Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

4-Bedroom Country Homestead, Pasture & Outbuildings on 8.31± Acres!

Imagine the endless possibilities of space, versatility, and country living with this 1½-story, 4-bedroom and 1 bath home situated on 8.31+/- acres! Offering a comfortable home, multiple outbuildings, and a combination of pasture and farmland, this property presents an appealing opportunity for those seeking room to spread out, enjoy rural living, or accommodate agricultural interests.



Inside, the home features a functional layout with one bedroom on the main level and three additional bedrooms upstairs, along with one full bathroom. The family room offers a cozy gathering space highlighted by a wood-burning stove, while the formal dining room provides a welcoming setting for meals and entertaining. The kitchen offers plenty of cabinetry and a convenient walk-in pantry, and the primary bedroom includes a walk-in closet for added storage. A partial basement provides additional utility and storage space.



Beyond the home, the acreage and improvements truly set this property apart! Multiple outbuildings provide a variety of possibilities for equipment, livestock, vehicles, workshop space, or general storage. The property also includes pasture with electric fencing. Approximately 4.4 acres of land in CRP program expiring in 2032.



<u>Additional features include:</u>
40' x 20' Pole Barn/Garage
48' x 20' Pole Barn
16' x 27' Utility Shed
Pasture Area with Electric Fence
Partial Basement
Wood-burning Stove
Expansive land with plenty of room for recreation or future use
4.4+/- Acres enrolled in the CRP program, producing $741 of annual income

Whether you're looking for a small farm, a place to enjoy country living with room for animals and hobbies, or a property with useful outbuildings and acreage, this opportunity offers plenty of potential. An open patio and covered porch provide enjoyable outdoor spaces to take in the peaceful surroundings and appreciate all that this country property has to offer!

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

www.BidMetzger.com

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

ONLINE AUCTION TERMS

4-Bedroom Home with Pasture & Outbuildings on 8.31+/- Acres!

This property will be offered at Online Auction on Tuesday, December 1, 2026 - Bidding begins closing out at 6:30 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any bids at the auction & the auctioneer will settle any disputes as to bids and their decision will be final. 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 $10,000 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 Warranty 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 $977.92. Approximately 4.4 acres of land are currently enrolled in the CRP program. The current contract has an annual payment of approximately $741.00 and expires in 2032. If a buyer wants to remove it from the program, they will be responsible for all fees required to remove from the program. Metzger Property Services LLC, Chad Metzger, John Burnau, & 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.

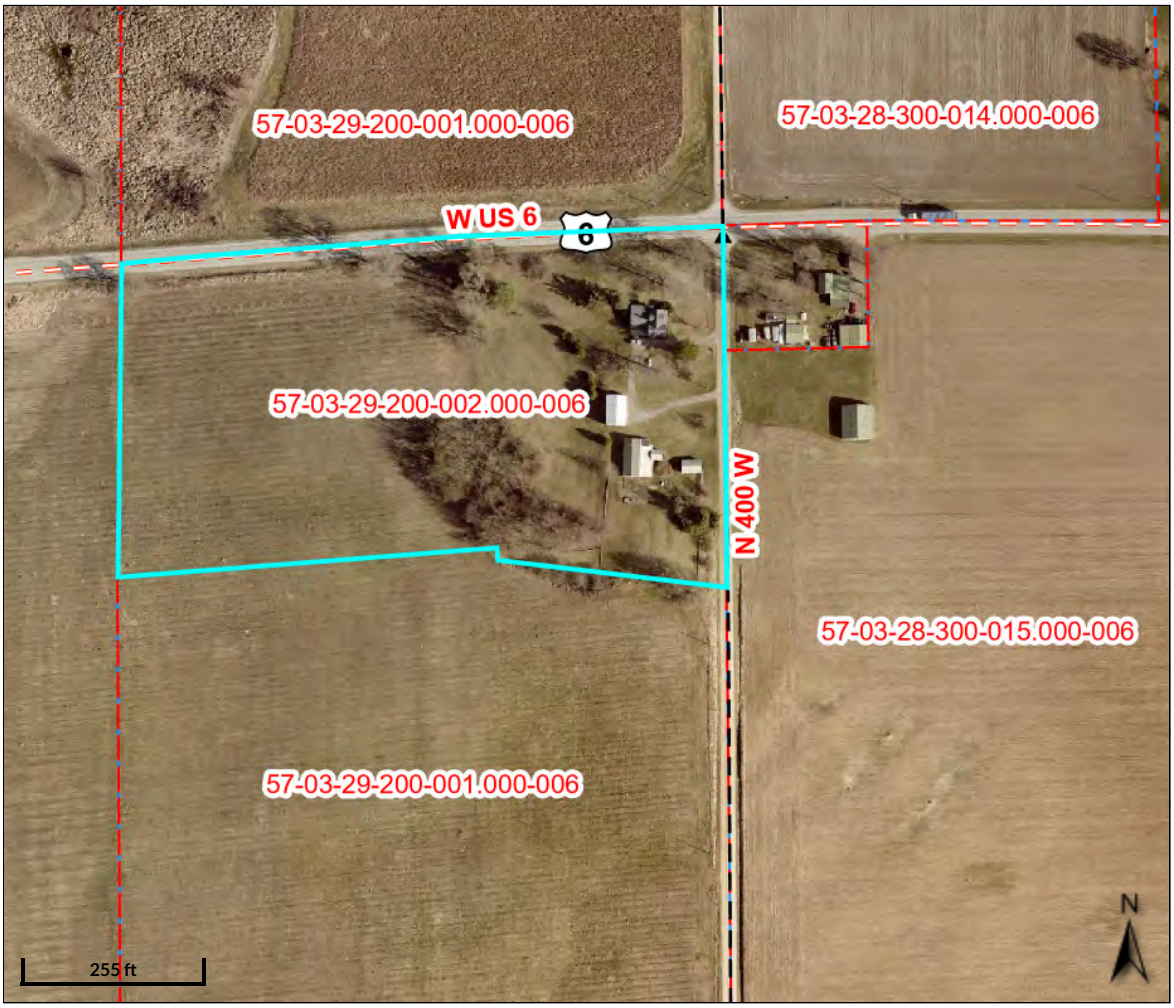
Online Auction: Tues., December 1, 2026 • Bidding begins closing out at 6:30 pm

