Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

LAKE VIEWS, WATERFRONT LIVING & ROOM TO EXPLORE

HOME, WOODED LOT, BARN LOT — OFFERED IN 3 TRACTS

Great Opportunity, Bid on Tracts Individually, Any Combination or the Entirety!

Enjoy the appeal of lake-area living with this exciting opportunity featuring three individual real estate tracts near Yellow Creek Lake! Whether you're looking for a waterfront home to enjoy throughout the seasons, wooded acreage with a beautiful lake view, or additional land with existing outbuildings, these properties offer a variety of options to consider. From relaxing along the waterfront and enjoying the surrounding natural setting to exploring the possibilities of additional land and storage, there's something here for buyers with a variety of interests.





Tract 1 – Waterfront Home: This quaint 2-bedroom, 1-bath home offers an opportunity to enjoy the lake right outside your door! Inside, vaulted ceilings create an open feel, while the large deck provides a wonderful place to relax, entertain, and take in the waterfront surroundings. Adding to the property's appeal is a detached 2-car garage with a bathroom inside, offering convenient space for vehicles, lake essentials, and additional storage.

Tract 2 – Wooded Vacant Land: Situated directly across the road from Tract 1, this 1.5+/- acres of heavily wooded surroundings, this tract provides a beautiful natural setting with a view of Yellow Creek Lake. Whether you envision a private recreational getaway, a place to enjoy the outdoors, or an opportunity to explore potential residential development, this property offers an appealing combination of acreage, privacy, and lake views.

Tract 3 – Land with Farm Structures: Located approximately 0.7 miles West from Tract 1, this 0.58+/- acres tract features an existing barn and corn crib, providing additional space and possibilities for storage, equipment, hobbies, or other uses.

This unique opportunity is being offered in 3 tracts via Online Auction in the multi-parcel format so that buyers will have the flexibility to purchase individual tracts, a combination of tracts, or bring a new vision to the entire offering. Bid on Each Tract Individually, Any Combination or the Entirety!

Open House: Sunday, November 29th from 1-2 pm

www.BidMetzger.com

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

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ONLINE AUCTION TERMS

Yellow Creek Lake Home, Wooded Lot & Barn Lot!

This property will be offered at Online Auction on Wed., December 9, 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. 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 3% buyer's premium will be added to the winning invoice. An earnest money deposit of 10% down per tract 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 15, 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 $2,292.60. 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: Wed., December 9, 2026 • Bidding begins closing out at 6pm est
Bid on Each Tract Individually, Any Combination or the Entirety
Open House: Sun., November 29th from 1-2 pm

Auction Manager: Tim Pitts, call/text 317.714.0432

www.BidMetzger.com

WATERFRONT HOME, WOODED LOT & BARN LOT — OFFERED IN 3 TRACTS NEAR YELLOW CREEK LAKE!



Tract 1: Waterfront Home 6229 W 850 S

Featuring a Quaint 2-bedroom, 1-bath home, this property offers a great opportunity for those seeking to embrace the lake lifestyle. A large wooden deck over looking the lake provides space to relax and enjoy the surroundings. The detached 2-car garage, complete with an additional bathroom inside, provides useful space for vehicles, boats, recreational equipment, lake essentials, or hobbies.



Tract 2: W 850 S

Explore the possibilities of this heavily wooded 1.5+/- acre tract featuring a view of Yellow Creek Lake! The natural surroundings offer an appealing setting for those who appreciate privacy, outdoor recreation, and the beauty of a wooded landscape.



Tract 3: 6891 W 850 S

Offering a different kind of opportunity, this 0.58+/- acre tract features an existing 46'x52' barn and 24'x40' corn crib, providing additional space for storage, equipment, hobbies, or other practical uses. This property offers flexibility and room to explore its possibilities.

With three separate tracts offering a waterfront home, wooded acreage with a lake view, and land with a barn and corn crib, this is an opportunity to find the property that fits your interests and plans. Whether you're looking for a place to enjoy the water, a wooded setting to make your own, or additional space for storage and hobbies, explore what these Yellow Creek Lake properties have to offer!

