# Expanding your Horizon...



Farm Sales • Real Estate • Auctions • Appraisals

## 260-982-0238 WWW.METZGERAUCTION.COM

PROVIDING PROFESSIONAL AUCTION, APPRAISAL AND REAL ESTATE SOLUTIONS FOR BUYERS AND SELLERS THROUGHOUT INDIANA, OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.

WITH SPECIALISTS IN REAL ESTATE, FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND BUSINESS VALUATIONS AND LIQUIDATIONS, WE CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-ALS EVERY YEAR... MAKING US BIG ENOUGH TO GUARANTEE PROFESSIONAL SERVICE AND SMALL ENOUGH TO VALUE YOUR BUSINESS!



Farm Sales • Real Estate • Auctions • Appraisals

## 260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962 WWW.METZGERAUCTION.COM



October 12, 2021

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 43<sup>+/-</sup> Acres offered in 2 Tracts on Saturday, November 6, 2021 at 10:00am. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, aerial map, record cards and the terms and conditions for the auction. If you have any questions or would prefer a private tour of the property, please do not hesitate to contact the office at 260.982.0238. You can also email tiff@metzgerauction.com if that is easier for you.

We look forward to seeing on Saturday, November 6, 2021 at 10:00 am at the property on 2458 W. 450 N., Rochester, IN. The Auction will Begin at 10:00 am!

Thanks,

Chad Metzger, CAI, CAGA Metzger Property Services, LLC

43<sup>+/-</sup> Acres Being Offered in 2 Tracts! Cropland • Building Sites • Ranch Home

# TRACT MAP



Tract 1 1 Acre

## REAL ESTATE AUCTION TERMS 43+/- Acres with Cropland & Home offered in 2 tracts!

This property will be offered at Auction on Saturday, November 6, 2021 at 10:00 am. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his 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 Sellers and the Buyer(s). An earnest money deposit of 10% down the day 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. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 10, 2021. Possession will be after the 2021 Crop Harvest. The seller will retain the 2021 farm income and will pay the 2021 due in 2022 taxes based on the most current tax rate available. Real estate taxes for the entirety in 20' due in 21' were approximately \$856.74. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

#### Auction: Saturday, November 6, 2021 at 10:00 am

Property Location: 2458 W. 450 N., Rochester, IN 46975 Richland Township • Fulton County





#### **Residential Agent Full Detail Report**

Schedule a Showing

Page 1 of 1

Property Type RESIDENTIAL	Status Active		CDON	<b>1</b> 1 D(	<b>OM</b> 1	Auction Yes
MLS # 202143548 2458 W	/ 450 N R	Rochester I	N 46975 Sta	tus Active		LP \$0
Contraction of the second	Area Fulton County	Parcel ID 25-02-2	2-100-006.020-007 <b>Typ</b>	e Site-Built H	lome	
	Sub None	Cross Street	B	edrms 2	F Baths	1 H Baths 0
	Location Rural	Style One Story		REO No	Short S	ale No
	School District ROCH Elem	Columbia / Riddle	JrH Rochester		SrH Roc	chester
	Legal Description Approxima	ately 1+/- Acres part of: S	e Nw, Sw Ne, Nw Nw S	Se & Nw Se 22	2-31-2 77.66a	a Split To 008-12065-00
	Directions From US 31, head We	est on 450 N. Property will I	e on the North side of the	road.		
	Inside City Limits N	City Zoning	County Zoning A	1 Zoning	Description	agriculture

**Remarks** 43+/- Acres with Country Home & Cropland offered in 2 Tracts going to Auction on Saturday, November 6, 2021 at 10:00 AM! This is Tract 1 which features a Ranch Home with 2-Car Garage on 1+/- Acres! Main level has an open Living Area, 2 Bedrooms, & 1 Bath. Great attic space to be finished to your liking! 2-Car Detached Garage has extra space for your workshop! Bid on this tract individually or in combination for the entire 43+/- Acres! Open House: Monday, November 1 5:30-6pm

Agent Remarks Auction: Sat. 11.6.21 10am Open House: Mon. 11.1.21 5:30-6pm TERMS: 10% down the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If a survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client

