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Property Services, LLC

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**PROVIDING PROFESSIONAL AUCTION,  
APPRAISAL AND REAL ESTATE SOLUTIONS FOR  
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**WITH SPECIALISTS IN REAL ESTATE,  
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND  
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**260-982-0238**

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

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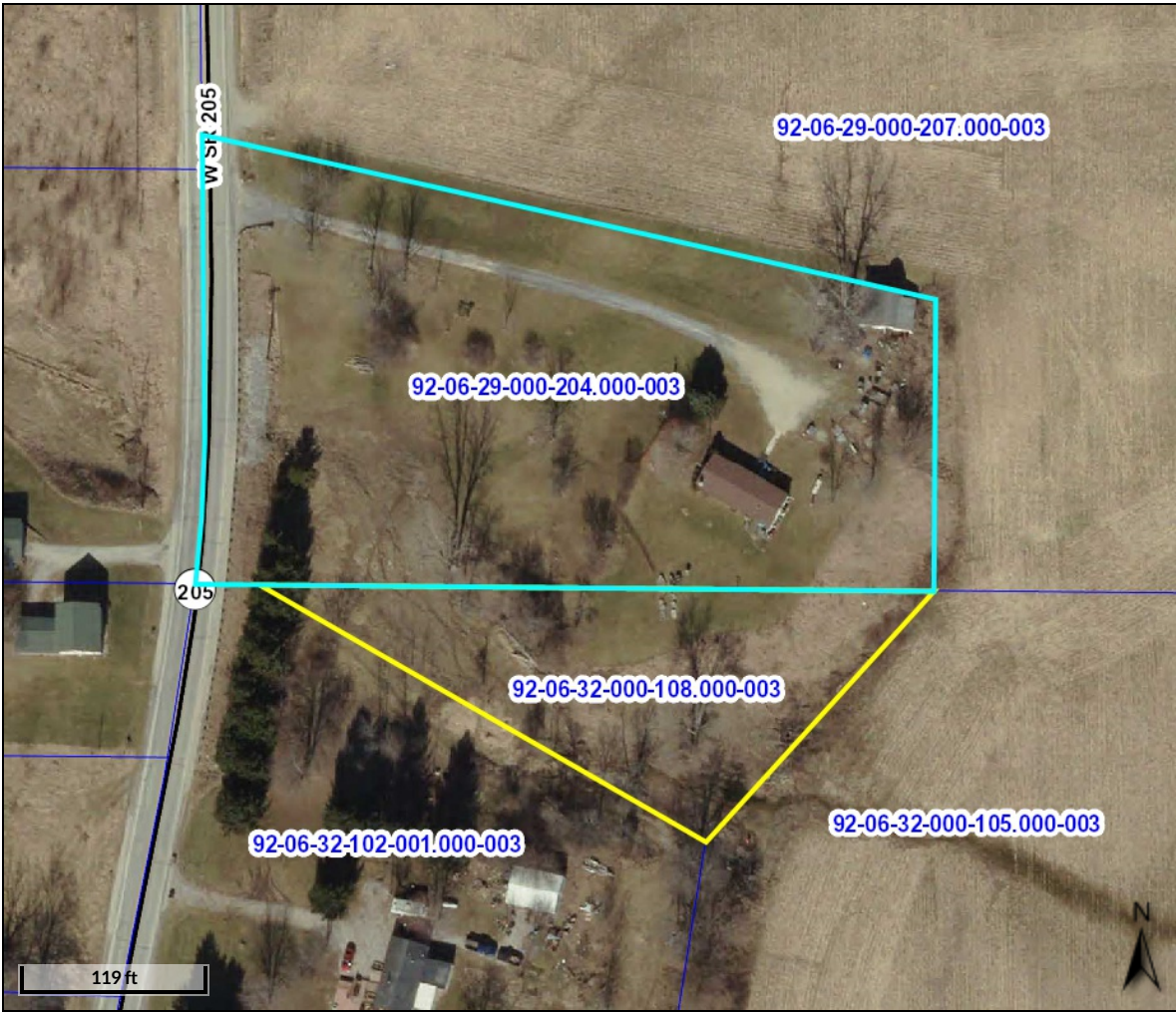
<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	0	<b>DOM</b>	0	<b>Auction</b>	Yes		
<b>MLS #</b>	202037440	<b>2255 W State Road 205</b>	<b>Columbia City</b>	<b>IN</b>	<b>46725</b>	<b>Status</b>	Active	<b>LP</b>	\$0		
	<b>Area</b>	Whitley County	<b>Parcel ID</b>	92-06-29-000-204.000-003						<b>Type</b>	Manuf. Home/Mobile
	<b>Sub</b>	None	<b>Cross Street</b>							<b>Bedrms</b>	3
	<b>Location</b>	Rural	<b>Style</b>	One Story						<b>F Baths</b>	2
	<b>School District</b>	WHIT Elem	<b>Coesse</b>	JrH	Indian Springs				<b>Short Sale</b>	No	
	<b>Legal Description</b>	SW Cor E2 SE4 S29 T31 R9 2.45A & PT NW COR E2 NE4 S32 T31 R9 .743A									
	<b>Directions</b>	Go North on 275 W., to 205, go east property will be on east side of the road.									
	<b>Inside City Limits</b>	N	<b>City Zoning</b>			<b>County Zoning</b>	A1	<b>Zoning Description</b>			