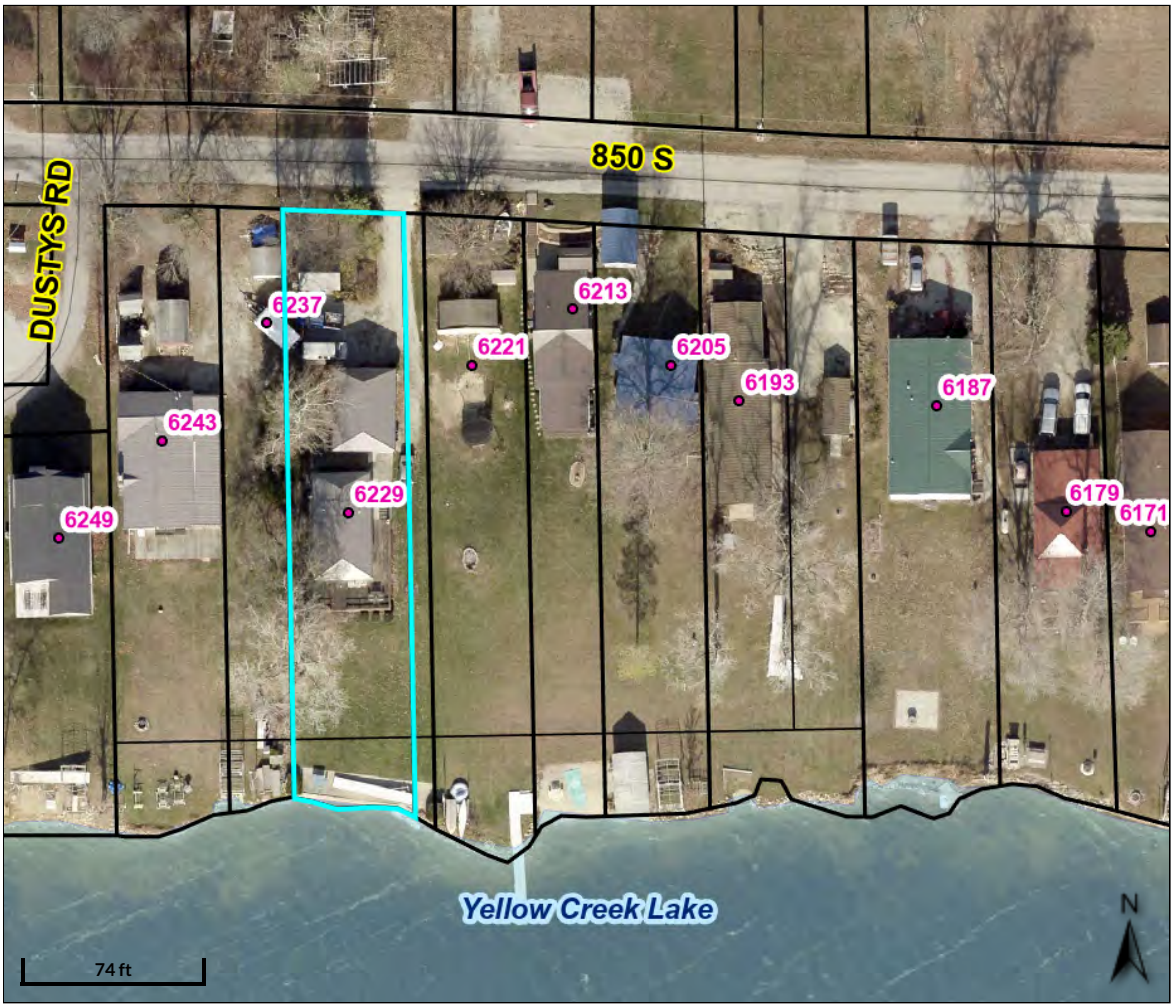


Open House: Sunday, November 29th from 1-2 pm

www.BidMetzger.com


Tract 2
Tract 1
6213
6205
6193
6187
6243
6229
6249
6259

Beacon™ Kosciusko County, IN



Overview



Legend

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	025-076-029	**Alternate ID**	025-712004-10	**Owner Address**	Clark Roger 5800 Sabal Trace Unit 105 North Port, FL 34287
Sec/Twp/Rng	--				
Property Address	6229 W 850 S CLAYPOOL	**Class**	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
		Acreage	n/a		
District	Seward				
Brief Tax Description	025-076-029 Lot 3 Leckrone 2nd Add On Yellow Creed Lake (Note: Not to be used on legal documents)				

Date created: 9/30/2026
Last Data Uploaded: 9/30/2026 10:23:18 AM

Developed by SCHNEIDER GEOSPATIAL

Beacon™ Kosciusko County, IN



Overview



Legend

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	025-076-028	**Alternate ID**	025-712002-90	**Owner Address**	Clark Roger L
Sec/Twp/Rng	--	**Class**	RESIDENTIAL VACANT PLATTED LOT		5800 Sabal Trace
Property Address		**Acreage**	n/a		Unit 105
					North Port, FL 34287

District Seward

Brief Tax Description 025-076-028
Lot 4 Leckrone Plat On
Yellow Creek Lake 2nd Add
(Note: Not to be used on legal documents)

Date created: 9/30/2026
Last Data Uploaded: 9/30/2026 10:23:18 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 # 202645582 **6229 W 850 S** **Claypool** **IN** 46510 **LP** $0



Area Kosciusko County **Parcel ID** 43-14-27-200-090.000-021 **Type** Site-Built Home **Waterfront** Yes
Sub Leckrone(s) **Cross Street** **Bedrms** 2 **F Baths** 2 **H Baths** 0
Township Seward **Style** One Story **REO** No **Short Sale** No
School District Tippecanoe Valley **Elem** Akron
Intermediate **JrH** Tippe Valley **SrH** Tippe Valley
Legal Description 025-076-029 Lot 3 Leckrone 2nd Add On Yellow Creed Lake, 025-076-028 Lot 4 Leckrone Plat On Yellow
Directions to Property Head East on State Rd 14, turn Left/head North on S 600 W, take a Left on W 850 S, property will be on the Left/South side of street

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

Remarks Quaint 2-bedroom, 1-bath home, this property offers a great opportunity for those seeking to embrace the lake lifestyle - Selling via Online Auction on Wednesday, December 9th at 6 pm est. A large wooden deck over looking the lake provides space to relax and enjoy the surroundings. The detached 2-car garage, complete with an additional bathroom inside, provides useful space for vehicles, boats, recreational equipment, lake essentials, or hobbies. Open House: Sunday, November 29th from 1-2 pm est.