TownshipRichlandAbv Gd Fin SqFt1,156Below Gd Fin SqFt0Ttl Below Gd SqFt386Ttl Fin SqFt1,156Age121 NewNoDate CompleteExtVinylFndtnCrawl, Partial BasementRoom DimensionsBathsFullHalfWaterWELLBasement MaterialDIMLB-Main10SewerSepticDryer Hookup GasNoFireplaceLRxB-Blw G0FuelForced AirDryer Hookup GasNoGuest QtrsDRxB-Blw G0MeainxWaterWELLBasement MaterialFRxB-Blw G0FuelForced AirDryer Hookup GasNoFireplaceRxB-Blw G0HeatingCoolingCentral AirDisposalNoSkylightRKxAdentritiesWaser Hook-UpXWater Soft-OwnedNoADA FeatureDNxAmenities2.0/ Detached/ 32x26/ 832.00Garden TubNoMr Wikg Trai38xOutbuildingNonexPoolNoOff Street PickBxOutbuildingNonexPoolNoOff Street PickB38xAssn DuesNot ApplicableNot ApplicablePoolNoOff Street Pick	No
Room Dimensions   Baths   Full   Half   Water   WELL   Basement Material   Dryer Hookup Gas   No   Fireplace     DIM   L   B-Main   1   0   Sewer   Septic   Dryer Hookup Gas   No   Fireplace     LR   x   B-Upper   0   0   Fuel   Forced Air   Dryer Hookup Elec   No   Guest Qtrs     DR   x   B-Blw G   0   0   Heating   Dryer Hookup Gas/Elec   No   Split Firpln     FR   x   Laundry Rm   Main   x   Water Soft-Owned   No   Skylight     BK   x   AMENITIES   Washer Hook-Up   X   Water Soft-Rented   No   ADA Feature     DN   x   AMENITIES   Washer Hook-Up   X   Main   X   Alarm Sys-Sec   No   Fence     MB   14 x 14   M   M   X   Jat X   Jet Tub   No   No Water Garage Y/N     3B   x   Outbuilding   No   x   Pool   No   Garage Y/N     GBR   X   Outbuilding <t< td=""><td>No No No No es No es No ils No</td></t<>	No No No No es No es No ils No
DIMLB-Main10SewerSepticDryer Hookup GasNoFireplaceLB-Upper00FuelForced AirDryer Hookup ElecNoGuest QtrsDRXB-Blw G00HeatingDryer Hook Up Gas/ElecNoSplit FirplnRXB-Blw G00HeatingDryer Hook Up Gas/ElecNoSplit FirplnRXLaundry RmMainxWater Soft-OwnedNoSkylightSKXAMENITIESWasher Hook-UpVater Soft-RentedNoADA FeatureDNXAMENITIESVasher Hook-Up/ 32x 26/ 832.00Garden TubNoNr Wikg TraiBXOutbuildingNoneXJet TubNoGarage Y/NGarage Y/NBXOutbuildingXPoolNoOff Street Preserve	No No No es No ils No
R   x   B-Upper   0   Fuel   Forced Air   Dryer Hookup Gas   No   Guest Qtrs     DR   x   B-Blw G   0   0   Heating   Dryer Hookup Elec   No   Guest Qtrs     R   x   B-Blw G   0   0   Heating   Dryer Hookup Gas   No   Split Firpin     R   x   Cooling   Central Air   Disposal   No   Ceiling Fan     CT   x   Laundry Rm   Main   x   Water Soft-Owned   No   Skylight     BK   x   AMENITIES   Washer Hook-Up   Water Soft-Rented   No   ADA Feature     NN   X   Amenities   Vasher Hook-Up   Vater Soft-Rented   No   ADA Feature     NN   X   Amenities   Vasher Hook-Up   Vater Soft-Rented   No   Fence     MB   14 x 14   M   Alarm Sys-Rent   No   Golf Course     B   X   Outbuilding   None   X   Jet Tub   No   Nr Wikg Trait     MB   X   Outbuilding   X   Pool   No   Off	No No No es No ils No
And and a contract of the second s	No No es No ils No
FR X Cooling Central Air Disposal No Ceiling Fan   CT X Laundry Rm Main X Water Soft-Owned No Skylight   SK X AMENITIES Washer Hook-Up Water Soft-Rented No ADA Feature   ON X AMENITIES Washer Hook-Up Water Soft-Rented No ADA Feature   ON X Alarm Sys-Sec No Fence   MB 14 x 14 M Alarm Sys-Rent No Golf Course   2B 14 x 12 M Garage 2.0 / Detached / 32 x 26 / 832.00 Garden Tub No Nr Wikg Trai   3B X Outbuilding None X Jet Tub No Garage Y/N   4B X Outbuilding X Pool No Off Street Pk	No No es No ils No