**Remarks** Country Home on 3.19 +/- Acres is going up for Auction on Monday, October 5, 2020 at 6:00 PM! This home features 3 Bedrooms, 2 Baths, and an Open-Concept Living, Dining and Kitchen Area complete with a Fireplace. There are 2 Wood Decks to sit out and enjoy the Peaceful Setting! 20x24 Shed with Lean-To provide plenty of Storage/Workshop Spaces! Great Potential! Open House: Thursday, October 1 5:30-6:00 PM.

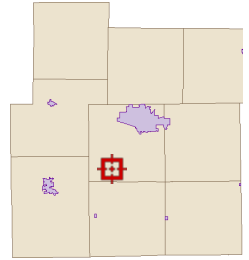
**Agent Remarks** Auction 10.5.20 at 6pm. Open House 10.1.20 at 5:30-6pm. TERMS: \$1,000.00 down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all 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.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	3.1900 / 138,956 / 377x440	<b>Src</b>	N	<b>Lot Des</b>	Partially Wooded, 0-2.9999							
<b>Township</b>	Columbia	<b>Abv Gd Fin SqFt</b>	1,248	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,248	<b>Ttl Fin SqFt</b>	1,248	<b>Year Built</b>	1984			
<b>Age</b>	36	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Fndtn</b>	Crawl	<b># Rooms</b>	5			
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL		<b>Basement Material</b>	Block						
	<b>B-Main</b>	2	0	<b>Sewer</b>	Septic		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes				
<b>LR</b>	15 x 15	M		<b>B-Upper</b>	0	0	<b>Fuel</b>	Forced Air	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No		
<b>DR</b>	12 x 12	M		<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split FlrPln</b>	No		
<b>FR</b>	x			<b>Cooling</b>	Central Air		<b>Disposal</b>	No	<b>Ceiling Fan</b>	No				
<b>KT</b>	12 x 12	M		<b>Laundry Rm</b>	Main		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No				
<b>BK</b>	x			<b>AMENITIES</b>	Deck Open, Eat-In Kitchen, Open Floor Plan, Tub /Shower Combination, Main Floor Laundry, Washer Hook-Up						<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>MB</b>	14 x 12	M					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No				
<b>2B</b>	12 x 12	M		<b>Garage</b>	/	/	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No				
<b>3B</b>	12 x 10	M		<b>Outbuilding</b>	Outbuilding	24 x 20	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No				
<b>4B</b>	x			<b>Outbuilding</b>	Outbuilding	24 x 12 288	<b>Pool</b>	No	<b>Off Street Pk</b>					
<b>5B</b>	x			<b>Assn Dues</b>	Not Applicable						<b>Pool Type</b>			
<b>RR</b>	x			<b>Other Fees</b>							<b>FIREPLACE</b>	Family Rm, One		
<b>LF</b>	x			<b>Restrictions</b>										
<b>EX</b>	x			<b>Water Access</b>										
<b>WtrType</b>		<b>Wtr Frtg</b>		<b>Channel Frtg</b>										
<b>Water Features</b>		<b>Lake Type</b>												
<b>Auction</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger	<b>Auctioneer License #</b>	AC31300015									
<b>Owner Name</b>														
<b>Financing: Existing</b>		<b>Proposed</b>									<b>Excluded Party</b>	None		
<b>Annual Taxes</b>	\$227.40	<b>Exemptions</b>	Homestead, Mortgage, Over 65,	<b>Year Taxes Payable</b>	2020	<b>Assessed Value</b>								
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	At Closing											
<b>List Office</b>	Metzger Property Services, LLC - office: 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>Co-List Office</b>		<b>Co-List Agent</b>												
<b>Showing Instr</b>	Showing time or Open House													
<b>List Date</b>	9/17/2020	<b>Exp Date</b>	12/9/2020	<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes	<b>Allow AVM</b>	Yes	<b>Show Comments</b>	Yes			
<b>IDX Include</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	2.0%	<b>Vari.Rate</b>	No	<b>Special List Cond.</b>	None					
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	MECH	<b>Lockbox Location</b>	Front Door	<b>Type of Sale</b>								
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b>	0					
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>												
<b>Sell Off</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>								
		Presented by: Tiffany Reimer / Metzger Property Services, LLC												

Information is deemed reliable but not guaranteed.