Agent Remarks Online Estate Auction: Wednesday, December 9th at 6 pm est Open House: Sunday, November 29th from 1-2 pm est Full terms available in DOCS. RE BROKERS: Must register clients 24 hours in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.2800 / 12,197 / 54x240
Above Gd Fin SqFt 800 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 86 **New Const** No **Date Complete** **Ext** Vinyl

Lot Desc Waterfront, 0-2.9999, Lake, Waterfront-Level Bank
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 800 **Year Built** 1940
Bsmt Crawl **# Rooms** 4
Basement Material

Room Dimensions	RM	DIM		LVL
LR	19	x	9	M
DR	9	x	9	M
FR		x		
KT	9	x	9	M
BK		x		
DN		x		
1B	11	x	10	M
2B	11	x	8	M
3B		x		
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths	Full	Half
B-Main	2	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 / Gas, Forced Air
Heating
Cooling Central Air

AMENITIES Breakfast Bar, Ceiling Fan(s), Ceilings-Vaulted, Countertops-Ceramic, Deck Open, Deck on Waterfront, Porch Open, Stand Up Shower, Garage Utilities

Garage 2.0 / Detached / 30 x21 / 630.0(
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**	
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**	
Pool Type			

SALE INCLUDES Refrigerator, Cooktop-Electric, Water Heater Electric, Water Softener-Owned

Water Access Lakefront **Wtr Name** Yellow Creek Lake **Water Frontage** 100.0(**Channel Frontage** 0.00
Water Pier/Dock **Water Type** Lake **Lake Type** Ski Lake
Auctioneer Name Chad Metzger & Tim Pitts **Lic #** AC31300015 **Auction Date** 11/5/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,818.14 **Exemptions** **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 11/5/2026 **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

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.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

General Information

Parcel Number
43-14-27-200-090.000-021

Local Parcel Number
2571200410

Tax ID:

Routing Number
025-076-029

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Kosciusko

Township
SEWARD

District 021 (Local 021)
SEWARD TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2507071-021
YELLOW CREEK LAKE ON WATE

Section/Plat
27-31-5

Location Address (1)
6229 W 850 S
CLAYPOOL, IN 46510

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Leckrones 2nd Add

Lot
3

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026
Review Group 2023

Ownership

CLARK ROGER
5800 SABAL TRACE
UNIT 105
NORTH PORT, FL 34287

Legal

25-76-29
LOT 3 LECKRONE 2ND ADD ON YELLOW CREEK LAKE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/11/1999	CLARK ROGER		WD	/		I
02/11/1999	CLARK JEANNIE G	0	WD	/		I
08/21/1985	CLARK ROGER & JE	0	WD	/		I
01/01/1900	FROM LEEVER JACK		WD	/		I

Notes

5/12/2022 REA: 2023 ADDED A CONCP BY THE WATER PER PICTOMETRY FOR REASSESSMENT

10/22/2018 REA: 2019 ADDED HEAT TO HOUSE FOR REASSESSMENT.

5/31/2013 MEM: 2013 PAY 2014 REMOVD 4 X 4 SHED PER PICTOMETRY

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	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	**$56,100**	**$56,100**	**$40,700**	**$36,500**	**$32,300**
Land Res (1)	$56,100	$56,100	$40,700	$36,500	$32,300
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$111,600**	**$108,400**	**$99,900**	**$94,300**	**$80,100**
Imp Res (1)	$111,600	$108,400	$99,900	$88,700	$78,800
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$5,600	$1,300
Total	**$167,700**	**$164,500**	**$140,600**	**$130,800**	**$112,400**
Total Res (1)	$167,700	$164,500	$140,600	$125,200	$111,100
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$5,600	$1,300

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 108', CI 50' X 108')

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
F	F		45	46x231	1.22	$1,000	$1,220	$56,120	0%	1.0000	100.00	0.00	0.00	$56,120

Data Source N/A **Collector** **Appraiser**

Land Computations

Calculated Acreage	0.24
Actual Frontage	45
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
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	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$56,100
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$56,100**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 story older
Finished Area	800 sqft
Make	

Floor Finish

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

Wall Finish

- [ ] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [x] 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	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

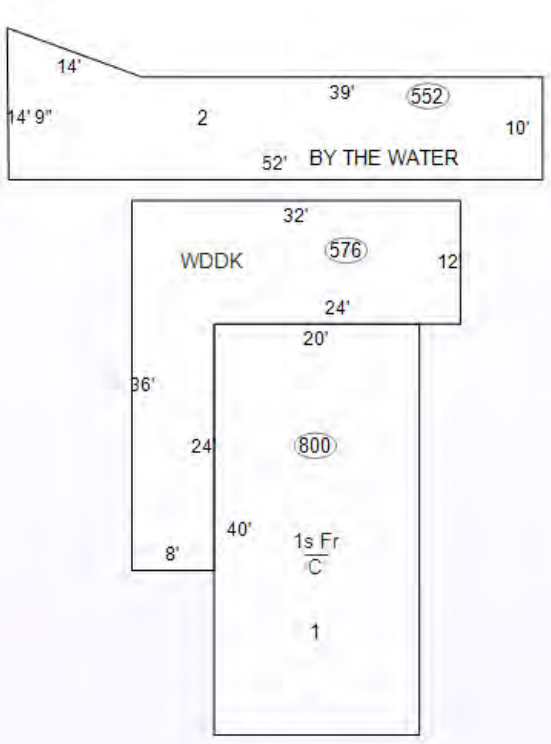
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Wood Deck	576	$10,900