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

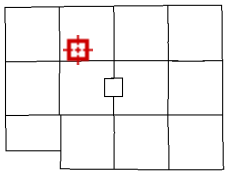
Auction Manager: John Burnau, call/text 574.376.5340

www.BidMetzger.com

Beacon™ Noble County, IN



Overview



Legend

Street Centerlines
- US STATE
- STATE
- COUNTY
- COUNTY NONMAINTAINED
- MUNICIPAL
- ADJACENT COUNTY ROADS

Hwy Shields

Land Hooks

Parcel Numbers (Assessor)

Parcels (Assessor)

Parcels (Surveyor)

Railroads

Corporate Limits

Township Boundaries

Parcel ID	57-03-29-200-002.000-006	**Alternate ID**	003-100425-00
Sec/Twp/Rng	--	**Class**	AGRICULTURAL - CASH GRAIN/GENERAL FARM
Property Address	7275 N 400 W WAWAKA	**Acreage**	8.310
District	57006 Elkhart		
Brief Tax Description	E Pt E1/2 Se1/4 Sec 29 8.31a (Note: Not to be used on legal documents)		

Owner Address
Tri County Land Trustee Corporation
Lambright Michael & Lucinda Contract
7275 N 400 W
Wawaka, IN 46794

Date created: 10/22/2026
Last Data Uploaded: 10/22/2026 9:47:59 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 # 202645261 **7275 N 400 W** **Wawaka** **IN** 46794 **LP** $0



Area Noble County **Parcel ID** 57-03-29-200-002.000-006 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 4 **F Baths** 1 **H Baths** 0
Township Elkhart **Style** One and Half Story **REO** No **Short Sale** No
School District West Noble Schools **Elem** West Noble
Intermediate **JrH** West Noble **SrH** West Noble
Legal Description E Pt E1/2 Se1/4 Sec 29 8.31a
Directions to Property State Road 5 South to US 6 East, turn south on N 400 W, property is first on west side of the road

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

Remarks Imagine the endless possibilities of space, versatility, and country living with this 1½-story, 4-bedroom, 1-bath home situated on 8.31+/- acres - Selling via Online Auction: Tuesday, December 1st at 6:30 pm. Featuring a functional layout with a formal dining room and a family room with a wood-burning stove. The home also offers a kitchen with abundant cabinetry and a walk-in pantry, a primary bedroom with walk-in closet, and a partial basement. The acreage adds to the appeal with a combination of pasture and farmland, along with multiple outbuildings, including a 40' x 20' pole barn/garage, 48' x 20' pole barn, and 16' x 27' utility shed. Pasture with electric fencing provides additional possibilities for livestock or agricultural use, while the covered porch and open patio offer spaces to enjoy the peaceful country surroundings. Open House: Tuesday, November 24th from 5:30-6 pm

Agent Remarks Online Auction: Tuesday, December 1st at 6:30 pm Open House: Tuesday, November 24th from 5:30-6 pm Full terms 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 bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 8.3100 / 361,984 / 479x814
Above Gd Fin SqFt 1,850 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 126 **New Const** No **Date Complete** **Ext** Metal, Vinyl

Room Dimensions

	RM	DIM		LVL
LR	19	x	15	M
DR	8	x	12	M
FR	12	x	13	M
KT	16	x	11	M
BK		x		
DN		x		
1B	12	x	12	M
2B	14	x	15	U
3B	12	x	9	U
4B	12	x	9	U
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** 7x 13

Water Well **Well Type** Private **Sewer** Septic **Fuel / Heating** Forced Air, Propane Tank Owned **Cooling** Central Air

AMENITIES Ceiling Fan(s), Closet(s) Walk-in, Countertops -Laminate, Dryer Hook Up Electric, Garage Door Opener, Landscaped, Pantry-Walk In, Patio Open, Porch Covered, Range

