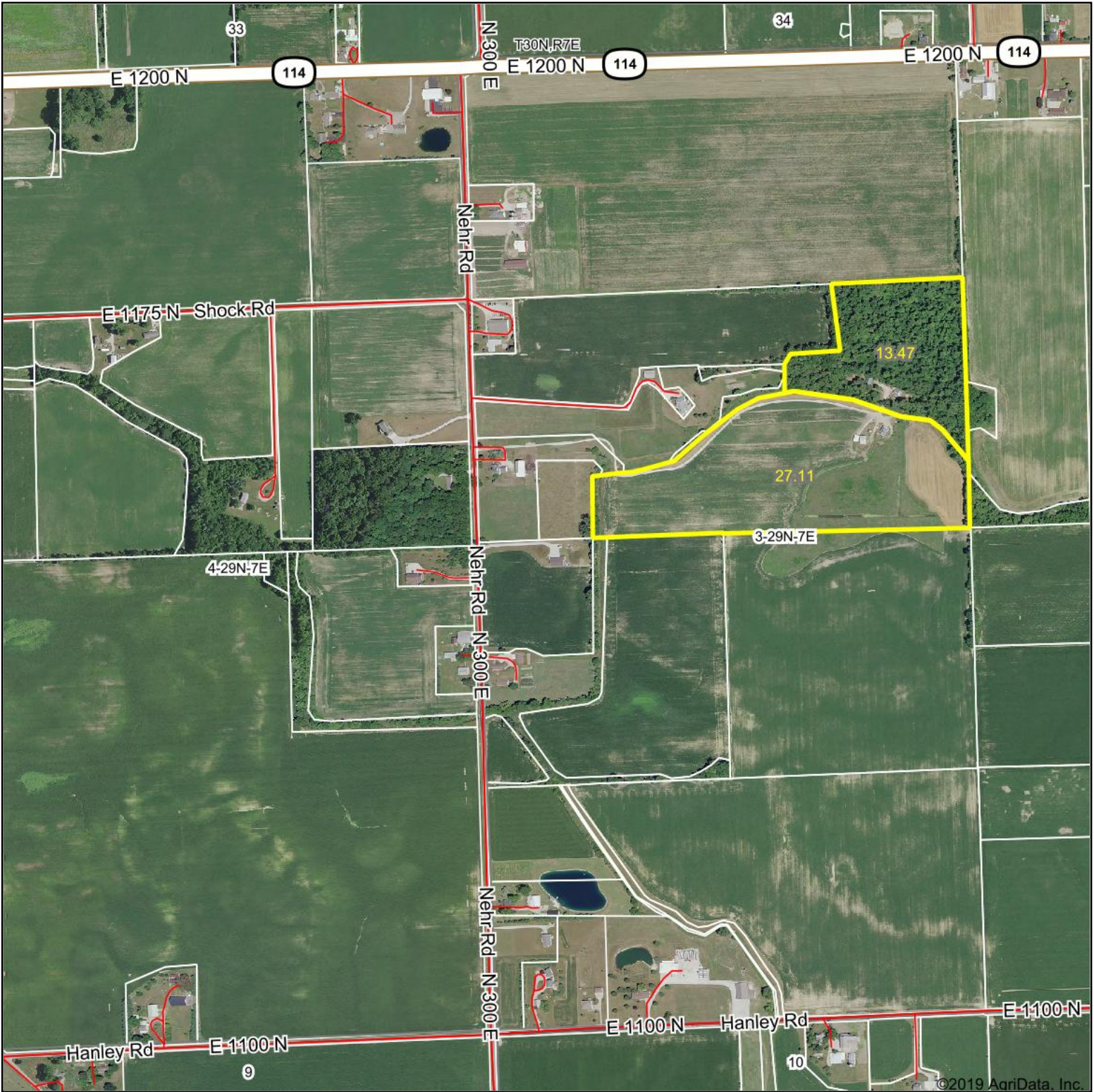
-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