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	800	800	$109,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		800	0	$6,100	
Slab					
			Total Base		$115,200
Adjustments			**1 Row Type Adj. x 1.00**		$115,200
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:800	$4,700
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$119,900
				Sub-Total, 1 Units	
Exterior Features (+)				$10,900	$130,800
Garages (+) 0 sqft				$0	$130,800
				Quality and Design Factor (Grade)	0.80
				Location Multiplier	0.92
				Replacement Cost	$96,269

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	1	Wood Fr	D	1940	1963	63	A		0.92		800 sqft	$96,269	47%	$51,020	0%	100%	1.560	1.000	100.00	0.00	0.00	$79,600
2: CONCP	1		C	1991	1991	35	A		0.92		552 sqft	$4,508	26%	$3,340	0%	100%	1.560	1.000	100.00	0.00	0.00	$5,200

General Information

Occupancy	Detached Garage
Description	Detached Garage
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☐ Carpet
- ☐ Sub & Joist
- ☐ 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

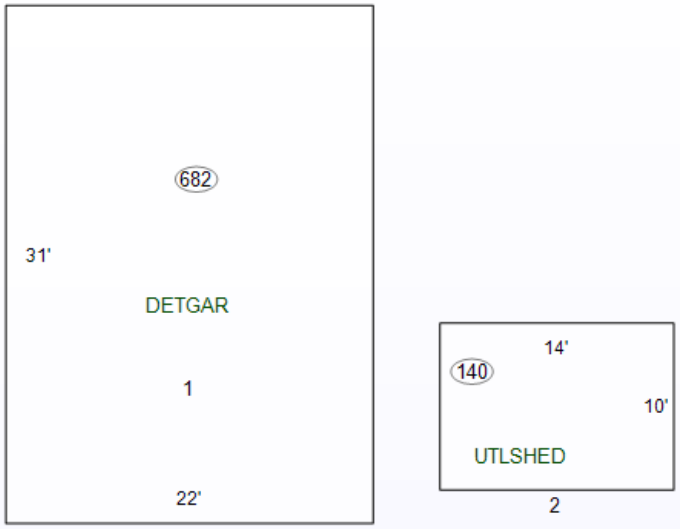
Plumbing

	#	TF
Full Bath		
Half Bath		
Kitchen Sinks		
Water Heaters		
Add Fixtures		
Total		

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	
Adjustments	**Row Type Adj.**	
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		
	Sub-Total, One Unit	$0
	Sub-Total, 1 Units	
Exterior Features (+)	$0	$0
Garages (+) 0 sqft	$0	$0
	Quality and Design Factor (Grade)	0.80
	Location Multiplier	0.92
	Replacement Cost	$22,849

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: Detached Garage	1	Wood Fr	D	1991	1991	35	A	$45.52	0.92	$33.50	22'x31'	$22,849	30%	$15,990	0%	100%	1.560	1.000	100.00	0.00	0.00	$24,900
2: Utility Shed	1		C	1960	1960	66	A	$27.24	0.92	$25.06	10'x14'	$3,509	65%	$1,230	0%	100%	1.560	1.000	100.00	0.00	0.00	$1,900

General Information

Parcel Number
43-14-27-200-091.000-021

Local Parcel Number
2571200290

Tax ID:

Routing Number
025-076-028

Property Class 500
Vacant - Platted Lot

Year: 2026

Location Information

County
Kosciusko

Township
SEWARD

District 021 (Local 021)
SEWARD TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2507071-021
YELLOW CREEK LAKE ON WATE

Section/Plat
27-31-5

Location Address (1)
850 S
CLAYPOOL, IN 46510

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Leckrones 2nd Add

Lot
4

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard ☐

Public Utilities

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026

Review Group 2023

Ownership

CLARK ROGER L
5800 SABAL TRACE
UNIT 105
NORTH PORT, FL 34287

Legal

25-76-28
LOT 4 LECKRONE PLAT ON YELLOW CREEK LAKE 2ND ADD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/11/1999	CLARK ROGER L		WD	/		I
02/11/1999	CLARK JEANNIE G	0	WD	/		I
11/12/1993	CLARK ROGER L & J	0	WD	/		I
06/12/1984	LECKRONE MILDRED	0	WD	/		I
01/01/1900	REMOVE LECKRONE		WD	/		I

Res

Valuation Records

	2026	2025	2024	2023	2022
Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	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	**$8,800**	**$8,800**	**$6,400**	**$5,700**	**$5,000**
Land Res (1)	$8,800	$8,800	$6,400	$5,700	$5,000
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$0**	**$0**	**$0**	**$0**	**$0**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$8,800**	**$8,800**	**$6,400**	**$5,700**	**$5,000**
Total Res (1)	$8,800	$8,800	$6,400	$5,700	$5,000
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 108', CI 50' X 108')

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
F	F		8	8x238	1.22	$1,000	$1,220	$9,760	-10%	1.0000	100.00	0.00	0.00	$8,780

Data Source N/A **Collector** **Appraiser**

Notes

5/12/2022 REA: 2023 ADJUSTED LAND DEPTH FOR REASSESSMENT.

1/16/2014 2014: 2014 CORRECTED INFLUENCE FACTOR FOR NO WELL/SEPTIC ON PARTIAL LOT. LOT IS NOT STANDARD WIDTH OF SURROUNDING LOTS.