Garage 4.0 / Detached / 40 x 24 / 960.00
Outbuilding 1 Pole/Post 48 x 20
Outbuilding 2 Shed 16 x 27 432
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Level, Rolling, 6-9.999, Pasture
Ttl Below Gd SqFt 296 **Ttl Fin SqFt** 1,850 **Year Built** 1900
Bsmt Crawl, Partial Basement **# Rooms** 9
Basement Material Stone

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	Electric, Farm
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 Dishwasher, Refrigerator, Dryer-Electric, Water Filtration System, Water Heater Gas
FIREPLACE Wood Burning Stove

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water None **Water Type** **Lake Type**
Auctioneer Name Chad Metzger and John Burnau **Lic #** AC31300015 **Auction Date** 11/3/2026 **Time** 6:30 **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $977.92 **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 11/3/2026 **Start Showing Date** **Exp Date** 1/1/2027 **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** Yes **Form Exception**
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** Front 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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
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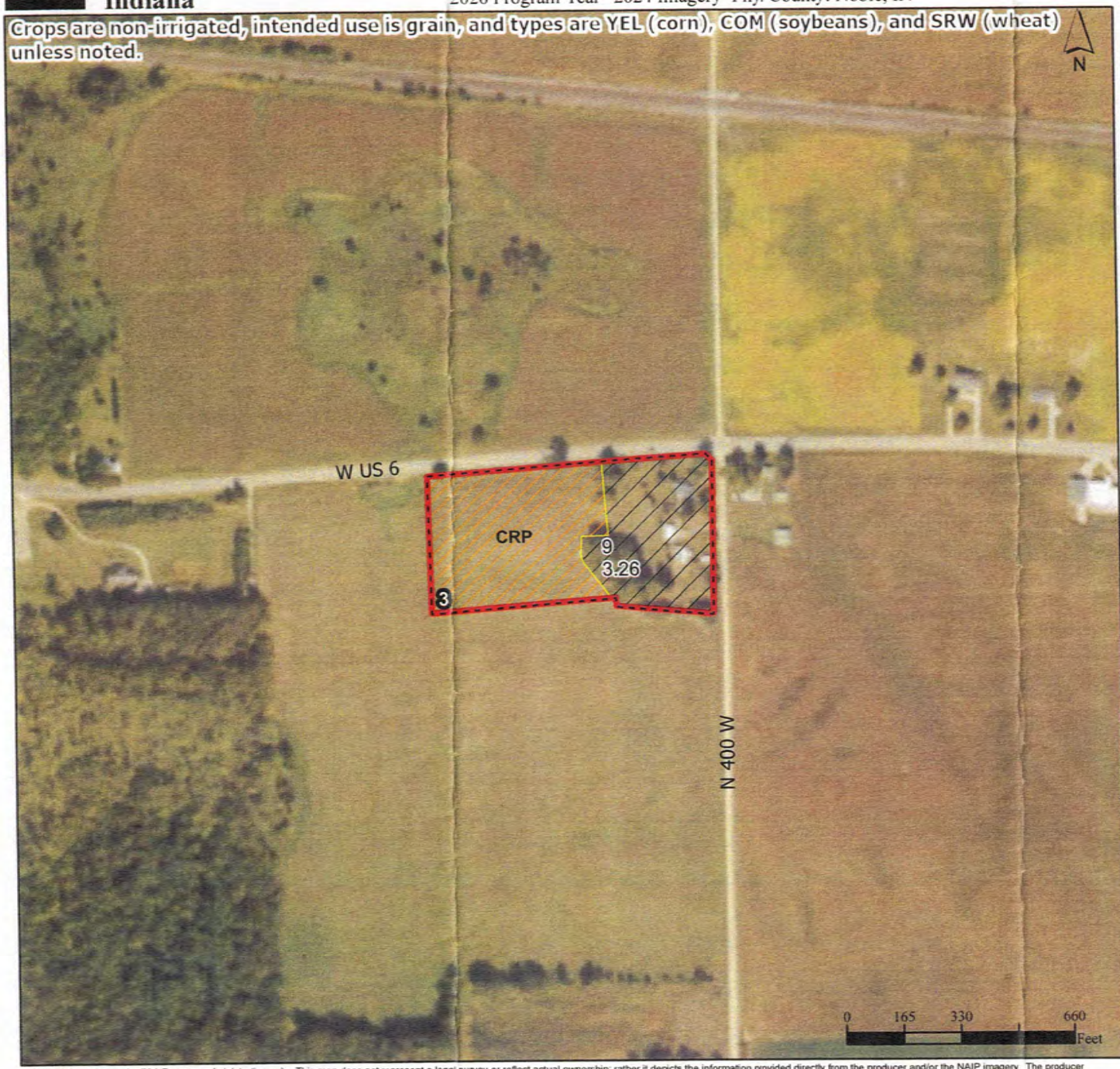
USDA Noble County
Indiana

Farm 6846 Tract 14277

2026 Program Year 2024 Imagery Phy. County: Noble, IN

Map Created 04/17/2026

CLU	Acres	HEL	Crop
3	4.4	HEL	CRP



CRP Contract expires in 2032

Annual payment is $741.00

Tract Cropland Total: 4.40 acres

Tract Boundary
Noncropland
Cropland
CRP
County_Street_Centerlin
Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Aerial Map



