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Property Services, LLC

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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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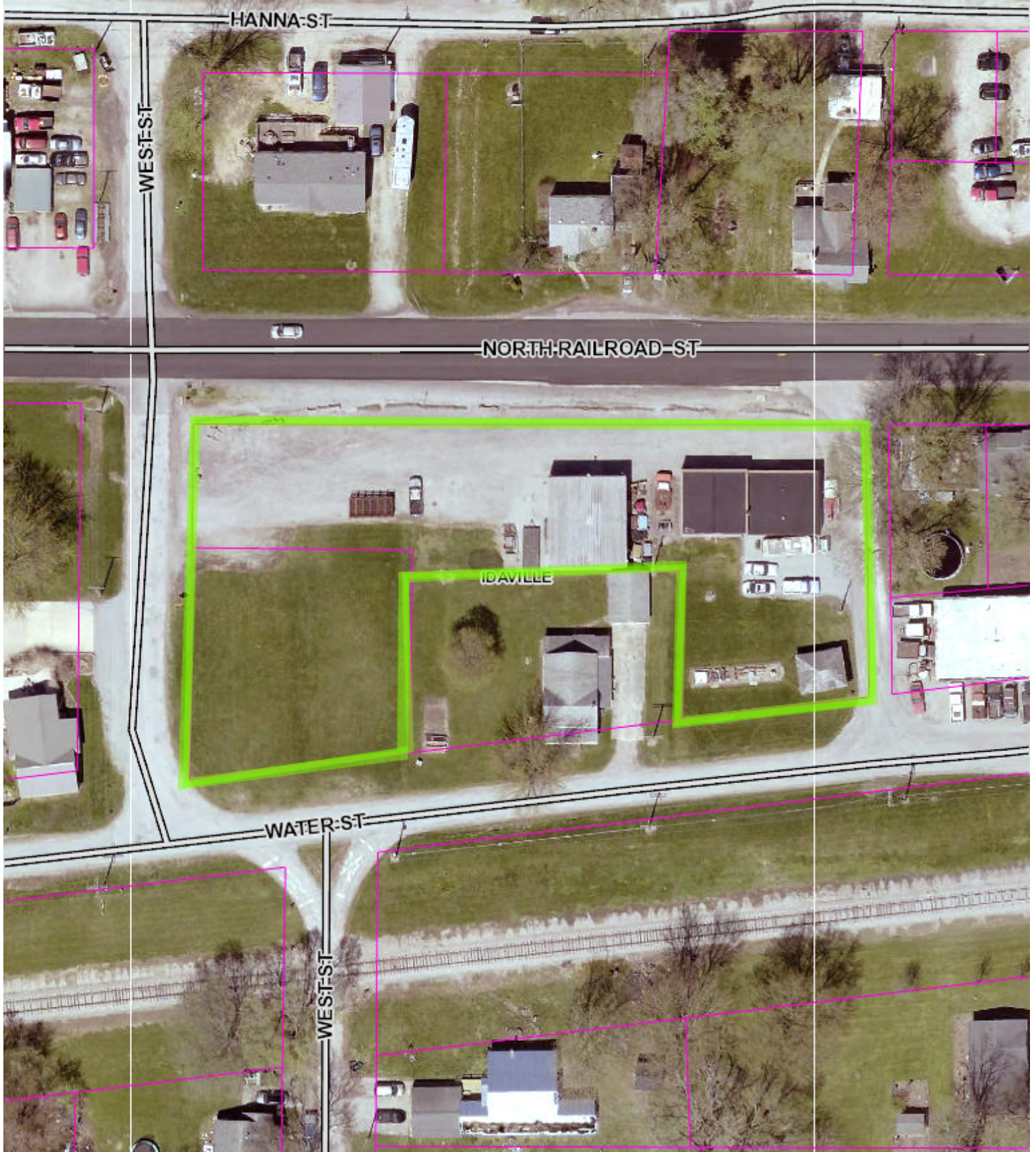
260-982-0238

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

WWW.METZGERAUCTION.COM

AERIAL

208 W. US HIGHWAY 24, IDAVILLE, IN 47950



METZGER PROPERTY SERVICES, LLC

Listings as of 05/20/2020

Property Type COMMERCIAL	Status Active	CDOM 2	DOM 2	Auction Yes
MLS # 202018112	208 W US Highway 24	Idaville	IN 47950	Status Active
Area White County	Parcel ID 91-72-28-000-003.700-012	Type Mixed Use		
Cross Street	REO N	Short Sale No	Age 74	
Legal Description TOWNSLEYS WEST ADD LOTS 5 & 6 & OUT NE SW; 28-27-02; .333; 602 & NE SW; 28-27-02; .410; 602				
Directions From Logansport go West on 24, property is in Idaville between Monticello and Logansport. Look for signs!				
Inside City Limits N	City Zoning	County Zoning OTH	Zoning Description	



Remarks This Commercial Property right along US 24 is going to ABSOLUTE Auction on Saturday, June 13 at 1 pm! ABSOLUTE Auction Means this property will sell regardless of price!! Property features 2 buildings; the first shop features 3 overhead garage doors, perfect place to get equipment, cars or merchandise in and out along with having separate work areas. This Building has heat and a half bath with metal siding. The 2nd Shop has an overhead door, workshop areas & hanging heater for heat! Additional lot along west side adds more room for parking along with a small shed for storage. Great location sitting on US 24 in between Logansport & Monticello, Indiana! Bid on these tracts individually, in combination with the other 3 being offered or bid on the entirety. OPEN HOUSE: June 3, 5:30-6pm

Agent Remarks ABSOLUTE Auction: 6.13.20, 1pm TERMS: \$1,000 down with balance due at closing. Taxes Prorated. No Survey. Property is being Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs. in advance & be present at any and all showings & the auction to represent you client. Client Registration form is in docs.