Parcel ID	85-07-03-100-011.000-001	Alternate ID	n/a	Owner Address	FREY GARY D & MARY ANN
Sec/Twp/Rng	03-29-07	Class	Cash grain/general farm		11601 N 300 E
Property Address	11601 N 300 E	Acreage	40.68		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
District	CHESTER TWP				
Brief Tax Description	PT S1/2 NW1/4 3-29-7 40.68AC DITCH 512				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/13/2020
 Last Data Uploaded: 1/13/2020 9:09:12 AM

Developed by  **Schneider**
 GEOSPATIAL

Aerial Map



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 **Metzger** Auctioneers & Appraisers
Property Services, LLC

Map Center: 40° 59' 38.17, -85° 44' 24.2



3-29N-7E
Wabash County
Indiana

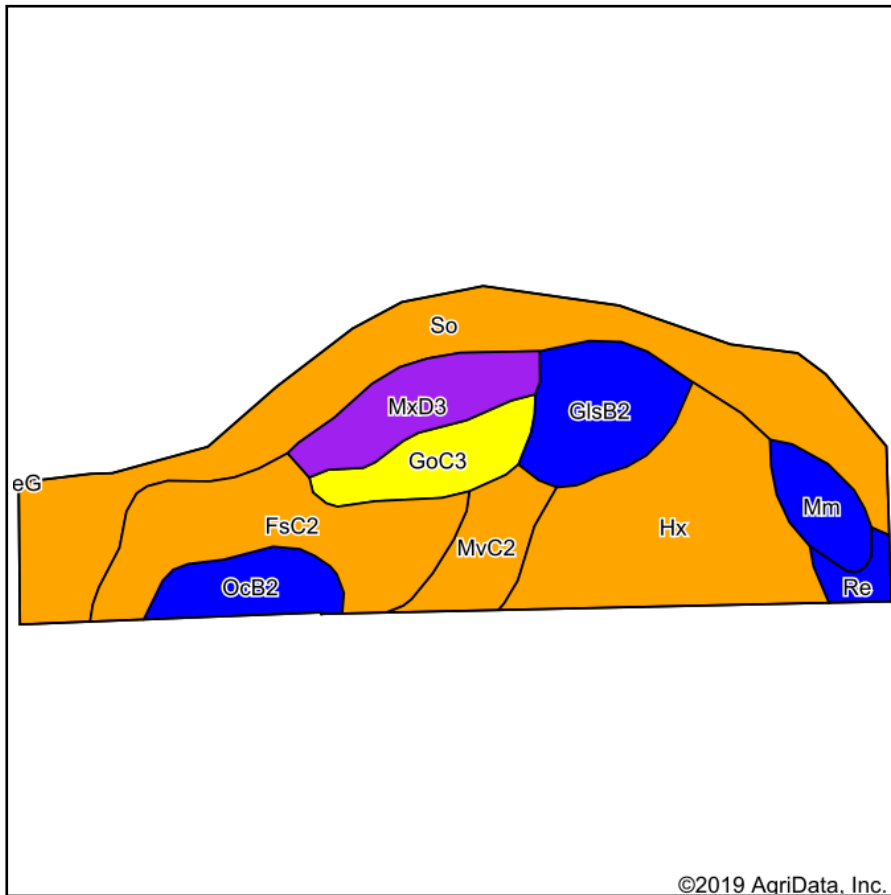


1/13/2020

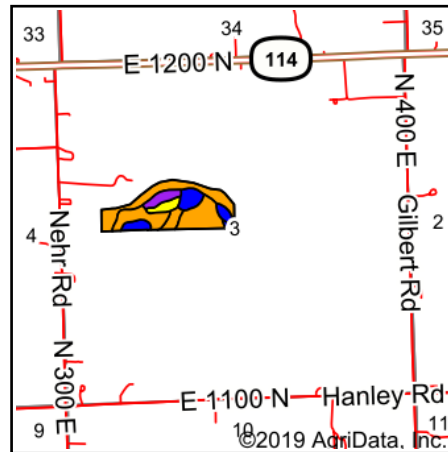
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