Metzger Property Services, LLC AC31300015
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Maps Provided By:
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Boundary Center: 41° 27' 23.77, -85° 30' 8.99

0ft 275ft 550ft

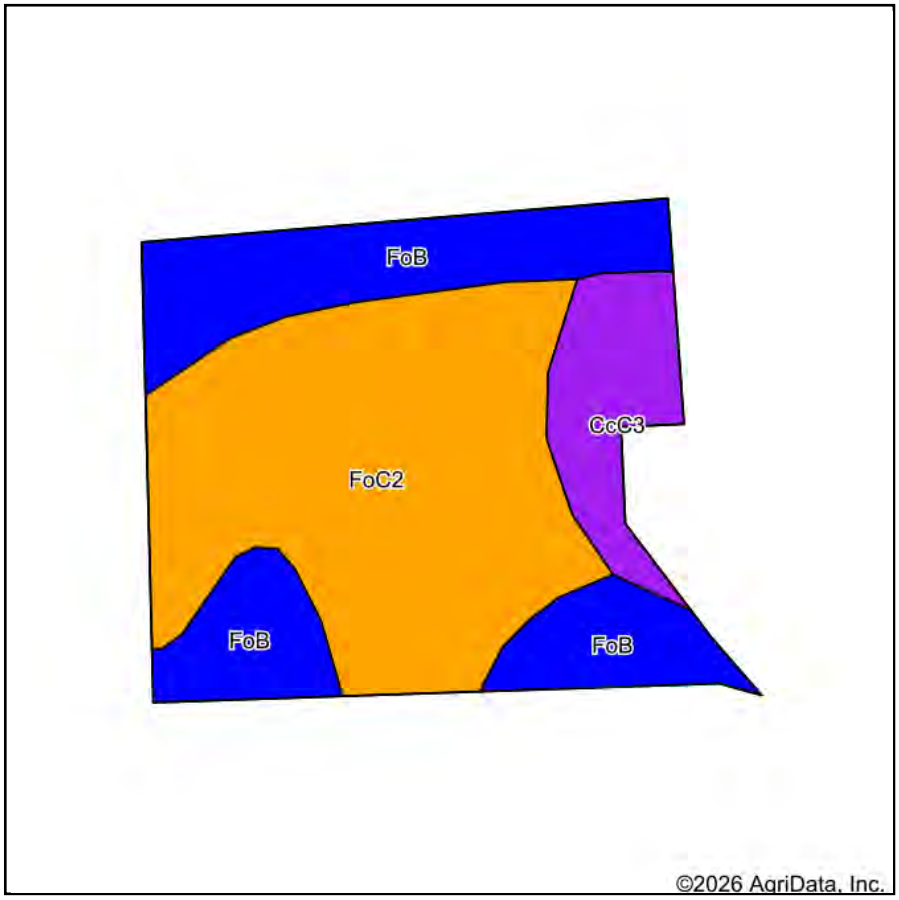
N W E S

29-35N-9E
Noble County
Indiana

11/3/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
County: **Noble**
Location: **29-35N-9E**
Township: **Elkhart**
Acres: **4.4**
Date: **11/3/2026**

Metzger Property Services, LLC AC31300015
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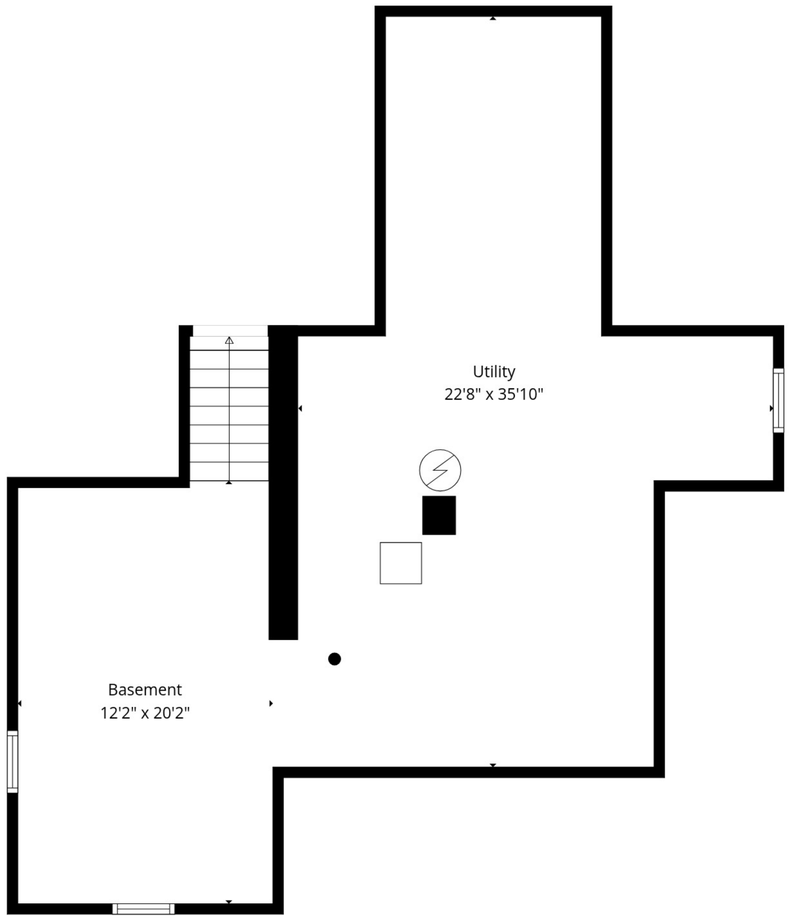
N W E S