Sec Lot 5	Township Lincoln	Zoning	Lot Ac/SF/Dim 0.9400 / 40,946 / 330x180	Src N
Year Built 1946	Age 74	Years Established	Exterior Metal	Foundation Slab
Const Type Shops	Total # Bldgs 3	Stories 1.0	Total Restrooms 1	
Bldg #1 Total Above Gd SqFt 2,040	Total Below Gd SqFt 0	Story 2	Finished Office SqFt 0	
Bldg #2 Total Above Gd SqFt 1,634	Total Below Gd SqFt 0	Story	Finished Office SqFt	
Bldg #3 Total Above Gd SqFt	Total Below Gd SqFt	Story	Finished Office SqFt	
Location	Fire Protection Township, Volunteer	Fire Doors No		
Bldg Height	Roof Material Other	Int Height 10' & 14'		
Interior Walls Block, Concrete	Ceiling Height 14	Column Spcg yes		
Flooring Concrete	Parking Gravel, Lot	Water Public		
Road Access State	Equipment No	Sewer Other		
Currently Lsd No	Enterprise Zone No	Fuel / Heating Wood, Wall Heater		
SALE INCLUDES Building, Land		Cooling None		
INTERNAL ROOMS Storage, Workroom		Burglar Alarm No		
SPECIAL FEATURES Other		Channel Frtg		
		Water Frtg		

Water Access	Water Name	Lake Type
Water Features		
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015
Occupancy Comm	Owner Name	
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$924.48	Exemption No Exemptions	Year Taxes Payable 2020
Is Owner/Seller a Real Estate Licensee No		Assessed Value \$
List Office Metzger Property Services, LLC - office: 260-982-0238	Possession at closing	List Agent Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939	Agent E-mail chad@metzgerauction.com	
Co-List Office	Co-List Agent	
Showing Instr		
List Date 5/18/2020	Exp Date 9/30/2020	Publish to Internet Yes
Idx Include Y	Contract Type Exclusive Right to Sell	Show Addr to Public Yes
Virtual Tour		Allow AVM Yes
Pending Date	Closing Date	Special Listing Cond. None
Total Concessions Paid	Sold/Concession Remarks	Type of Sale
Sell Off	Sell Agent	Co-Selling Agent
	Co-Sell Off	

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0090563000

Printed 05/25/2019 Card No. 1 of 1

PARCEL NUMBER
91-72-28-000-021.700-012
Parent Parcel Number

MOTE DEAN A
PO BOX 47
IDAVILLE, IN 47950 USA
NE SW 28-27-02 .410 602

TRANSFER OF OWNERSHIP

Table with columns: Date, FROM MOTE, WILLIE J, Bk/Pg: 94, 3751, \$0

Property Address
ON S WEST STREET & W WATER STR

Neighborhood
121401 IDAVILLE

Property Class
480 Commercial Warehouse

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 91 WHITE
Area 006 LINCOLN
Corporation N
District 012 LINCOLN
Section & Plat 28
Routing Number 79.000

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraise Value, True Tax Value, TRENDING, TRENDED, TRENDED, TRENDED, TRENDED, Annual, TRENDED

Site Description

Topography: Level
Public Utilities: Gas, Electric

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Neighborhood, Zoning, Legal Acres, Admin Legal, Rating, Measured, Table, Prod. Factor, Soil ID, Acreage, Depth, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value

AMAP: 00927

Supplemental Cards

Supplemental Cards

MEASURED ACREAGE 0.4100

TRUE TAX VALUE 4430

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

TOTAL ACRES FARMLAND
TRUE TAX VALUE

Supplemental Cards
TOTAL LAND VALUE

4400

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0090124000

Printed 05/25/2019 Card No. 1 of 2

PARCEL NUMBER
91-72-28-000-003.700-012
Parent Parcel Number
Property Address
208 W US HIGHWAY 24
Neighborhood
121401 IDAVILLE
Property Class
452 Com Auto service station

MOTE DEAN A
PO BOX 47
IDAVILLE, IN 47950 USA
TOWNSLEYS WEST ADD LOTS 5 & 6 & OUT NE SW 28-27-02
.333 602

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Amount. Rows include 05/28/2009 COMBINED LOTS AND ACREAGE \$0 and 08/12/1994 FROM MOTE, WILLIE J \$0.

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 91 WHITE
Area 006 LINCOLN
Corporation N
District 012 LINCOLN
Section & Plat 28
Routing Number 82.000

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Valuation, Appraise Value, True Tax Value. Rows show trends from 2014 to 2019.

Site Description

Topography:
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Soil ID, Effective Frontage, Depth, Square Feet, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes zoning information (3 PRIMARY).