Land Computations

Calculated Acreage	0.04
Actual Frontage	8
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
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	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$8,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$8,800**

Beacon™ Kosciusko County, IN



Overview



Legend

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	025-073-005.D	**Alternate ID**	025-726004-01	**Owner Address**	Clark Roger L 5800 Sabal Trace Unit 105 North Port, FL 34287
Sec/Twp/Rng	0027-0031-5	**Class**	RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99 ACRES		
Property Address		**Acreage**	0.37		
District	Seward				
Brief Tax Description	025-073-005.D PT MDL PT S 1/2 S 1/2 NE & PT MDL PT N 1/2 N 1/2 SE 27-31-5 .37A PER SURVEY (Note: Not to be used on legal documents)				

Date created: 9/30/2026
Last Data Uploaded: 9/30/2026 10:23:18 AM

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Beacon™ Kosciusko County, IN



Overview



Legend

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	025-073-005.B	**Alternate ID**	025-726002-05	**Owner Address**	Clark Roger L 5800 Sabal Trace Unit 105 North Port, FL 34287
Sec/Twp/Rng	0027-0031-5	**Class**	RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99 ACRES		
Property Address		**Acreage**	1.13		
District	Seward				
Brief Tax Description	025-073-005.B Pt Tr Lot 1 27-31-5 1.13A (Note: Not to be used on legal documents)				

Date created: 9/30/2026
Last Data Uploaded: 9/30/2026 10:23:18 AM

Developed by SCHNEIDER GEOSPATIAL

Lots & Land Agent Full Detail Report

Schedule a Showing

Class LOTS AND LAND
Property Type Residential Land **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202645583 **W 850 S South** **Claypool** **IN** **46510** **LP** **$0**



Area Kosciusko County **Parcel ID** 43-14-27-100-199.000-021 **Waterfront** No
Sub None **Cross Street** **Lot #**
Township SEWA **REO** No **Short Sale** No
School District Tippecanoe Valley **Elem** Akron
Intermediate **JrH** Tippe Valley **SrH** Tippe Valley
Legal Description 025-073-005.B Pt Tr Lot 1 27-31-5 1.13A, 025-073-005.D PT MDL PT S 1/2 S 1/2 NE & PT MDL PT N 1/2 N 1/2
Directions to Property Head East on State Rd 14, turn Left/head North on S 600 W, take a Left on W 850 S, property will be on the Right/North side of street

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

Remarks Explore the possibilities of this heavily wooded 1.5+/- acre tract featuring a view of Yellow Creek Lake - Selling via Online Auction on Wednesday, December 9th at 6 pm est.! The natural surroundings offer an appealing setting for those who appreciate privacy, outdoor recreation, and the beauty of a wooded landscape. Open House: Sunday, November 29th from 1-2 pm est.

Agent Remarks Online Estate Auction: Wednesday, December 9th at 6 pm est. Open House: Sunday, November 29th from 1-2 pm est. Full terms available in DOCS. RE BROKERS: Must register clients 24 hours in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec **Lot** 1 **Lot Ac/SF/Dim** 1.5000 / 65,340 / 154x304
Lot Desc Heavily Wooded, 0-2.9999, Water View **Platted Development** No **Platted** Yes
Date Lots Available **Price per Acre** $ $0.00
Type Residential, **Road** County **Road** Paved **Road** County

Water Type None **Well Type** **Easements** No
SEWER TYPE None **Water**
Type Fuel None **Assn Dues** Not Applicable
Electricity None **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency

Strctr/Bldg Imprv No
Can Property Be No
Water Access
Water Name **Lake Type**
Water
Water **Channel** **Water**
Auctior Yes **Auctioneer Name** Chad Metzger and Tim Pitts **Auctioneer License #** AC31300015
Auction Location Online: BidMetzger.com **Auction Start Date** 11/5/2026
Financin **Existing** **Propose** **Excluded** None
Annual $116.06 **Exemption** **Year Taxes** 2026 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** At closing
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent** chad@metzgerauction.com
Co-List Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
Showing Instr ShowingTime or Open House
List Date 11/5/2026 **Exp Date** 1/31/2027
Contract Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Sell**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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General Information

Parcel Number
43-14-27-100-005.000-021

Local Parcel Number
2572600401

Tax ID:

Routing Number
025-073-005.D

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2026

Location Information

County
Kosciusko

Township
SEWARD

District 021 (Local 021)
SEWARD TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2519000-021
SEWARD TWP ACREAGE - RES

Section/Plat
27-31-5

Location Address (1)
W 850 S
CLAYPOOL, IN 46510

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard ☐

Public Utilities
Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026

Review Group 2023

Ownership

CLARK ROGER L
5800 SABAL TRACE
UNIT 105
NORTH PORT, FL 34287

Legal

25-73-5.D
PT MDL PT S 1/2 S 1/2 NE & PT MDL PT N 1/2
N 1/2 SE 27-31-5 .37 A PER SURVEY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/04/2011	CLARK ROGER L	2011110239	WD	/		I
02/22/2006	CLARK ROGER L		TD	/		I
01/01/1900	HOFFMAN HAL D TR		WD	/		I