Area Symbol: IN113, Soil Area Version: 31

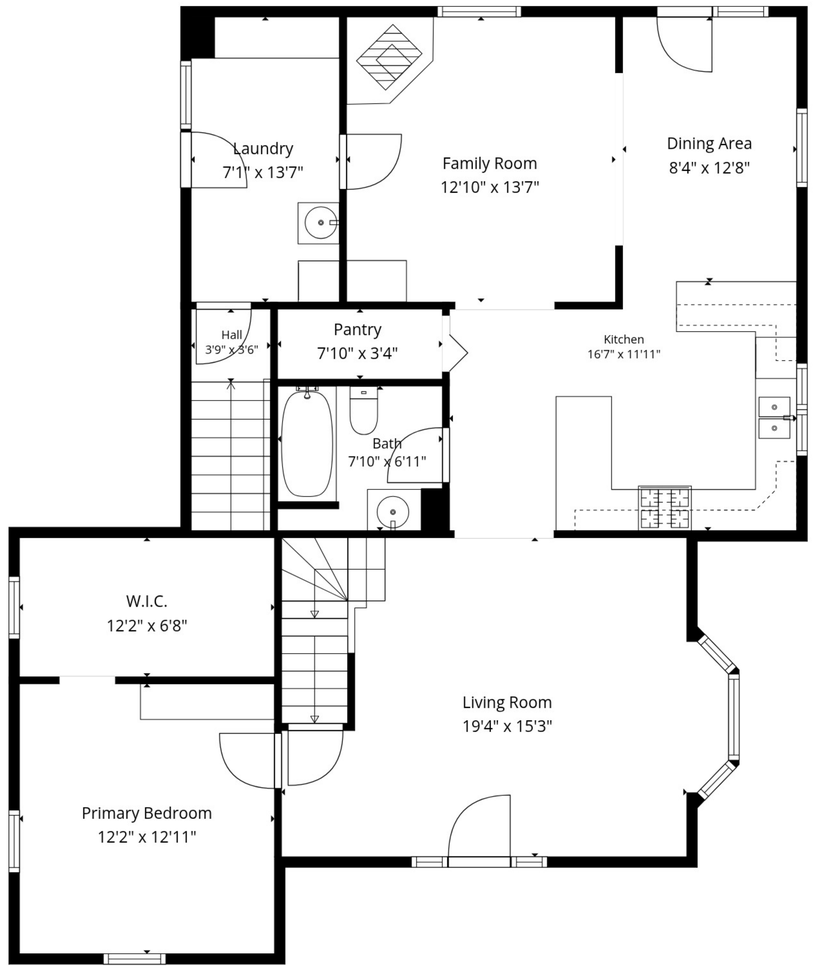
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfafa Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NC Soybe
FoC2	Fox sandy loam, Huron Lobe, 6 to 12 percent slopes, eroded	2.40	54.5%		IIIe	4	89	14	3	6		29	43	
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	1.50	34.1%		IIe	5	98	18	3	6		33	48	
CcC3	Casco sandy clay loam, 8 to 15 percent slopes, severely eroded	0.50	11.4%		VIe		50	13	2		3	18	25	
			Weighted Average		**3.00**	**3.9**	**87.6**	**15.2**	**2.9**	**5.3**	**0.3**	**29.1**	**42.7**	

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

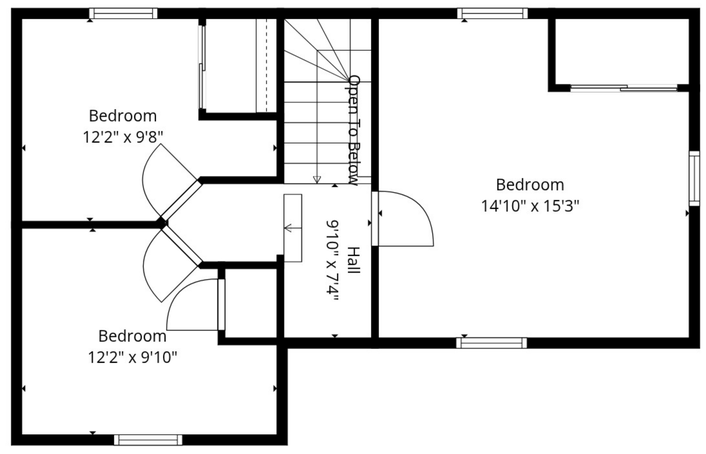
Soils data provided by USDA and NRCS.