AMAP: 00927

Supplemental Cards

Supplemental Cards

MEASURED ACREAGE 0.6540

TRUE TAX VALUE 11900

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]

0.3330 Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

TOTAL ACRES FARMLAND
TRUE TAX VALUE

Supplemental Cards
TOTAL LAND VALUE

11900

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

WALLS
B 1 2 U
Frame
Brick
Metal Yes
Guard

FRAMING
B 1 2 U
Wd Jst 0 2040 0 0

FINISH
UF SF FO FD
1 2040 0 0 0
Total 2040 0 0 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 2040 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 1 2
Extra Fixtures
TOTAL 0 2

01

68
1 s Mas
Slab
2040
30

P Key	GCI25	GCI25
#Units		
AVSize		
Floor	1	1
Perim	196	196
PAR	10	10
Height	10	14
Use	LUTLSTOR	LUTLSTOR
Use SF	1080	960
Use %	52.94%	47.06%
<hr/>		
Rate	70.43	70.43
Fr Adj	-11.87	-11.87
WH Adj	-2.52	0.00
Ot Adj	0.00	0.00
BASE	56.04	58.56
BPA %	100%	100%
<hr/>		
Subtot	56.04	58.56
<hr/>		
U Fin	0.00	0.00
Ot Adj	0.00	0.00
IntFin	0.00	0.00
Div W	0.00	0.00
Lightg	0.00	0.00
AirCon	0.00	0.00
Heat	0.00	0.00
Sprink	0.00	0.00
<hr/>		
SF Pr	56.04	58.56
x SF	60520	56220
<hr/>		
Subtot	116740	←
Plumb	3200	
SpFeat	0	
ExFeat	0	
TOTAL	119940	
Qual/Gr	C	
<hr/>		
RCN	109150	
<hr/>		
Use Dep	80/ 0	80/ 0

(LCM: 88.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry 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
		C	UTLSTOR	0.00		C	1946	1985	AV	0.00	N	0.00	2040	109150	80	0	50	100	10900
		01	UTLSHED	0.00	1	C	1946	1946	AV	16.04	N	14.12	14x 20	3950	65	0	50	100	700

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 121401 AV

TOTAL IMPROVEMENT VALUE

11600

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0090124000

Printed 05/25/2019 Card No. 2 of 2

TRANSFER OF OWNERSHIP

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
	Soil ID	Acreage	-or-	-or-					
	-or-	-or-	Effective	Depth Factor	Rate	Rate	Value	Factor	
	Actual	Effective	Depth	-or-					
	Frontage	Frontage	Depth	Square Feet					

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

Frame	B	1	2	U
Brick				
Metal		Yes		
Guard				

FRAMING

F Res	B	1	2	U
	0	1634	0	0

FINISH

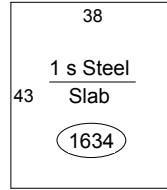
	UF	SF	FO	FD
1	1634	0	0	0
Total	1634	0	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	1634	0	0

PLUMBING Residential Commercial

	#	TF	#	TF
Full Baths				
Half Baths			2	4
Extra Fixtures				1
TOTAL	0			5



P Key GCI25
#Units
AVSize
Floor 1
Perim 162
PAR 10
Height 16
Use LUTLSTOR
Use SF 1634
Use % 100.00%

Rate 70.43
Fr Adj 0.00
WH Adj 1.90
Ot Adj 0.00
BASE 72.33
BPA % 100%

Subtot 72.33

U Fin 0.00
Ot Adj 0.00
IntFin 0.00
Div W 0.00
Lightg 0.00
AirCon 0.00
Heat 0.00
Sprink 0.00

SF Pr 72.33
x SF 118190

Subtot 118190
Plumb 8000
SpFeat 0
ExFeat 0
TOTAL 126190
Qual/Gr D+2

RCN 103350

Use Dep 80/ 0

(LCM: 88.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry 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
		C	LUTLSTOR	0.00		D+2	1965	1985	AV	0.00	N	0.00	1634	103350	80	0	50	100	10300

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 121401 AV

TOTAL IMPROVEMENT VALUE

10300

AERIAL

TRACT 2: 201 W. WATER STREET, IDAVILLE, IN 47950



METZGER PROPERTY SERVICES, LLC

Property Type COMMERCIAL	Status Active	CDOM 2	DOM 2	Auction Yes
MLS # 202018113	201 W Water Street	Idaville	IN 47950	Status Active
Area White County	Parcel ID 91-72-28-000-008.100-012	Type Mixed Use		
Cross Street	REO N	Short Sale No	Age 96	
Legal Description TOWNSLEYS WEST ADD 50' S/E LOT 8 & 50' S/E LT 7 602				
Directions From Logansport go West on 24, property is in Idaville between Monticello and Logansport. Go south on Logan St. off				
Inside City Limits N	City Zoning	County Zoning OTH	Zoning Description Commercial	



Remarks This Commercial Property is Tract 2 & is going to ABSOLUTE AUCTION on Saturday, June 13, 2020 at 1 pm! ABSOLUTE Auction Means this property will sell regardless of price!! This Concrete Building features Shop & Work areas with a 2 overhead doors! Building has concrete floors and heat. Nice building for auto work or just to utilize as storage. Located right off of US 24 in between Logansport & Monticello, Indiana! Bid on these tracts individually, in combination with the other 3 being offered or bid on the entirety. OPEN HOUSE: Wednesday, June 3, 5:30-6pm

Agent Remarks ABSOLUTE Auction: 6.13.20, 1pm REAL ESTATE TERMS: \$1,000 down with balance due at closing. Taxes Prorated. No Survey. Property is being Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs. in advance & be present at any and all showings & the auction to represent you client. Client Registration form is in docs.

