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

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Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202037118	13162 N 500 E.	Roann	IN 46974	Status Active	LP \$0
	Area Miami County	Parcel ID 52-03-17-400-002.000-014	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 1
	Location Rural	Style One Story	REO No	Short Sale No	
	School District NMIC	Elem North Miami	JrH North Miami	SrH North Miami	
	Legal Description PT SE 1/4 17-29N-5E 2.2A				
Directions From Hwy 19, head East on 1300 N. Then turn North onto 500 E. Property will be on the West side of the road.					
Inside City Limits	N	City Zoning	County Zoning R1	Zoning Description	

Remarks Pole Barn House with Garage on 2.2 Acres is going up for Auction on Saturday, October 3, 2020 at 10:00 AM! This home features 3 Bedrooms, 1.5 Baths with 2 Car Attached Garage! Secluded Setting, Enjoy the peaceful country setting on the Large Covered Porch! Come See For Yourself, OPEN HOUSE: September 28, 5:30-6pm!

Agent Remarks Estate Auction 10.3.20, 10 am at the property. Open House 9.28.20 5:30-6pm Terms: \$1,000.00 down the day of the auction with the balance at closing. Taxes Prorated. Sellers will provide a Personal Representatives Deed and Owners Title Insurance Policy at closing. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction. Estate

Sec	Lot	Lot Ac/SF/Dim	2.2000 / 95,832 / 750X265	Src N	Lot Des 0-2.9999						
Township	Perry	Abv Gd Fin SqFt	2,560	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,560	Year Built	2003
Age	17	New	No	Date Complete		Ext	Metal	Fndtn	Slab	# Rooms	8
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material					
DIM	L	B-Main	1	1	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No	
LR	18 x 18	M	B-Upper	0	0	Fuel	Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	10 x 10	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No
KT	15 x 15	M	Laundry Rm	Main	8	x 6	Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Open Floor Plan, Porch Covered, Range/Oven Hook Up Elec, Range/Oven Hook Up Gas, Main Level Bedroom					Water Soft-Rented	No	ADA Features	No
DN	x						Alarm Sys-Sec	No	Fence		
MB	14 x 14	M					Alarm Sys-Rent	No	Golf Course	No	
2B	12 x 12	M	Garage	2.0 / Attached	/ 38	x 30 / 1,140.00	Garden Tub	No	Nr Wlkg Trails	No	
3B	12 x 12	M	Outbuilding	None		x	Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding			x	Pool	No	Off Street Pk	Yes	
5B	x		Assn Dues	Not Applicable							
RR	x		Other Fees								
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	\$919.08	Exemptions	Homestead, Vet, Supplemental	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 Showing time or Open House.											
List Date	9/14/2020	Exp Date	11/30/2020	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 Front Door			Type of Sale					
Pending Date		Closing Date		Selling Price		How Sold		CDOM 1			
Ttl Concessions Paid											
Sold/Concession Remarks											
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent					
Presented by: Chad Metzger / Metzger Property Services, LLC											
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HAINES ESTATE AERIAL

13162 N. 500 E., Roann, IN 46974



General Information

Parcel Number 52-03-17-400-002.000-014
Local Parcel Number 0144480900

Tax ID:

Routing Number 03-17-014-010

Property Class 102 Livestock Other Than Dairy and Po

Year: 2020

Location Information

County Miami
Township PERRY TOWNSHIP
District 014 (Local 014) PERRY TOWNSHIP
School Corp 5620 NORTH MIAMI CONSOLIDATED
Neighborhood 14801-014 Perry Twp
Section/Plat 17
Location Address (1) 13160 N & 13162 500 E ROANN, IN 46974

Ownership

Haines, Larry O
13162 N 500 E
ROANN, IN 46974

Legal

014-44809-00 PT SE1/4 17-29-05 10.00 ACRES DA 720 27 448 00900



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 05/05/2016, 08/21/2002, 01/01/1900 and owners Haines, Larry O and HANCOCK, MONROE.

Notes

Agricultural

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include various land parcels with their respective attributes.