Basement



1st Floor



2nd Floor

TOTAL: 1877 sq. ft

Basement: 0 sq. ft, 1st floor: 1286 sq. ft, 2nd floor: 591 sq. ft

EXCLUDED AREAS: UTILITY: 623 sq. ft, BASEMENT: 297 sq. ft, FULL BATH: 54 sq. ft, BAY WINDOW: 13 sq. ft, OPEN TO BELOW: 3 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Property address (number and street, city, state, and ZIP code) 7275 N 400 W, Wawaka, IN 46794

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher			X	
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X		X	
Microwave Oven	X			
Oven	X			
Range	X			
Refrigerator			X	
Room Air Conditioner(s)			X	
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms	X			
Carbon Monoxide Detectors	X			
Switches and Outlets			X	
Vent Fan(s)	X			
☐ 60 ☐ 100 ☒ 200 Amp Service				
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	X			
Septic Field / Bed			X	
Septic & Holding Tank / Septic Mound			X	
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier			X	
Water Softener			X	
Well			X	
Geothermal and Heat Pump	X			
Other Sewer System *(Explain)*	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Unknown
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?		X	
Are the structure(s) connected to a private / community sewer system?		X	

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 broker, 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	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
[signature]	10-6-26		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
[signature]	10-6-26		

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 / yyyy*)	Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)

Property address (number and street, city, state, and ZIP code) 7275 N 400 W, Wawaka, IN 46794

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective		Unknown
Attic Fan	X				
Boiler / Radiator	X				
Central Air Conditioning			X		
Electric Heat Pump	X				
Furnace Heat / Gas			X		
Furnace Heat / Electric	X				
Geothermal	X				
Solar House-Heating	X				
Woodburning Stove			X		
Fireplace	X				
Fireplace Insert	X				
Air Cleaner	X				
Humidifier	X				
Propane Tank	X				
Other Heating Source	X				

	Yes	No	Unknown
2. ROOF			
Age, if known: _____ Years.			X
Does the roof leak?		X	
Is there present damage to the roof?			X
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____			
3. WATER HEATER	X		
Age, if known: 1 Years.			
4. FURNACE	X		
Age, if known: 5 Years.			
5. CENTRAL AIR CONDITIONING	X		
Age, if known: 5 Years.			
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
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?		X	
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 15-19-3.1?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain:			

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[signature]	10/6/26		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
[signature]	10.6.26		

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.

Property address (number and street, city, state, and ZIP code)
7275 N 400 W Wawaka IN 46794

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		✓	
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?	✓		
Is the access to your property via a public road?		✓	
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?	✓		
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home.		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html.		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(*Use additional pages and attach, if necessary*)
approximate 4 acres in CRP Program

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Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
Mick Taylor	10-6-26		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
Cyndi Lucht	10-6-26		

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 / yyyy*)	Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)



Average Utilities

Utility	Company	Average Amount
Gas		$
Electric	REMC - Seller does not utilize this service	$ Unknown
Water	Well	$
Septic/Sewer	Septic	$
HOA		$
Other		$

Additional Notes

General Information

Parcel Number
57-03-29-200-002.000-006

Local Parcel Number
03-100425-00

Tax ID:
03-100425-00

Routing Number
- - - - - -

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Noble

Township
ELKHART TOWNSHIP

District 006 (Local 003)
ELKHART TOWNSHIP

School Corp 6065
WEST NOBLE

Neighborhood 0650100
Elkhart Twp Base Area

Section/Plat
029

Location Address (1)
7275 N 400 W
WAWAKA, IN 46794

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 Thursday, May 7, 2026
Review Group 2026

Ownership

TRI COUNTY LAND TRUSTEE CORP
C/O LAMBRIGHT MICHAEL & LUCIND
7275 N 400 W
WAWAKA, IN 46794

Legal

E PT E 1/2 SE 1/4 SEC 29 8.31A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/30/2026	TRI COUNTY LAND T	260100449	CT	/	$345,000	I
12/31/2025	TRI COUNTY LAND T	251200709	PR	/	$345,000	I
10/27/2009	O CONNELL NANCY	091000639	QC	/		I
04/15/1998	KESTERKE NANCY G		WD	/		I

Notes

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2024
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
05/06/2026	As Of Date	04/10/2026	05/22/2025	04/04/2025	07/01/2024	04/11/2024
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☑	☐	☑	☐
$43,800	**Land**	**$43,800**	**$40,700**	**$41,600**	**$41,200**	**$41,200**
$35,000	Land Res (1)	$35,000	$32,200	$32,200	$32,200	$32,200
$8,800	Land Non Res (2)	$8,800	$8,500	$9,400	$9,000	$9,000
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$153,600	**Improvement**	**$153,600**	**$146,500**	**$146,500**	**$132,700**	**$132,700**
$151,200	Imp Res (1)	$151,200	$144,700	$144,700	$131,000	$131,000
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$2,400	Imp Non Res (3)	$2,400	$1,800	$1,800	$1,700	$1,700
$197,400	**Total**	**$197,400**	**$187,200**	**$188,100**	**$173,900**	**$173,900**
$186,200	Total Res (1)	$186,200	$176,900	$176,900	$163,200	$163,200
$8,800	Total Non Res (2)	$8,800	$8,500	$9,400	$9,000	$9,000
$2,400	Total Non Res (3)	$2,400	$1,800	$1,800	$1,700	$1,700

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 66' X 132', CI 0' X 0')