Sec Lot 8	Township Lincoln	Zoning	Lot Ac/SF/Dim 0.1377 / 6,000 / 45x98	Src N
Year Built 1924	Age 96	Years Established	Exterior Block, Concrete	Foundation Slab
Const Type concrete	Total # Bldgs 1	Stories 1.0	Total Restrooms 0	
Bldg #1 Total Above Gd SqFt 2,792	Total Below Gd SqFt 0	Story 1	Finished Office SqFt 0	
Bldg #2 Total Above Gd SqFt	Total Below Gd SqFt	Story	Finished Office SqFt	
Bldg #3 Total Above Gd SqFt	Total Below Gd SqFt	Story	Finished Office SqFt	
Location	Fire Protection Township, Volunteer	Fire Doors No		
Bldg Height	Roof Material Other	Int Height 12		
Interior Walls Block, Concrete	Ceiling Height 12	Column Spcg unknown		
Flooring Concrete	Parking Gravel	Water Unknown		
Road Access County	Equipment No	Sewer Other		
Currently Lsd No	Enterprise Zone No	Fuel / Heating Wall Heater, Other Heating System		
SALE INCLUDES Building, Land		Cooling None		
SPECIAL FEATURES None		Burglar Alarm No		
		Channel Frtg		
		Water Frtg		

Water Access	Water Name	Lake Type		
Water Features				
Auction Yes	Auctioneer Name CHAD METZGER	Auctioneer License # AC31300015		
Occupancy Comm	Owner Name			
Financing: Existing	Proposed	Excluded Party None		
Annual Taxes \$84.23	Exemption No Exemptions	Year Taxes Payable 2020	Assessed Value \$	
Is Owner/Seller a Real Estate Licensee No	Possession at closing			
List Office Metzger Property Services, LLC - office: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050			
Agent ID RB14045939	Agent E-mail chad@metzgerauction.com			
Co-List Office	Co-List Agent			
Showing Instr				
List Date 5/18/2020	Exp Date 9/30/2020	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 1.5%	Variable Rate No	Special Listing Cond. None
Virtual Tour			Type of Sale	
Pending Date	Closing Date	Selling Price	How Sold	CDOM 2
Total Concessions Paid	Sold/Concession Remarks			
Sell Off	Sell Agent	Co-Sell Off	Co-Selling Agent	
	Presented by: Tiffany Reimer	/ Metzger Property Services, LLC		

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0090258000

Printed 05/25/2019 Card No. 1 of 1

PARCEL NUMBER
91-72-28-000-008.100-012
Parent Parcel Number

MOTE DEAN A
PO BOX 47
IDAVILLE, IN 47950 USA
TOWNSLEYS WEST ADD 50' S/E LOT 8 & 50' S/E LT 7 602

TRANSFER OF OWNERSHIP

Date

Property Address
201 W WATER ST
Neighborhood
121401 IDAVILLE
Property Class
455 Commercial Garage

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 91 WHITE
Area 006 LINCOLN
Corporation N
District 012 LINCOLN
Section & Plat 28
Routing Number 86.000

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraise Value, True Tax Value. Rows for years 03/01/2014, 03/01/2015, 03/01/2015, 01/01/2016, 01/01/2017, 01/01/2018, 01/01/2019.

Site Description

Topography:
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured, Table, Prod. Factor, Soil ID, Acreage, Depth, Neighborhood, Land Type, Actual, Effective, Effective, Depth, Square Feet, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value, Zoning, Legal Acres, Admin Legal.

AMAP: 00927
MEMO: USED AS AUTO REPAIR SHOP

Supplemental Cards

Supplemental Cards

MEASURED ACREAGE

TRUE TAX VALUE

4040

FARMLAND COMPUTATIONS

Parcel Acreage

Measured Acreage
Average True Tax Value/Acre

81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]

TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

TOTAL ACRES FARMLAND

Supplemental Cards

TRUE TAX VALUE

TOTAL LAND VALUE

4000

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

Frame	B	1	2	U
Brick				
Metal		Yes		
Guard				

FRAMING

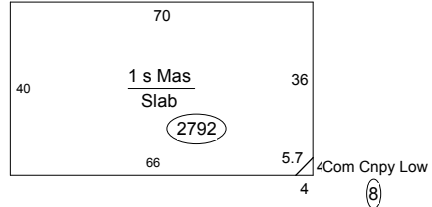
Wd Jst	B	1	2	U
	0	2792	0	0

FINISH

	UF	SF	FO	FD
1	2792	0	0	0
Total	2792	0	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	0	2792	0	0



P Key GCI25
#Units
AVSize
Floor 1
Perim 218
PAR 8
Height 12
Use LUTLSTOR
Use SF 2792
Use % 100.00%

Rate 59.03
Fr Adj -11.87
WH Adj -0.88
Ot Adj 0.00
BASE 46.28
BPA % 100%

Subtot 46.28

U Fin 0.00
Ot Adj 0.00
IntFin 0.00
Div W 0.00
Lightg 0.00
AirCon 0.00
Heat 0.00
Sprink 0.00

SF Pr 46.28
x SF 129210

Subtot 129210
Plumb 0
SpFeat 170
ExFeat 0
TOTAL 129380
Qual/Gr C-1

RCN 111850

Use Dep 80/ 0

(LCM: 88.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry 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
COMCNPYL	170	C	UTLSTOR	0.00		C-1	1924	1985	F	0.00	N	0.00	2792	111850	80	0	50	100	11200