**Overview**



**Legend**

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

<b>Parcel ID</b>	92-06-29-000-204.000-003	<b>Alternate ID</b>	9205-31-29-204	<b>Owner Address</b>	Foster, William W & Connie S
<b>Sec/Twp/Rng</b>	29-31-9	<b>Class</b>	Res-1-Family 0 - 9.99 acres		2255 W State Rd 205
<b>Property Address</b>	2255 W State Rd 205	<b>Acres</b>	2.45		Columbia City, IN 46725
	Columbia City				
<b>District</b>	Columbia Township				
<b>Brief Tax Description</b>	SW Cor E2 SE4 S29 T31 R9 2.45A				
	(Note: Not to be used on legal documents)				

Date created: 9/17/2020  
 Last Data Uploaded: 9/17/2020 1:55:37 AM

Developed by **Schneider**  
 GEOSPATIAL

General Information

Parcel Number 92-06-29-000-204.000-003
Local Parcel Number 020-060-00004101

Tax ID:

Routing Number 58

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2020

Location Information

County Whitley
Township COLUMBIA TOWNSHIP
District 003 (Local 020) COLUMBIA TOWNSHIP
School Corp 8665 WHITLEY COUNTY CONSOLIDAT
Neighborhood 920313-003 COLUMBIA MH
Section/Plat 29
Location Address (1) 2255 W State Rd 205 Columbia City, IN 46725

Ownership

Foster, William W & Connie S
2255 W State Rd 205
Columbia City, IN 46725

Legal

SW Cor E2 SE4 S29 T31 R9 2.45A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900 Foster, William W & C WD / \$0 I

Notes

10/10/2018 RA19: Reassessment 2019 No change per reassessment
1/1/1900 RA15: Reassessment 2015 GAVE 50% OBSO TO UTILITY SHED



Res

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)

Land Data (Standard Depth: Res 120', CI 120' 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

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, April 30, 2020

Review Group 2018

Data Source N/A

Collector 07/10/2018 ZK

Appraiser 09/12/2014 JS

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (2.45), Actual Frontage (0), Developer Discount, Parcel Acreage (2.45), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.45), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$10,000), 91/92 Value (\$4,400), Supp. Page Land Value, CAP 1 Value (\$10,000), CAP 2 Value (\$0), CAP 3 Value (\$4,400), Total Value (\$14,400)

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 21  
**Finished Area** 1248 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
Wood Deck	140	\$2,700
Wood Deck	96	\$2,000

**Plumbing**

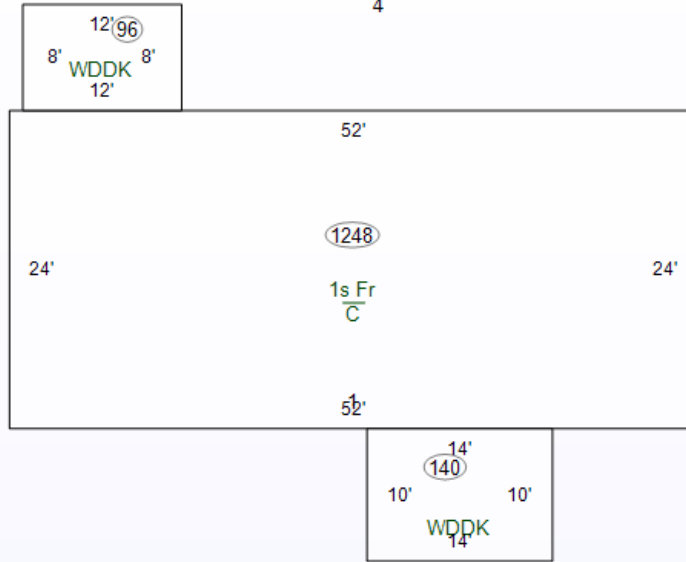
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1248	1248	\$84,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1248	0	\$6,100	
Slab				

**Total Base** \$90,300

**Adjustments 1 Row Type Adj. x 1.00** \$90,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PO:2 \$2,800
No Heating (-)	\$0
A/C (+)	1:1248 \$3,000
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$98,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$4,700	\$103,200
Garages (+) 0 sqft	\$0	\$103,200
Quality and Design Factor (Grade)	0.70	
Location Multiplier	0.95	
<b>Replacement Cost</b>		<b>\$68,628</b>

**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 01	100%	1	Wood Frame	D-1	1984	1984	36 A		0.95		1,248 sqft	\$68,628	34%	\$45,290	35%	100%	0.900	1.0000	\$26,500
2: Lean-To (12x24x8)	0%	1	Earth Floor	C	1988	1988	32 A	\$3.95	0.95	\$3.95	12'x24' x 8'	\$1,081	50%	\$540	0%	100%	1.000	1.0000	\$500
3: Lean-To (8x24x10)	0%	1	Earth Floor	C	1988	1988	32 A	\$4.70	0.95	\$4.70	8'x24' x 10'	\$857	50%	\$430	0%	100%	1.000	1.0000	\$400
4: Utility Shed (20x24)	0%	1		D	1988	1988	32 A	\$15.14	0.95	\$15.14	20'x24'	\$5,523	65%	\$1,930	50%	100%	1.000	1.0000	\$1,000



# Broker Compensation Agreement

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This agreement is entered into and shall initiate on **October 5, 2020** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, \_\_\_\_\_ as follows:

\_\_\_\_\_ SW Cor E2 SE4 S29 T31 R9 2.45A & PT NW COR E2 NE4 S32 T31 R9 .743A, more commonly known as, 2255 W. State Rd. 105, Columbia City, IN 46725

**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 **2.0%** 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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