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
9ag	A		0	1.0000	1.00	$35,000	$35,000	$35,000	0%	1.0000	100.00	0.00	0.00	$35,000
92	A		0	0.135	1.00	$15,300	$15,300	$2,066	0%	1.0000	0.00	100.00	0.00	$2,070
4	A	FOB	0	1.110	0.72	$2,120	$1,526	$1,694	0%	1.0000	0.00	100.00	0.00	$1,690
4	A	CCC	0	.951	0.50	$2,120	$1,060	$1,008	0%	1.0000	0.00	100.00	0.00	$1,010
4	A	FOC2	0	2.247	0.60	$2,120	$1,272	$2,858	0%	1.0000	0.00	100.00	0.00	$2,860
5	A	RSB	0	.064	0.98	$2,120	$2,078	$133	-60%	1.0000	0.00	100.00	0.00	$50
5	A	FOB	0	.321	0.72	$2,120	$1,526	$490	-60%	1.0000	0.00	100.00	0.00	$200
5	A	CCC	0	1.501	0.50	$2,120	$1,060	$1,591	-60%	1.0000	0.00	100.00	0.00	$640
71	A		0	.155	1.00	$2,120	$2,120	$329	-40%	1.0000	0.00	100.00	0.00	$200
82	A		0	.823	1.00	$2,120	$2,120	$1,745	-100%	1.0000	0.00	100.00	0.00	$00

Data Source Aerial **Collector** **Appraiser** 05/06/2025 JB

Land Computations

Calculated Acreage	8.31
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	8.31
81 Legal Drain NV	0.00
82 Public Roads NV	0.82
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.14
Total Acres Farmland	6.35
Farmland Value	$6,650
Measured Acreage	6.35
Avg Farmland Value/Acre	1047
Value of Farmland	$6,650
Classified Total	$0
Farm / Classifed Value	$6,700
Homesite(s) Value	$35,000
91/92 Value	$2,100
Supp. Page Land Value	
CAP 1 Value	$35,000
CAP 2 Value	$8,800
CAP 3 Value	$0
Total Value	**$43,800**

General Information

Occupancy	Single-Family
Description	SINGLE-FAMILY RES
Story Height	1 1/2
Style	N/A
Finished Area	1850 sqft
Make	

Floor Finish

- [ ] Earth
- [x] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] 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	
Dining Rooms	
Family Rooms	
Total Rooms	6

Heat Type

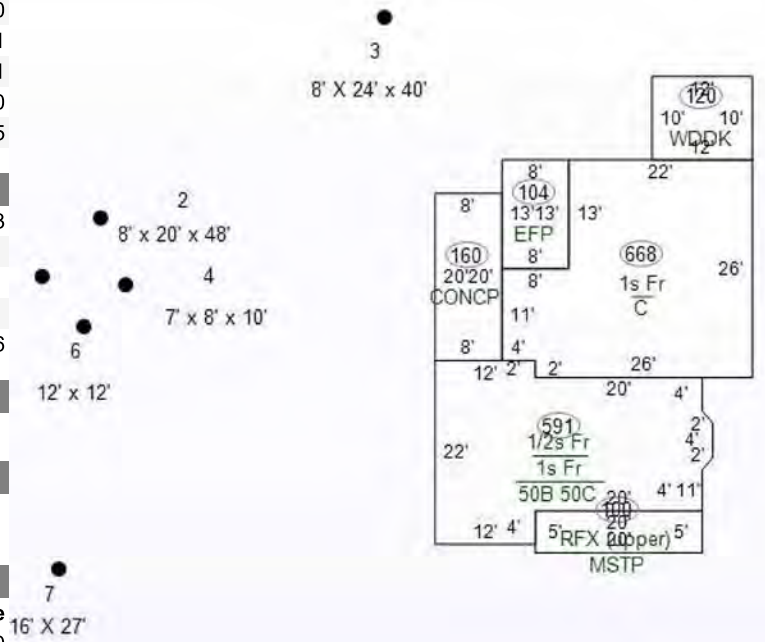
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Stoop, Masonry	100	$3,000
Canopy, Roof Extension	100	$1,500
Patio, Concrete	160	$1,200
Porch, Enclosed Frame	104	$10,000
Wood Deck	120	$2,700



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1259	1259	$149,200	
2					
3					
4					
1/4					
1/2	1Fr	591	591	$47,000	
3/4					
Attic					
Bsmt		296	0	$29,000	
Crawl		964	0	$6,700	
Slab					
			Total Base		$231,900
Adjustments			**1 Row Type Adj. x 1.00**		$231,900
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1/2:591 1:1259	$5,300
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$237,200
				Sub-Total, 1 Units	
Exterior Features (+)				$18,400	$255,600
Garages (+) 0 sqft				$0	$255,600
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.96
				Replacement Cost	$220,838