CT   x   Laundry Rm   Main   x   Water Soft-Owned   No   Skylight     SK   x   AMENITIES   Washer Hook-Up   Water Soft-Rented   No   ADA Feature     DN   x   Alarm Sys-Sec   No   Fence     MB   14 x 14   M   Alarm Sys-Rent   No   Golf Course     2B   14 x 12   M   Garage   2.0   / Detached   / 32   x 26   / 832.00   Garden Tub   No   Nr Wikg Trait     3B   x   Outbuilding   None   x   Jet Tub   No   Garage Y/N     4B   x   Outbuilding   X   Pool   No   Off Street Pk	No es No e No ils No
BK x AMENITIES Washer Hook-Up Water Soft-Connect No ADA Feature   SK x AMENITIES Washer Hook-Up Water Soft-Rented No ADA Feature   SN x Alarm Sys-Sec No Fence   MB 14 x 14 M Alarm Sys-Rent No Golf Course   2B 14 x 12 M Garage 2.0 / Detached / 32 x 26 / 832.00 Garden Tub No Nr Wikg Trai   3B x Outbuilding None x Jet Tub No Garage Y/N   HB x Outbuilding X Pool No Off Street Pk	es No No ils No
DN X Alarm Sys-Sec No Fence   MB 14 x 14 M Alarm Sys-Rent No Golf Course   2B 14 x 12 M Garage 2.0 / Detached / 32 x 26 / 832.00 Garden Tub No Nr Wikg Trai   3B x Outbuilding None x Jet Tub No Garage Y/N   HB x Outbuilding x Pool No Off Street Pk	e No <b>ils</b> No
Alarm Systeet No Pence   AB 14 x 14 M Alarm Systeet No Golf Course   AB 14 x 14 M Alarm Systeet No Golf Course   B 14 x 12 M Garage 2.0 / Detached / 32 x 26 / 832.00 Garden Tub No Nr Wikg Trait   B x Outbuilding None x Jet Tub No Garage Y/N   B x Outbuilding x Pool No Off Street Pk	ils No
2B   14 x 12   M   Garage   2.0   / Detached   / 32   x 26   / 832.00   Garden Tub   No   Nr Wikg Trai     3B   x   Outbuilding   None   x   Jet Tub   No   Garage Y/N     IB   x   Outbuilding   x   Pool   No   Off Street Pk	ils No
Bit Control	
HB X Outbuilding X Pool No Off Street Pk   TB V Accor Ducc Not Applicable No Off Street Pk	Yes
TR w Assa Net Applicable	
R v Assn Dues Not Applicable	ĸ
Foortype	
R x Other Fees	
F x Restrictions	
X X Water Access Wtr Name	
VtrType Wtr Frtg Channel Frtg	
Vater Features Lake Type	
Auction Yes Auctioneer Name Chad Metzger Auctioneer License # AC31300015	
Dwner Name	
inancing: Existing Proposed Excluded Party Non	ie
Annual Taxes \$856.74 Exemptions Blind, Homestead, Supplemental Year Taxes Payable 2021 Assessed Value	
s Owner/Seller a Real Estate Licensee No Possession At Closing	
ist Office Metzger Property Services, LLC - office: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050	
Agent E-mail     chad@metzgerauction.com     List Agent - User Code     UP3880533	395
Co-List Office Co-List Agent	
Showing Instr Showing time or Open House Start Showing Date	
	ow Comments
	None
/irtual Tours: Lockbox Type NONE Lockbox Location N/A Type of Sale	
Pending Date Closing Date Selling Price How Sold	<b>CDOM</b> 1
tl Concessions Paid Sold/Concession Remarks	
ell Off Sell Agent Co-Sell Off Co-Sell Agent	
Presented by: Chad Metzger / Metzger Property Services, LLC	
Information is deemed reliable but not guaranteed.	
MLS content is Copyright © 2021 Indiana Regional Multiple Listing Service LLC	
Featured properties may not be listed by the office/agent presenting this brochure.	