Notes

2/15/2007 SPLT: FROM 2571200360 025-073-005 02/22/2006

1/1/1900 SUR: CLARK ROGER L /JEANNIE 20060002910 03/09/2006

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	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	**$2,600**	**$2,600**	**$1,900**	**$1,900**	**$1,900**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$2,600	$2,600	$1,900	$0	$0
Land Non Res (3)	$0	$0	$0	$1,900	$1,900
Improvement	**$0**	**$0**	**$0**	**$0**	**$0**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$2,600**	**$2,600**	**$1,900**	**$1,900**	**$1,900**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$2,600	$2,600	$1,900	$0	$0
Total Non Res (3)	$0	$0	$0	$1,900	$1,900

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', 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
91	A		0	0.3700	1.00	$7,000	$7,000	$2,590	0%	1.0000	0.00	100.00	0.00	$2,590

Land Computations

Calculated Acreage	0.37
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.37
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.37
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	$0
91/92 Value	$2,600
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$2,600
CAP 3 Value	$0
Total Value	**$2,600**

Data Source N/A **Collector** **Appraiser**

General Information

Parcel Number
43-14-27-100-199.000-021

Local Parcel Number
2572600205

Tax ID:

Routing Number
025-073-005.B

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2026

Location Information

County
Kosciusko

Township
SEWARD

District 021 (Local 021)
SEWARD TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2519000-021
SEWARD TWP ACREAGE - RES

Section/Plat
27-31-5

Location Address (1)
W 850 S
CLAYPOOL, IN 46510

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard ☐

Public Utilities
Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026

Review Group 2023

Ownership

CLARK ROGER L
5800 SABAL TRACE
UNIT 105
NORTH PORT, FL 34287

Legal

25-73-5.B
PT TR LOT 1 27-31-5 1.13A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/11/1999	CLARK ROGER L		WD	/		I
02/11/1999	CLARK JEANNIE G	0	WD	/		I
03/07/1996	CLARK ROGER L & J	0	WD	/		I
01/01/1900	HAND INDUSTRIES		WD	/		I

Notes

10/30/2018 REA: 2019 CHANGED LAND TO ALL RES EXCESS

6/7/2015 2015: REMOVED INFLUENCE FACTOR ON EXCESS ACRES PER STATE DIRECTIVE

10/26/2009 SPLT: 2.99 A TO 2572600402 025-073-005.BA 02/22/2006
2011 PAY 2012 SPLIT .29A TO 2572600469
2011 PAY 2012 SPLIT .30A TO 2572600470

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	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	**$7,900**	**$7,900**	**$5,700**	**$5,700**	**$5,700**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$7,900	$7,900	$5,700	$0	$0
Land Non Res (3)	$0	$0	$0	$5,700	$5,700
Improvement	**$0**	**$0**	**$0**	**$0**	**$0**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$7,900**	**$7,900**	**$5,700**	**$5,700**	**$5,700**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$7,900	$7,900	$5,700	$0	$0
Total Non Res (3)	$0	$0	$0	$5,700	$5,700

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', 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
91	A		0	1.1300	1.00	$7,000	$7,000	$7,910	0%	1.0000	0.00	100.00	0.00	$7,910

Land Computations

Calculated Acreage	1.13
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.13
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	1.13
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	$0
91/92 Value	$7,900
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$7,900
CAP 3 Value	$0
Total Value	**$7,900**

Data Source N/A **Collector** **Appraiser**


850 S
Tract 3
6891

Beacon™ Kosciusko County, IN



Overview



Legend

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	025-075-128	**Alternate ID**	025-707012-10	**Owner Address**	Clark Roger L
Sec/Twp/Rng	0027-0031-5	**Class**	RESIDENTIAL OTHER STRUCTURES		5800 Sabal Trace
Property Address	6891 W 850 S	**Acreage**	0.58		Unit 105
	CLAYPOOL				North Port, FL 34287

District Seward

Brief Tax Description 025-075-128
Trct Nw Sw 27-31-5 .58A
(Note: Not to be used on legal documents)

Date created: 9/30/2026
Last Data Uploaded: 9/30/2026 10:23:18 AM

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Lots & Land Agent Full Detail Report

Schedule a Showing

Class LOTS AND LAND
Property Type Residential Land **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202645584 **6891 W 850 S** **Claypool** **IN** **46510** **LP** **$0**



Area Kosciusko County **Parcel ID** 43-14-27-300-545.000-021 **Waterfront** No
Sub None **Cross Street** **Lot #**
Township SEWA **REO** No **Short Sale** No
School District Warsaw Community **Elem** Claypool
Intermediate **JrH** Lakeview **SrH** Warsaw
Legal Description 025-075-128 Trct Nw Sw 27-31-5 .58A
Directions to Property Head East on State Rd 14, turn Left/head North on S 600 W, take a Left on W 850 S, pass S Nellie Blvd, property will be on the Left/South side of street

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

Remarks Offering a different kind of opportunity, this 0.58+/- acre tract Selling via Online Auction on Wednesday, December 9th at 6 pm est features an existing 46'x52' barn and 24'x40' corn crib. Provides additional space for storage, equipment, hobbies, or other practical uses. This property offers flexibility and room to explore its possibilities. Open House: Sunday, November 29th from 1-2 pm est

Agent Remarks Online Estate Auction: Wednesday, December 9th at 6 pm est Open House: Sunday, November 29th from 1-2 pm est Full terms available in DOCS. RE BROKERS: Must register clients 24 hours in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.5800 / 25,265 / 194x130
Lot Desc Partially Wooded, Slope, 0-2.9999 **Platted Development** No **Platted** Yes
Date Lots Available **Price per Acre** $ $0.00
Type Residential **Road** County **Road** Paved **Road** County

