Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Ranch Home with Enclosed Porch, Attached 2-Car Garage on 1+/- Acre!



Enjoy the convenience of one-story living in this inviting 3-bedroom, 1-bath home situated on 1+/- acre just West of Roann, IN. Offering a functional layout, natural woodwork, and practical amenities, this property combines comfortable living spaces with additional outdoor room to enjoy.

Inside, natural woodwork adds character to the home, while ceiling fans in majority of the bedrooms provide an added element of comfort. The bathroom features a stand-up shower, and the home's one-story design offers the convenience of having the main living spaces on a single level.



An enclosed porch provides a versatile space for relaxing, enjoying a morning coffee, or creating a cozy sitting area.

Outside, the concrete patio pad offers room for outdoor seating, grilling, or entertaining, while the 1.0+/- acres provide additional space to enjoy the outdoors. The attached two-car garage offers room for vehicles and storage, with garage utilities adding to its functionality.



With its one-story layout, natural woodwork, useful garage space, and 1+/- acres, this property presents an appealing opportunity for buyers looking for a home with practical features and room to make it their own.

The home currently uses a split-wall cooling unit, and electric service has been the only utility hookup used at the property. NIPSCO natural gas is available along the road but has not been connected to the house.

Great Starter, Investment or Downsizing Option Selling Regardless of Price!

Open House: Tues, Nov. 24th from 5:30-6 pm

www.BidMetzger.com

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ABSOLUTE AUCTION TERMS

COMFORTABLE ONE-STORY HOME WITH ENCLOSED PORCH ON 1.0+/- ACRES
SELLING REGARDLESS OF PRICE!

This property will be offered at Online Auction on Tuesday, December 1, 2026 - 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 and Sellers. *This Auction is ABSOLUTE, the Property will Sell Regardless of Price!!* The acreages and square footage 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 Seller and the Buyer.

A 5% buyer's premium will be added to the winning invoice. An earnest money deposit of $5,000 will be due within 24 hours 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional $25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Personal Representative Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before January 8, 2027. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately $540.28. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. 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 on the bidding website.

Online Auction: Tuesday, December 1, 2026 • Bidding begins closing out at 6pm

Open House: Tuesday, November 24th from 5:30-6 pm

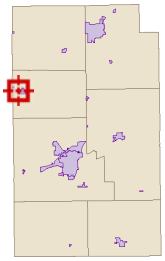
Auction Manager: Tim Pitts, call/text:317.714.0432

www.BidMetzger.com

Beacon™ Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-09-02-200-010.000-010	**Alternate ID**	n/a	**Owner Address**	HOWARD JOSEPH I & MICHAEL T HOWARD & BECKY JO PITTS T/C 7483 W STATE ROAD 16 ROANN, IN 46974
Sec/Twp/Rng	02-28-05	**Class**	Res-1-Family 0 - 9.99 acres		
Property Address	7483 W STATE ROAD 16 ROANN	**Acreage**	1.0		
District	PAW-PAW				
Brief Tax Description	NW PT FR NE1/4 2-28-5 1AC (Note: Not to be used on legal documents)				

Date created: 9/11/2026
Last Data Uploaded: 9/11/2026 3:31:26 AM

Developed by SCHNEIDER GEOSPATIAL

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202645084 **7483 W State Rd 16 Highway** **Roann** **IN** 46974 **LP** $0



Area Wabash County **Parcel ID** 85-09-02-200-010.000-010 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Township Paw Paw **Style** One Story **REO** No **Short Sale** No
School District MSD of Wabash County Schools **Elem** Metro North/Sharp Creek
Intermediate **JrH** Northfield **SrH** Northfield
Legal Description NW PT FR NE1/4 2-28-5 1AC
Directions to Property State Road 13 South to State Road 16 West, turn Right, approximately a mile and a half, property is on South side of the road

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks ABSOLUTE ONLINE REAL ESTATE AUCTION, Tuesday, December 1st at 6 pm! This property will sell regardless of price! Inviting 3-bedroom, 1-bath home offering convenient one-story living on 1.0+/- acres just west of Roann, IN. This homes' features include natural woodwork, ceiling fans in most bedrooms, a stand-up shower, enclosed porch, concrete patio pad, and attached 2-car garage with utilities. With comfortable living spaces and room to enjoy the outdoors, this property offers a great opportunity to make it your own. Cooling is provided by a split-wall unit. Electric service is currently used for the heat & A/C but NIPSCO natural gas is available along the road, it would just need to be connected to the home if wanted. Great starter, Investment or Downsizing Option, Selling Regardless of Price! Open House: Tuesday, November 24th from 5:30-6 pm.