Zoning

Subdivision

Lot

Market Model 14801-014

Characteristics

Topography Rolling Flood Hazard []

Public Utilities Electricity ERA []

Streets or Roads Paved TIF []

Neighborhood Life Cycle Stage Other

Printed Monday, June 1, 2020

Review Group

Data Source External Only

Collector

Appraiser 07/19/2016 J.D.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (10.00), Actual Frontage (0), Developer Discount, Parcel Acreage (10.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.29), 83 UT Towers NV (0.00), 9 Homesite (1.50), 91/92 Acres (0.00), Total Acres Farmland (8.21), Farmland Value (\$7,460), Measured Acreage (8.21), Avg Farmland Value/Acre (908), Value of Farmland (\$7,460), Classified Total (\$0), Farm / Classified Value (\$7,500), Homesite(s) Value (\$27,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,100), CAP 2 Value (\$16,400), CAP 3 Value (\$0), Total Value (\$34,500).

General Information

Occupancy Single-Family
Description Single-Family R 02
Story Height 1
Style N/A
Finished Area 2560 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Canopy, Roof Extension	512	\$3,700
Canopy, Roof Extension	512	\$3,700
Porch, Enclosed Frame	81	\$5,600

Plumbing

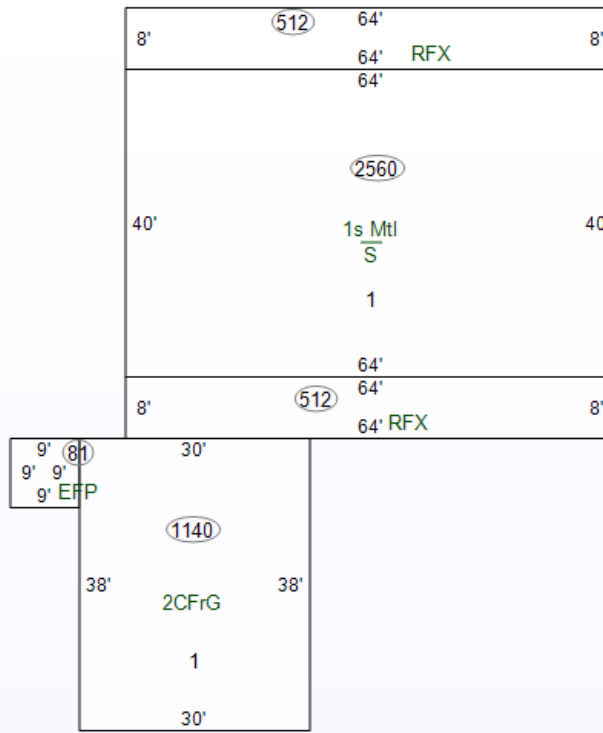
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	0
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	0

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 5	2560	2560	\$138,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	2560	0	\$0	
Total Base			\$138,700	

Adjustments

1 Row Type Adj. x 1.00		\$138,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2560	\$5,300
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$145,600
Sub-Total, 1 Units		
Exterior Features (+)	\$13,000	\$158,600
Garages (+) 1140 sqft	\$27,400	\$186,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88
Replacement Cost		\$163,680

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family R 02	100%	1	Metal	C	2003	2003	17 A		0.88		2,560 sqft	\$163,680	16%	\$137,490	0%	100%	1.000 1.0000	\$137,500



Broker Compensation Agreement

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This agreement is entered into and shall initiate on **October 3, 2020** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, _____ on **PT SE 1/4 17-29N-5E 2.2A, more commonly known as 13162 N. 500 E., Roann, IN 46974.**

Potential Buyer/Client's Name: _____

In order to split commission, buyer representative must be present at the open house, all showings prior to the auction and be present the day of the auction. Buyer representative must turn in this form completed, 24 hours in advance of the auction. In the event the above listed Selling Broker represents a purchaser who enters into a Purchase Agreement which results in a closing on the above-mentioned property, the above-mentioned Listing Broker agrees to pay the Selling Broker **1.5%** of the selling/exchange price or option selling price.

LISTING BROKER:

Metzger Property Services, LLC
BROKER COMPANY NAME

Chad Metzger
ACCEPTED BY: MANAGING BROKER

Chad Metzger
LISTING BROKER

101 S. River Road
ADDRESS

North Manchester, IN 46962
CITY, STATE, ZIP

260-982-0238
PHONE

chad@metzgerauction.com
EMAIL ADDRESS

SELLING BROKER:

BROKER COMPANY NAME

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

ADDRESS

CITY, STATE, ZIP

PHONE

EMAIL ADDRESS

This is a legally binding contract, if not understood seek legal advice.

...Generation after Generation



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