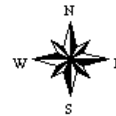
Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wabash**
 Location: **3-29N-7E**
 Township: **Chester**
 Acres: **27.11**
 Date: **1/13/2020**



Area Symbol: IN169. Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
So	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	7.60	28.0%		Illw	134	47	50
Hx	Houghton muck, drained	5.48	20.2%		Illw	159	42	89
Fsc2	Fox loam, till plain, 6 to 12 percent slopes, eroded	4.05	14.9%		Ille	89	31	47
GlsB2	Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded	2.26	8.3%		Ile	128	44	26
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	1.92	7.1%		Vle	92	32	22
GoC3	Glynwood clay loam, 5 to 12 percent slopes, severely eroded	1.57	5.8%		IVe	120	42	17
MvC2	Morley silt loam, 6 to 12 percent slopes, eroded	1.43	5.3%		Ille	118	41	29
OcB2	Ockley loam, 2 to 6 percent slopes, eroded	1.36	5.0%		Ile	122	42	66
Mm	Milford silty clay loam, 0 to 2 percent slopes	1.02	3.8%		Ilw	154	43	69
Re	Rensselaer loam, 0 to 1 percent slopes	0.42	1.5%		Ilw	167	49	83
Weighted Average						127.9	41.3	*n 52.5

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

4/11/2020

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)

11604 N. 300 E., N. Manchester IN 46962

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer	✓			
Gas Grill	✓			
Hood	✓			
Microwave Oven	✓			
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:	✓			

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	✓			

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 <i>Maria Ona-Jrey</i>	Date (mm/dd/yy) 4/11/2020	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)
----------------------------------	-----------------	----------------------------------	-----------------

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
Septic Field / Bed			✓	
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater / Electric	✓			
Water Heater / Gas			✓	
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener			✓	
Well			✓	
Septic & Holding Tank/Septic Mound			✓	
Geothermal and Heat Pump	✓			
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?		✓	
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	✓			

Property address (number and street, city, state, and ZIP code)

11604 N. 300E, N. Manchester, IN 46962

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>10</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? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 type="checkbox"/>	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explain:

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

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input 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 <i>Maria Ann Arney</i>	Date (mm/dd/yy) <i>7/17/2020</i>	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 PROPERTY SERVICES, LLC
 CHAD METZGER, CAI, CAGA
 EXPANDING YOUR HORIZON...
 ..GENERATION AFTER GENERATION
 ★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
 ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
 ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES
 260-982-0238
 WWW.METZGERAUCTION.COM

Average Utilities

	Company	Average Amount
Gas	Rented	\$
Electric	REMC	\$ ≈ 100-150.
Water	Well in 2010	\$
Other	Septic in 2010. pumped last year	\$
HOA		\$

85-07-03-100-011.000-001

General Information

Parcel Number 85-07-03-100-011.000-001
Local Parcel Number 0010074700

Tax ID:

Routing Number 19.4

Property Class 101

Cash Grain/General Farm

Year: 2019

Location Information

County Wabash
Township CHESTER TOWNSHIP

District 001 (Local 001)

CHESTER TOWNSHIP

School Corp 8045

MANCHESTER COMMUNITY

Neighborhood 8501510-001

CHESTER 1-2

Section/Plat 03

Location Address (1)

11601 N 300 E

NORTH MANCHESTER, IN 46962

FREY GARY D & MARY ANN

Ownership

FREY GARY D & MARY ANN
11601 N 300 E
NORTH MANCHESTER, IN 46962

Legal

PT S1/2 NW1/4 3-28-7 40.88AC DITCH 512

11601 N 300 E

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for Frey Gary D & Mary Ann and Metzger Scott L.

101, Cash Grain/General Farm

CHESTER 1-2

Notes

2/7/2019 NC: 2019 PERMIT FOR POLE BLDG
2019 ADDED LEANTO AND POLE BLDG
7/17/2018 RP: Reassessment Packet 2019
1/1/1900 NC:
2012 PAY 2013 ADDED 2 WD DECKS. 2013 PAY 2014
ADDED LEAN-TO
2016 PERMIT FOR POLE BLDG
2016 PAY 2017 - ADDED POLE BLDG.