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

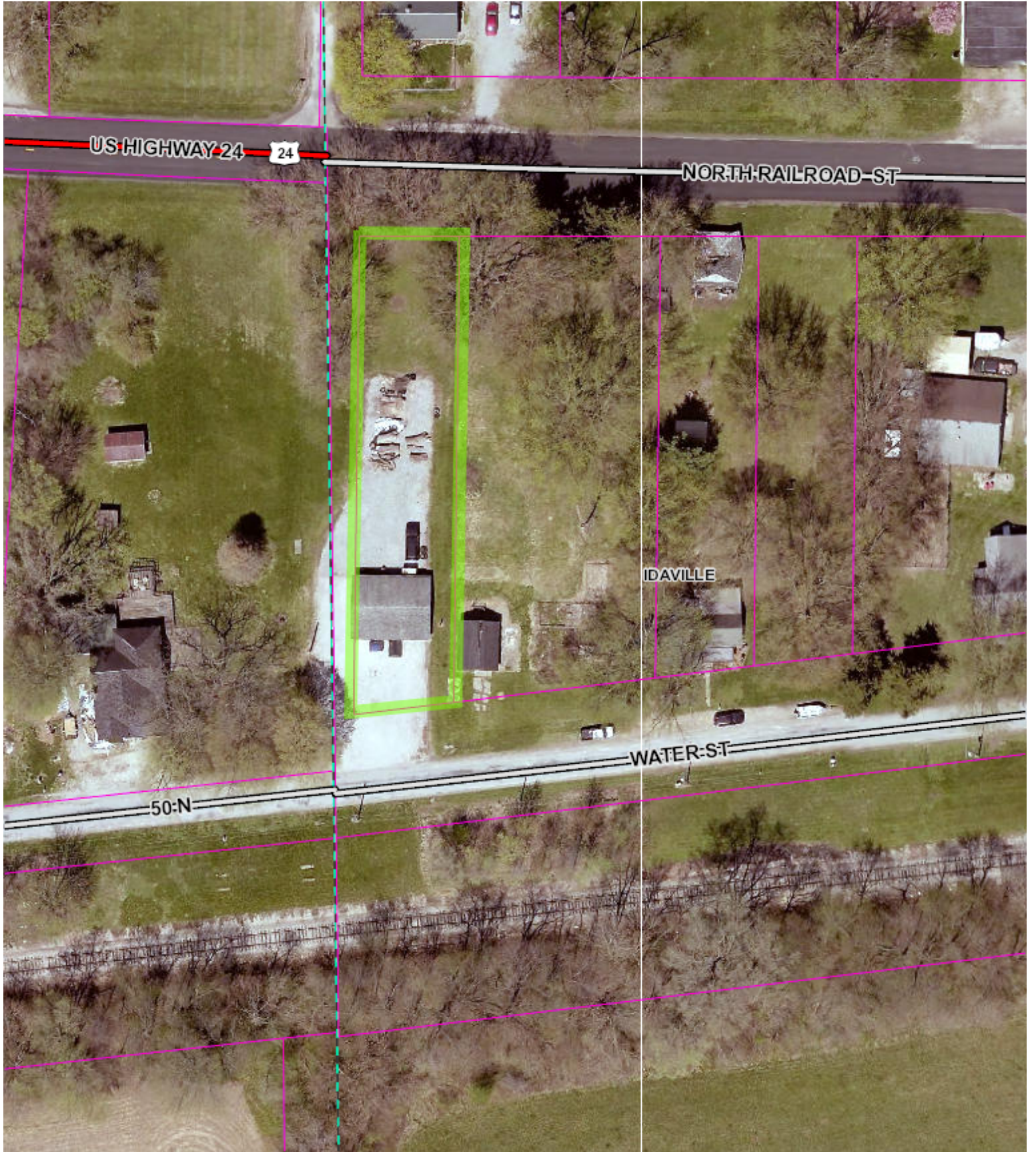
Neigh 121401 AV

TOTAL IMPROVEMENT VALUE

11200

AERIAL

TRACT 3: 317 W. WATER STREET, IDAVILLE, IN 47950



METZGER PROPERTY SERVICES, LLC

Listings as of 05/20/2020

Property Type LOTS AND LAND **Status** Active **CDOM** 2 **DOM** 2 **Auction** Yes

MLS # 202018159 317 W Water Street Idaville IN 47950 **Status** Active **LP** \$0



Area White County **Parcel ID** 91-72-28-000-007.100-012 **Type** Residential Land
Sub None **Cross Street**
School District TWIN Elem East Lawn JrH Roosevelt **Lot #** SrH Twin Lakes
REO No **Short Sale** No
Legal Description J M Townsleys 1st Add Lot 7; 602
Directions From Logansport go West on 24, property is in Idaville between Monticello and Logansport. Look for signs!
Inside City Limits N **City Zoning** **County Zoning** Whit **Zoning Description**

Remarks TRACT 3: This lot with a 28x36 Garage is going to ABSOLUTE Auction on June 13 at 1 pm. ABSOLUTE Auction Means this property will sell regardless of price!! This residential lot could be a potential building site or utilize as your extra garage, workshop or storage area! The garage has concrete floors, overhead garage door, electricity & heat! Bid on this tract individually, in combination with the other 3 being offered or bid on the entirety. OPEN HOUSE: Wednesday, June 3, 5:30 -6pm

Agent Remarks ABSOLUTE Auction: 6.13.20, 1pm REAL ESTATE TERMS: \$1,000 down with balance due at closing. Taxes Prorated. No Survey. Property is being Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs. in advance & be present at any and all showings & the auction to represent you client. Client Registration form is in docs.