Agent Remarks Online Absolute Auction: Tuesday, December 1st at 6 pm Open House: Tuesday, November 24th from 5:30-6 pm Full terms available in DOCS. RE BROKERS: Must register clients 24 hours in advance of auction & be present with them at all showings they attend. Client Registration available on the bidding site. NIPSCO gas line available along the road but has not been connected to the house.

Sec **Lot** **Lot Ac/SF/Dim** 1.0000 / 43,560 / 210x211
Above Gd Fin SqFt 1,144 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 57 **New Const** No **Date Complete** **Ext** Vinyl

Lot Desc Level, 0-2.9999
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 1,144 **Year Built** 1969
Bsmt Crawl **# Rooms** 7
Basement Material

Room Dimensions	RM	DIM		LVL
LR	17	x	14	M
DR	8	x	10	M
FR		x		
KT	8	x	10	M
BK		x		
DN		x		
1B	11	x	10	M
2B	10	x	9	M
3B	10	x	9	M
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths	Full	Half
B-Main	1	0
B-Upper	0	0
B-Blw G	0	0

Laundry Rm Main
Laundry L/W x

Water Well
Well Type Private
Sewer Septic
Fuel / Heating Electric, Radiant, Wall Heater
Cooling Wall AC

AMENITIES Ceiling Fan(s), Closet(s) Walk-in, Countertops -Ceramic, Garage Door Opener, Natural Woodwork, Patio Open, Porch Enclosed, Stand Up Shower, Garage Utilities

Garage 2.0 / Attached / 26 x24 / 624.00
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	Yes	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	None
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	Yes
Pool Type			

SALE INCLUDES Refrigerator, Washer, Cooktop-Electric, Dryer-Electric, Oven -Electric, Water Heater Electric, Water Softener-Owned

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger and Tim Pitts **Lic #** AC31300015 **Auction Date** 11/2/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $540.28 **Exemptions** Homestead, Supplemental **Year Taxes Payable** 2026 **Assessed Value**
Possession At closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House
List Date 11/2/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** door **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

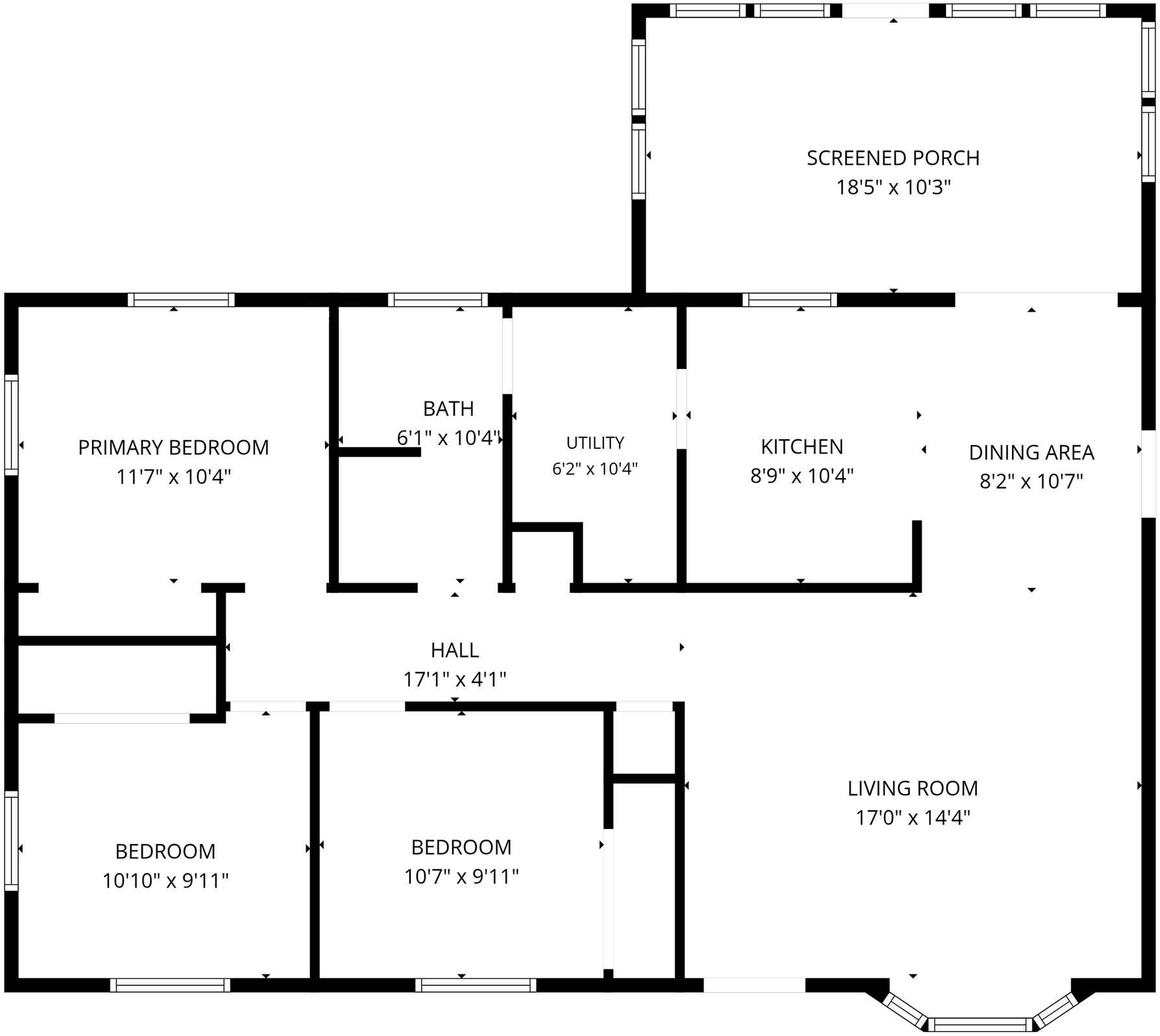
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Average Utilities