Water Type None **Well Type** **Easements** No
SEWER TYPE None **Water**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Agency, LBP Form, Utility Bill Information

Strctr/Bldg Imprv No
Can Property Be No
Water Access
Water Name **Lake Type**
Water
Water **Channel** **Water**
Auction Yes **Auctioneer Name** Chad Metzger and Tim Pitts **Auctioneer License #** AC31300015
Auction Location Online: BidMetzger.com **Auction Start Date** 11/5/2026
Financing **Existing** **Propose** **Excluded** None
Annual $358.40 **Exemption** **Year Taxes** 2026 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possession** At closing
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent** chad@metzgerauction.com
Co-List Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
Showing Instr
List Date 11/5/2026 **Exp Date** 1/31/2027
Contract Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Sell**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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43-14-27-300-545.000-021 | **CLARK ROGER L** | **6891 W 850 S** | **599, Other Residential Structures** | **SEWARD TWP ACREAGE -**

General Information

Parcel Number
43-14-27-300-545.000-021

Local Parcel Number
2570701210

Tax ID:

Routing Number
025-075-128

Property Class 599
Other Residential Structures

Year: 2026

Location Information

County
Kosciusko

Township
SEWARD

District 021 (Local 021)
SEWARD TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2519000-021
SEWARD TWP ACREAGE - RES

Section/Plat
27-31-5

Location Address (1)
6891 W 850 S
CLAYPOOL, IN 46510

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026

Review Group 2023

Ownership

CLARK ROGER L
5800 SABAL TRACE
UNIT 105
NORTH PORT, FL 34287

Legal

25-75-128
TRCT NW SW 27-31-5 .58A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/16/2006	CLARK ROGER L	2006014339	WD	/	$20,000	I
01/01/1900	GROVES JAMES R &		WD	/		I

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	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	**$4,100**	**$4,100**	**$2,900**	**$2,900**	**$2,900**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$4,100	$4,100	$2,900	$0	$0
Land Non Res (3)	$0	$0	$0	$2,900	$2,900
Improvement	**$38,000**	**$26,700**	**$32,500**	**$30,700**	**$26,100**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$2,300	$1,200	$1,100	$0	$0
Imp Non Res (3)	$35,700	$25,500	$31,400	$30,700	$26,100
Total	**$42,100**	**$30,800**	**$35,400**	**$33,600**	**$29,000**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$6,400	$5,300	$4,000	$0	$0
Total Non Res (3)	$35,700	$25,500	$31,400	$33,600	$29,000

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', 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
91	A		0	0.5800	1.00	$7,000	$7,000	$4,060	0%	1.0000	0.00	100.00	0.00	$4,060

Data Source N/A **Collector** **Appraiser**

Notes

3/3/2026 2026: 2026 REMOVED MARKET ADJ FROM AG BUILDINGS

2/18/2026 2026: 2026 REMOVED OBSOL ON T2 & T3 BARNS

7/1/2022 REA: 2023 CHANGED T2 COND TO AVERAGE & ADJUSTED HEIGHT PER PICTOMETRY

12/16/2014 REA: 2015 ADDED CNPY TO T2 BARN & CORRECTED HEIGHT ON T2 & ADDED UTL SHED PER PICTOMETRY FOR REASSESSMENT

Land Computations

Calculated Acreage	0.58
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.58
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.58
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	$0
91/92 Value	$4,100
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$4,100
CAP 3 Value	$0
Total Value	**$4,100**

General Information

Occupancy	Barn, Bank & Flat (T2)
Description	Barn, Bank & Flat (T2)
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Plumbing

	#	TF
Full Bath		
Half Bath		
Kitchen Sinks		
Water Heaters		
Add Fixtures		
Total		

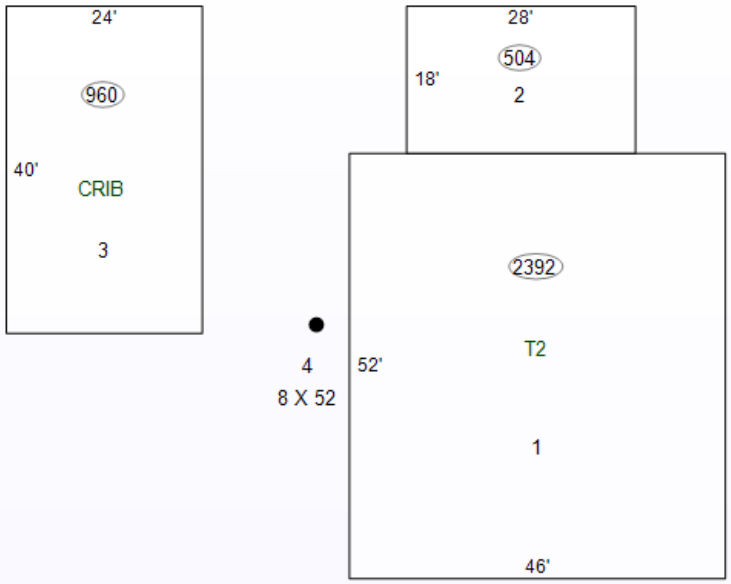
Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