Sec Lot **Zoning** **Lot Ac/SF/Dim** 0.5000 / 21,780 / 235 x 50
Parcel Desc 0-2.9999 **Platted Development** No **Platted Y/N** Yes
Township Lincoln **Date Lots Available** **Price per Acre** \$0.00
Type Use Residential **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County
Type Water Well **Easements** Yes
Type Sewer Other **Water Frontage**
Type Fuel Other **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency, LBP Form
LAND FEATURES Garage

Strctr/Bldg Imprv Yes
Can Property Be Divided? No

Water Access

Water Name **Lake Type**

Water Features

Water Frontage **Channel Frontage** **Water Access**

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Owner Name

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$134.68 **Exemption** No Exemptions **Year Taxes Payable** 2020 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** at closing

List Office Metzger Property Services, LLC - office: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com

Co-List Office **Co-List Agent**

Showing Instr SHOWINGTIME OR OPEN HOUSE

List Date 5/18/2020 **Exp Date** 9/30/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.5% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 2

Total Concessions Paid **Sold/Concession Remarks**

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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Featured properties may not be listed by the office/agent presenting this brochure.

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0090214000

Printed 05/25/2019 Card No. 1 of 1

PARCEL NUMBER
91-72-28-000-007.100-012
Parent Parcel Number

MOTE DEAN A
PO BOX 47
IDAVILLE, IN 47950 USA
J M TOWNSLEYS 1ST ADD LOT 7 602

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows include 10/30/2009 and 03/26/2004 transactions.

Property Address
317 W WATER ST
Neighborhood
121501 IDAVILLE PLATTED LOTS
Property Class
599 Res Other residential structur

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 91 WHITE
Area 006 LINCOLN
Corporation N
District 012 LINCOLN
Routing Number 71.000

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Valuation, Appraise Value, True Tax Value. Rows show trends from 2013 to 2019.

Site Description

Topography: Level
Public Utilities: Gas, Electric

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Row 1: 1 FRONT LOT, 50.0, 50.0, 260.0, 1.25, 74.00, 92.50, 4630, 4630.

AMAP: 00927

Supplemental Cards

Supplemental Cards

MEASURED ACREAGE 50.0000

TRUE TAX VALUE 4630

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]

Measured Acreage
Average True Tax Value/Acre
0.5000
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

TOTAL ACRES FARMLAND
TRUE TAX VALUE

Supplemental Cards
TOTAL LAND VALUE 4600

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

01

(LCM: 88.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry 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
		01	DETGAR	9.00	4	C	1972	1972	F	22.21	N	19.55	28x 36	19710	40	0	60	100	7100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