Utility	Company	Average Amount
Gas		$
Electric	Duke Energy	$ 170/month
Water	Well	$
Septic/Sewer	Septic	$
HOA		$
Other		$

Additional Notes



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

General Information

Parcel Number
85-09-02-200-010.000-010

Local Parcel Number
0070024500

Tax ID:

Routing Number
7.6

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

Year: 2026

Location Information

County
Wabash

Township
PAW PAW TOWNSHIP

District 010 (Local 010)
PAW PAW TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8510510-010
PAW PAW HOMESITE & RURAL R

Section/Plat
02

Location Address (1)
7483 W STATE ROAD 16
ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2024

Ownership

HOWARD JOSEPH I & MICHAEL T H
7483 W STATE ROAD 16
ROANN, IN 46974

Legal

NW PT FR NE1/4 2-28-5 1AC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/26/2011	HOWARD JOSEPH I		QC	/		I
01/01/1900	HOWARD JOSEPH L		WD	/		I

Notes

8/10/2023 RP: Reassessment Packet 2024

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$17,200**	**$17,200**	**$17,200**	**$17,200**	**$17,200**
Land Res (1)	$17,200	$17,200	$17,200	$17,200	$17,200
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$118,100**	**$108,800**	**$85,900**	**$80,900**	**$72,700**
Imp Res (1)	$118,100	$108,800	$85,900	$80,700	$72,500
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$200	$200
Total	**$135,300**	**$126,000**	**$103,100**	**$98,100**	**$89,900**
Total Res (1)	$135,300	$126,000	$103,100	$97,900	$89,700
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$200	$200

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	0.8400	1.14	$18,000	$20,520	$17,237	0%	1.0000	100.00	0.00	0.00	$17,240
82	A	OCA	0	0.1600	0.94	$2,120	$1,993	$319	-100%	1.0000	0.00	100.00	0.00	$00

Data Source Estimated **Collector** 05/09/2023 JS **Appraiser** 05/09/2023 JS

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.16
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.84
91/92 Acres	0.00
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 / Classifed Value	$0
Homesite(s) Value	$17,200
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$17,200
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$17,200**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1144 sqft
Make	

Floor Finish

- ☐ Earth
- ☑ Tile
- ☐ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

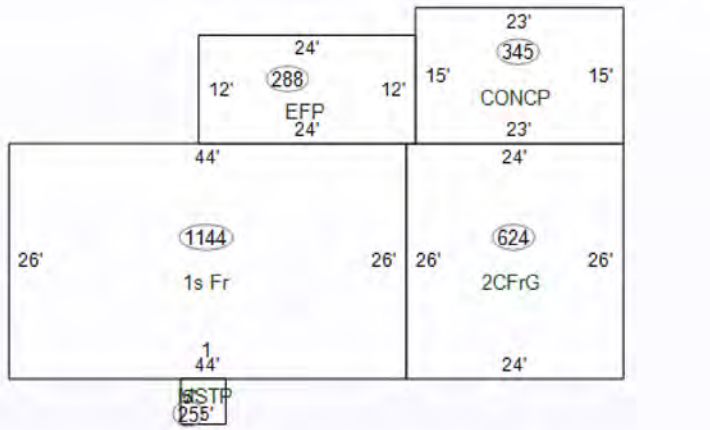
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	345	$2,900
Stoop, Masonry	25	$1,500
Porch, Enclosed Frame	288	$20,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1144	1144	$140,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
			Total Base		$140,700
Adjustments			**1 Row Type Adj. x 1.00**		$140,700
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1144	$4,500
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$145,200
				Sub-Total, 1 Units	
Exterior Features (+)				$24,600	$169,800
Garages (+) 624 sqft				$26,800	$196,600
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.91
				Replacement Cost	$161,015