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 RESIDE	1 1/2	Wood Fr	D+2	1900	1970	56	A		0.96		2,146 sqft	$220,838	45%	$121,460	0%	100%	1.160	1.000	100.00	0.00	0.00	$140,900
2: BARN, POLE	1	T3AW	C	1988	1988	38	A	$35.10	0.96		20' x 48' x 8'	$27,225	55%	$12,250	70%	100%	1.000	1.000	100.00	0.00	0.00	$3,700
3: BARN, POLE2	1	T3AW	C	1993	1993	33	A	$35.10	0.96		24' x 40' x 8'	$23,824	55%	$10,720	60%	100%	1.000	1.000	100.00	0.00	0.00	$4,300
4: Lean-To	1	Earth Flo	C	2008	2008	18	A	$10.59	0.96		8'x10' x 7'	$813	35%	$530	65%	100%	1.000	1.000	0.00	0.00	100.00	$200
5: LEAN-TO	1	Concrete	C	1993	1993	33	A	$15.40	0.96		16'x43' x 8'	$10,171	55%	$4,580	65%	100%	1.000	1.000	100.00	0.00	0.00	$1,600
6: MILK HOUSE	1	C	C	1940	1940	86	F	$105.8	0.96		12'x12'	$14,626	70%	$4,390	50%	100%	1.000	1.000	0.00	0.00	100.00	$2,200
7: UTILITY SHED	1		D	1960	1960	66	F	$22.52	0.96	$17.30	16'x27'	$7,472	70%	$2,240	70%	100%	1.000	1.000	100.00	0.00	0.00	$700

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- 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!

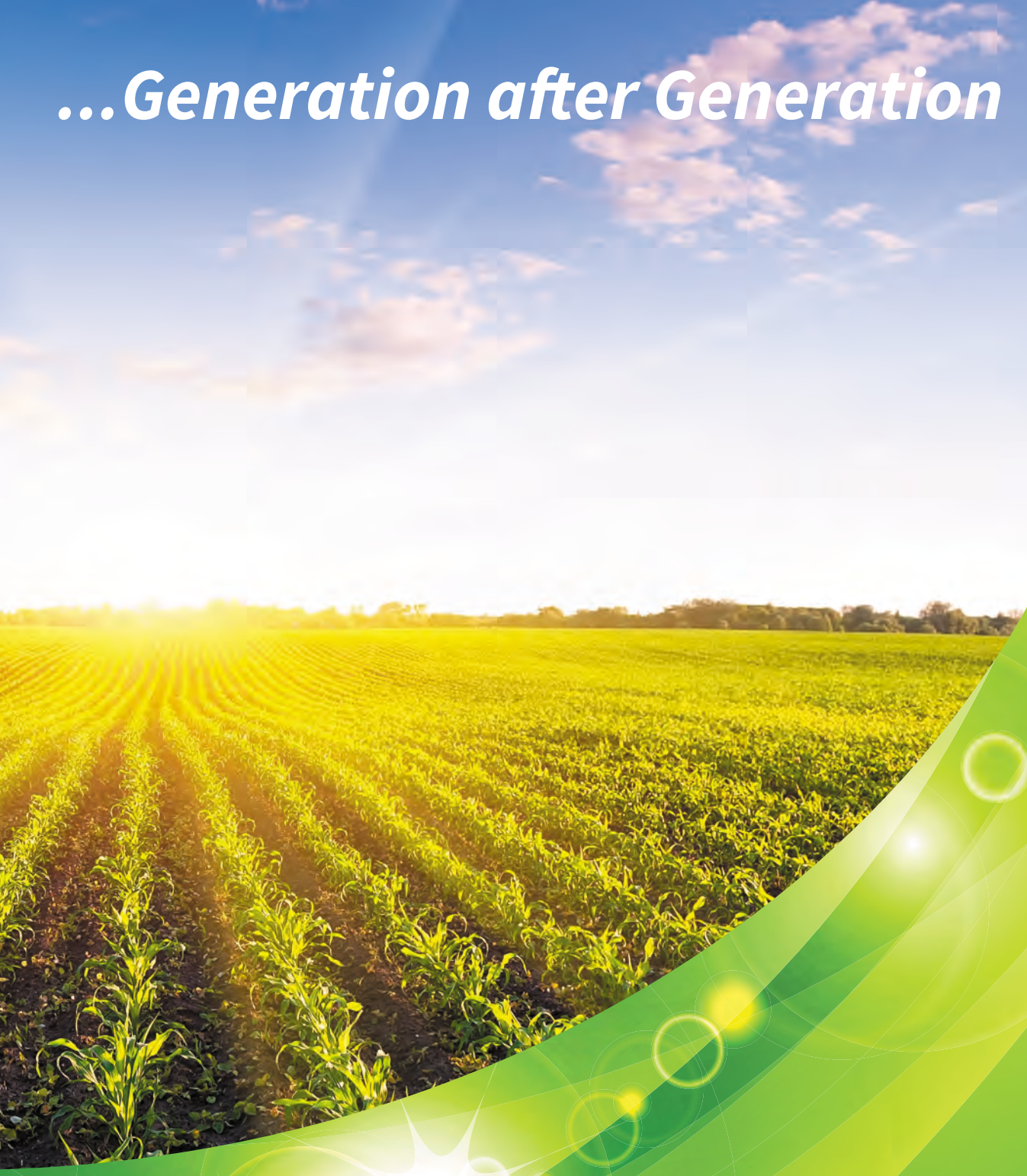
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

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