C KELLEY

C KELLEY 03/01/1995

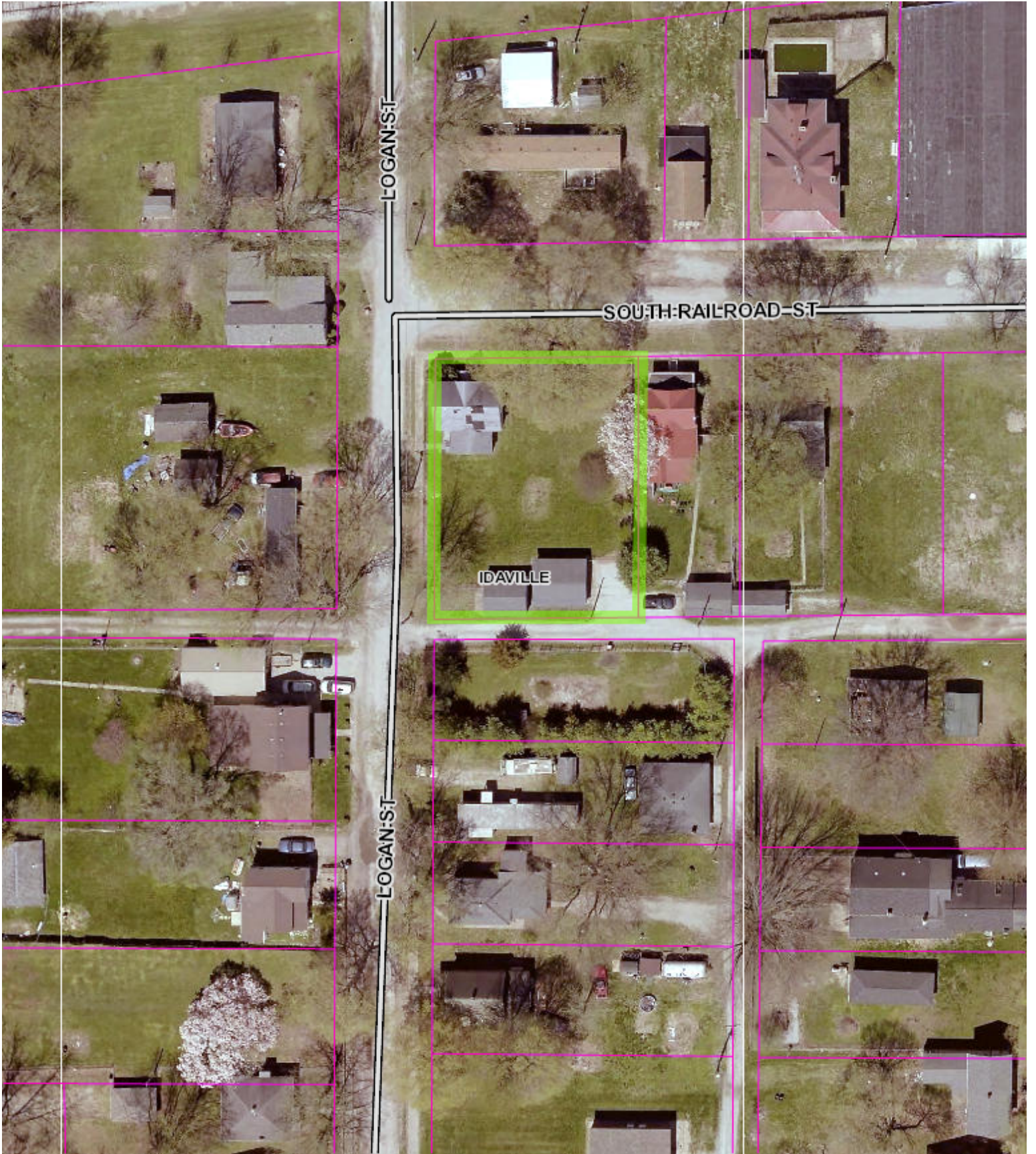
Neigh 121501 AV

TOTAL IMPROVEMENT VALUE


7100

AERIAL

TRACT 4: 112 W. RAILROAD STREET, IDAVILLE, IN 47950



METZGER PROPERTY SERVICES, LLC

Property Type RESIDENTIAL	Status Active	CDOM 2	DOM 2	Auction Yes	
MLS # 202018108	112 W South Railroad Street	Idaville	IN 47950	Status Active	LP \$0
	Area White County	Parcel ID 91-72-28-000-021.900-012	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 0	F Baths 0	H Baths 1
	Location City/Town/Suburb, Rural	Style One and Half Story	REO No	Short Sale No	
	School District TWIN Elem	East Lawn	JrH Roosevelt	SrH Twin Lakes	
	Legal Description J M TOWNSLEYS 1ST ADD LOT 7; 602				
	Directions From Logansport go West on 24, property is in Idaville between Monticello and Logansport. From 24, go south on Logan St.,				
	Inside City Limits N	City Zoning	County Zoning White3	Zoning Description	

Remarks This Home & Outbuildings is going to Sell at ABSOLUTE AUCTION on Saturday, June 13 at 1 pm. ABSOLUTE Auction Means this property will sell regardless of price!! This property features a fenced yard and 2 garages perfect for storage & workshop areas! Home is a gutted shell and is ready for you to complete the way you want! Bid on this tract individually, in combination with the other 3 being offered or bid on the entirety. OPEN HOUSE: Wednesday, June 3, 5:30-6pm

Agent Remarks ABSOLUTE Auction: 6.13.20, 1pm REAL ESTATE TERMS: \$1,000 down with balance due at closing. Taxes Prorated. No Survey. Property is being Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs. in advance & be present at any and all showings & the auct

Sec Lot 71	Lot Ac/SF/Dim 0.2870 12,502	100x125	/ N / Src	Lot Des Corner, Level, 0-2.9999	
Township Lincoln	Abv Gd Fin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 936	Ttl Fin SqFt 0	Year Built 1893
Age 127 New No	Date Complete	Ext Aluminum	Fndtn Partial Basement, Unfinished	# Rooms 0	
Room Dimensions	Baths Full Half	Water WELL	Basement Material Block, Stone		
DIM L	B-Main 0 1	Sewer Septic	Dryer Hookup Gas No	Fireplace No	
LR x	B-Upper 0 0	Fuel None	Dryer Hookup Elec No	Guest Qtrs No	
DR x	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln No	
FR x		Cooling None	Disposal No	Ceiling Fan No	
KT x	Laundry Rm N/A	x	Water Soft-Owned No	Skylight No	
BK x	AMENITIES Workshop		Water Soft-Rented No	ADA Features No	
DN x			Alarm Sys-Sec No	Fence Chain Link	
MB x			Alarm Sys-Rent No	Golf Course No	
2B x	Garage 2.0 / Detached	/ 22 x 24 / 528.00	Garden Tub No	Nr Wlkg Trails No	
3B x	Outbuilding 2nd Detached	18 x 20	Jet Tub No	Garage Y/N Yes	
4B x	Outbuilding	x	Pool No	Off Street Pk Yes	
5B x	Assn Dues	Not Applicable	Pool Type		
RR x	Other Fees		SALE INCLUDES No Appliances Included		
LF x	Restrictions				
EX x	Water Access	Wtr Name			
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 \$208.42	Exemptions No Exemptions	Year Taxes Payable 2020	Assessed Value		
Is Owner/Seller a Real Estate Licensee No		Possession at closing			
List Office Metzger Property Services, LLC - office: 260-982-0238		List Agent Chad Metzger - Cell: 260-982-9050			
Agent E-mail chad@metzgerauction.com		List Agent - User Code UP388053395			
Co-List Office		Co-List Agent			
Showing Instr Showingtime or Open House					
List Date 5/18/2020	Exp Date 9/30/2020	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 MECH	Lockbox Location door	Type of Sale		
Pending Date	Closing Date	Selling Price	How Sold	CDOM 2	
Ttl Concessions Paid	Sold/Concession Remarks				
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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ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0090566000

Printed 05/25/2019 Card No. 1 of 1

PARCEL NUMBER
91-72-28-000-021.900-012
Parent Parcel Number

Property Address
112 W SOUTH RAILROAD ST
Neighborhood
121501 IDAVILLE PLATTED LOTS
Property Class
510 Res 1 fam dwelling platted lot