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	D+2	1969	1969	57	A		0.91		1,144 sqft	$161,015	45%	$88,560	0%	100%	1.330	1.000	100.00	0.00	0.00	$117,800
2: Utility Shed R 01	1		D	1980	1980	46	F	$35.10	0.91	$25.55	8'x10'	$2,044	70%	$610	50%	100%	1.000	1.000	100.00	0.00	0.00	$300

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!

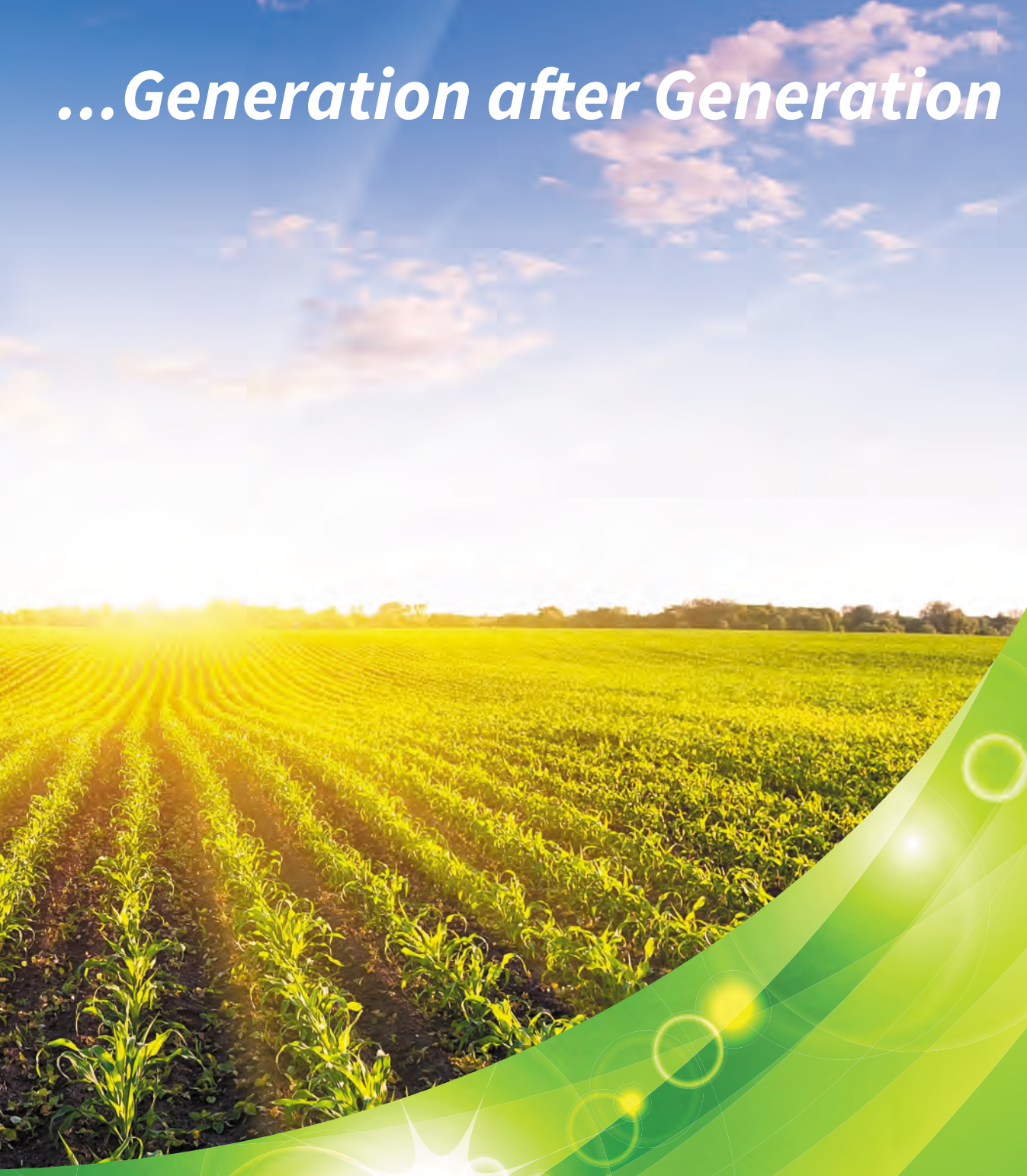
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

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

...Generation after Generation



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