Exterior Features

Description	Area	Value



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	
Adjustments	**Row Type Adj.**	
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		
	Sub-Total, One Unit	$0
	Sub-Total, 1 Units	
Exterior Features (+)	$0	$0
Garages (+) 0 sqft	$0	$0
	Quality and Design Factor (Grade)	
	Location Multiplier	0.92
	Replacement Cost	$90,192

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: Barn, Bank & Flat (T2)	2		D	1895	1950	76	A	$60.24	0.92		2,392 sqft x 18'	$90,192	65%	$31,570	0%	100%	1.000	1.000	0.00	0.00	100.00	$31,600
2: CNPY	1		D	1895	1895	131	F		0.92		18'x28'	$5,814	65%	$2,040	0%	100%	1.110	1.000	0.00	100.00	0.00	$2,300
3: Corn Crib, Frame	1	Drive Thr	D-1	1920	1920	106	P	$29.67	0.92		24' x40'	$18,343	80%	$3,670	0%	100%	1.000	1.000	0.00	0.00	100.00	$3,700
4: Feed Lot Cnpy	1	CF	D	1895	1895	131	P		0.92		416 sqft	$1,914	80%	$380	0%	100%	1.000	1.000	0.00	0.00	100.00	$400



Average Utilities

Utility	Company	Average Amount
Gas	NIPSCO (house)	$ 80/month
Electric	REMC (house & barn)	$ 150.00/month
Water	Well	$
Septic/Sewer	Septic	$
HOA		$
Other		$

Additional Notes

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!

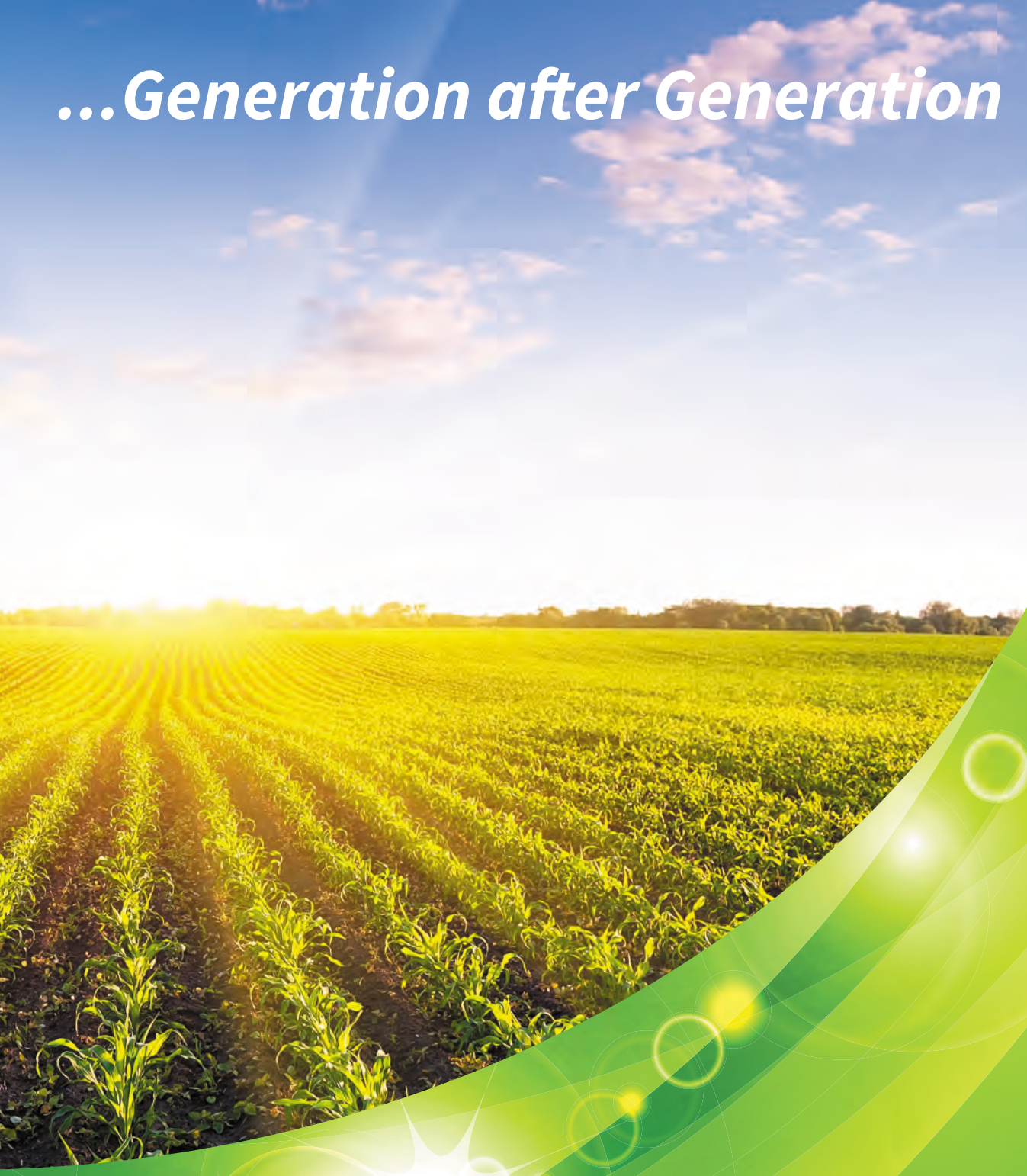
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

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

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