MOTE DEAN A
PO BOX 47
IDAVILLE, IN 47950 USA
HANNAH OP LOT 71 & LT 72 591,721

TRANSFER OF OWNERSHIP

Date		
06/26/2009	KENNETH G. HAYGOOD & HULDAH L. Doc #: 090603904	\$14500
03/26/2004	HAYGOOD, HULDAH L & KENNETH G Doc #: 040301644	\$0
12/30/1992	HAYGOOD, HULDAH LEONA	\$0
11/15/1990	WINEGARDNER, WILLIAM	\$0
09/08/1977	TO STIRN, FRANK C & MARY I.	\$0

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 91 WHITE
Area 006 LINCOLN
Corporation N
District 012 LINCOLN
Routing Number 10.000

VALUATION RECORD

Assessment Year	03/01/2014	03/01/2015	03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019
Reason for Change	TRENDING	TRENDING	Form 130	TRENDING	TRENDING	Annual	TRENDING
VALUATION	L 2800	5700	5700	5700	5700	5700	5700
Appraise Value	B 11600	11800	11000	10800	10500	11300	11300
	T 14400	17500	16700	16500	16200	17000	17000
VALUATION	L 2800	5700	5700	5700	5700	5700	5700
True Tax Value	B 11600	11800	11000	10800	10500	11300	11300
	T 14400	17500	16700	16500	16200	17000	17000

Site Description

Topography:
Level
Public Utilities:
Gas, Electric
Street or Road:
Paved, Sidewalk, Alley
Neighborhood:
Static
Zoning:
1 FRONT LOT
Legal Acres:
2 FRONT LOT
0.0000
Admin Legal
0.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor							
Soil ID	Acreage	120	-or-	Base	Adjusted	Extended	Influence		Value	
-or-	-or-	Effective	Depth	Rate	Rate	Value	Factor			
Actual	Effective	Effective	-or-	Square Feet						
Frontage	Frontage	Depth	Square Feet							
50.0	50.0	125.0	1.02	74.00	75.48	3770 3	-25%		2830	
50.0	50.0	125.0	1.02	74.00	75.48	3770 3	-25%		2830	

AMAP: 00927
COE:
COE WAS MADE 8-27-12 DUE TO VISIT BY ASSESSOR. DUE TO DESTROYED AFFIDAVIT. FUNCTIONAL OBSOL OF 90% WAS GIVEN. RECHECK IN SPRING OF 2013.
HMST:
PULLED 10P11 - TRANSFER 06/26/2009 PER AUDITOR
OFFICE 06/16/2010
NEW:
MULTI-PARCEL SALE 03/26/2004

Supplemental Cards

MEASURED ACREAGE 50.0000
FARMLAND COMPUTATIONS
Parcel Acreage
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 5660
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 5700

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.5
 Finished Area: 1656
 Attic: None
 Basement: Full

ROOFING
 Material: Asphalt shingles

FLOORING
 Slab B
 Sub and joists 1.0, 1.5

EXTERIOR COVER
 Wood siding 1.0, 1.5

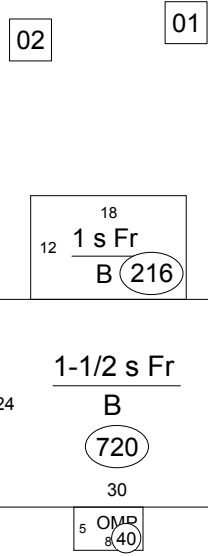
INTERIOR FINISH
 Drywall 1.0, 1.5
 Unfinished B

ACCOMMODATIONS
 Finished Rooms 6
 Bedrooms 1
 Formal Dining Rooms 1

HEATING AND AIR CONDITIONING
 Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper

PLUMBING
 #
 3 Fixt. Baths 1 3
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 5

REMODELING AND MODERNIZATION
 Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	936	1.0	936	70230	
1 WOOD FRAME	720	1.5	720	24170	
1 WOOD FRAME	936 Bsmt		0	23200	
	0 Crawl		----	0	
TOTAL BASE				117600	
Row Type	Adjustment			1.00%	
SUB-TOTAL				117600	
0	Interior Finish			0	
0	Ext Lvg Units			0	
0	Basement Finish			0	
	Fireplace(s)			0	
	Heating			0	
	Air Condition			0	
	Frame/Siding/Roof			0	
	Plumbing Fixt: 5			0	
Sub-TOTAL ONE UNIT				117600	
Sub-TOTAL 0 UNITS				117600	
Exterior Features		Garages			
Description	Value				
OMP	3380	0 Integral		0	
		0 Att Garage		0	
		0 Att Carports		0	
		0 Bsmt Garage		0	
Ext Features				3380	
SUB-TOTAL				120980	
Quality Class/Grade				C-1	
GRADE ADJUSTED VALUE				101140	

(LCM: 88.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	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	1.50				C-1	1893	1893	F	0.00	N	0.00	2592	101140	40	90	85	100	5200
01 DETGAR	8.00	1	D			1970	1970	F	34.19	N	24.07	18x 20	8670	50	0	60	100	2600
02 DETGAR	8.00	1	D			1976	1976	F	28.85	N	20.31	22x 24	10720	45	0	60	100	3500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

C KELLEY

C KELLEY 03/01/1995

Neigh 121501 AV

TOTAL IMPROVEMENT VALUE

11300



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