Agricultural

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, Location Address (1), Township, Section/Plat, Location Address (1), Township, Section/Plat, Location Address (1), Township, Section/Plat.

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 60' X 132', Cl 60' X 132')

Table with columns: Land Pricing Soil Type Method ID, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Inf. %, Res Market Elig %, Factor, Value. Includes rows for HEG, FSC2, GNB2, GOC3, HX, MM, MVC2, MXD3, OCB2, RE, SO, GNB2, HEG, HX, MVC2.

Land Computations

Table with columns: 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.

Data Source Estimated

Collector 07/02/2018

Appraiser 07/02/2018

JS

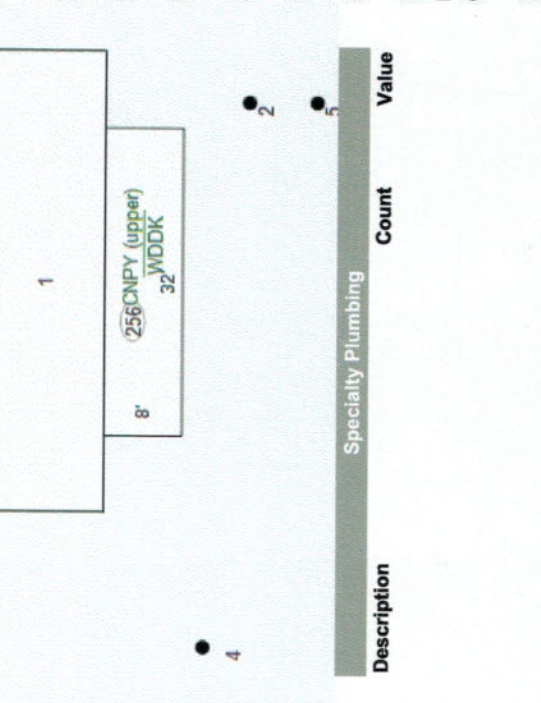
JS

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 02	Full Bath	2 6
Story Height	1	Half Bath	0 0
Style	N/A	Kitchen Sinks	1 1
Finished Area	1536 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	4 8

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	2
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	1
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	4

Wall Finish		Roofing	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Fiberboard		<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other

Exterior Features		Area		Value	
Wood Deck	384	384	\$5,300		
Wood Deck	256	256	\$3,900		
Canopy, Shed Type	256	256	\$1,300		



Floor Constr		Base		Finish		Value	
1	1Fr	1536	1536			\$94,000	\$94,000
2						\$0	\$0
3						\$0	\$0
4						\$0	\$0
1/4						\$0	\$0
1/2						\$0	\$0
3/4						\$0	\$0
Attic						\$0	\$0
Bsmt						\$0	\$0
Crawl						\$0	\$0
Slab		1536	0			\$0	\$0

Adjustments		Total Base	
Unfin Int (-)		1 Row Type Adj. x 1.00	\$94,000
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+/-)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$96,400

Exterior Features (+)		Sub-Total, 1 Units	
Garages (+) 0 sqft		\$10,500	\$106,900
Quality and Design Factor (Grade)		\$0	\$106,900
Location Multiplier		0.90	0.90
Replacement Cost		0.88	\$84,665

Summary of Improvements										
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Eff Co	Base Rate	Adj Rate	RCN
1: Single-Family R 02	100%	1	Wood Frame	D+2	2010	2010	9 A	0.88		\$84,665
2: Barn, Pole (T3)	0%	1	T3AW	C	2018	2018	1 A	\$19.49	\$14.15	\$7,171
3: Barn, Pole (T3) R 02	0%	1	T3AW	C	2015	2015	4 A	\$16.17	\$11.35	\$11,989
4: Barn, Pole (T3) R 02	0%	1	T3AW	C	2010	2010	9 A	\$15.53	\$18.59	\$23,030
5: Lean-To	0%	1	Earth Floor	C	2018	2018	1 A	\$3.95	\$3.95	\$834

...Generation after Generation



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