Concrete Information Process Number 25:02:20:00:00:00:00:00 Call ESTER, IN 46075     Concrete Information Concrete Info	25-02-22-100-006.020-007	BUR		HAR	D H & MARG	245	8 W 450 N			101, Cas	h Grair	n/Genera	al Farm		Richland Res Acreage	e Defa <sup>1/2</sup>	
Display     Display <t< td=""><td>General Information</td><td></td><td>0\</td><td>wnersl</td><td>nip</td><td></td><td></td><td></td><td>Tran</td><td>sfer of Owne</td><td>rship</td><td></td><td></td><td></td><td>Notes</td><td></td></t<>	General Information		0\	wnersl	nip				Tran	sfer of Owne	rship				Notes		
Local Purple Biological Control     ROUTEST EVE, IN 48975     ROUTEST EVE, IN 48975     ROUTEST EVE, IN 48975     ROUTEST EVE, IN 48975       Table County Property Class 101 County Profest Control     Image: Internet Water Event Profest Event Profe		2458	W 450 N			Dutt				Doc ID (		ook/Page	e Adj Sa		& 50 Crawl . Chg. 14 x 16 To Cr	g. 772 SF to 50 B awlChg.PB	
Law D:   Logal   Lister Here   Lister Here <thlister here<="" th="">   Lister Here   <thli< td=""><td></td><td>ROCI</td><td>HESTER, II</td><td>N 4697</td><td>75</td><td>00,2</td><td>112000 20</td><td></td><td></td><td></td><td>110</td><td></td><td>,</td><td>φ<b>σ</b>ι</td><td><b>10/30/2012</b>: 9/12/12 RAD CYC/R FROM F TO A; UTILITY SHE FRC</td><td></td></thli<></thlister>		ROCI	HESTER, II	N 4697	75	00,2	112000 20				110		,	φ <b>σ</b> ι	<b>10/30/2012</b> : 9/12/12 RAD CYC/R FROM F TO A; UTILITY SHE FRC		
Bit Member 12:2:1:2:2:1:2:2:1:2:1:2:1:2:1:2:1:2:1:	Tax ID:			l onal											PAY 2014-AW		
Current Control 1000000000000000000000000000000000000		77.66A	, SW NE, NW I SPLIT TO 008	NW SE 8	NW SE 22-31-2										ASSESSED 12-15-2011 VL		
Ver: 20:1      Ver: 20:1 <th cols<="" td=""><td>Property Class 101</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Agr</td><td>icultura</td><td>al</td><td></td><td></td><td>VYN SIDING. RTO, CYC/REV. 20 DWELL AGE 1900, CND FROM A</td><td>008, T.T.O., TO F, SHED AGE</td></th>	<td>Property Class 101</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Agr</td> <td>icultura</td> <td>al</td> <td></td> <td></td> <td>VYN SIDING. RTO, CYC/REV. 20 DWELL AGE 1900, CND FROM A</td> <td>008, T.T.O., TO F, SHED AGE</td>	Property Class 101									Agr	icultura	al			VYN SIDING. RTO, CYC/REV. 20 DWELL AGE 1900, CND FROM A	008, T.T.O., TO F, SHED AGE
Location     2021     Assessment Year     2020     2019     2016     2017       Location Information     WIRP     Reson For Change     AA     AA     AA     Quidad     Q						rk In P	rogress valı	ues are no	ot certified	values and a	are subj	ect to ch	ange)		3/1/2009 : PEBSI HAS DIRT FLO	OR.	
County Fulton     County Indiana Cost Mod     Control     Outrol/2000     Outro/2000     Outrol/2000     Outrol/2000 </td <td>Year: 2021</td> <td>_</td> <td>2021</td> <td>Ass</td> <td>essment Year</td> <td></td> <td>2021</td> <td></td> <td>2020</td> <td>201</td> <td>9</td> <td>201</td> <td>18</td> <td>2017</td> <td></td> <td></td>	Year: 2021	_	2021	Ass	essment Year		2021		2020	201	9	201	18	2017			
Fullon     Indians Cost Mod			WIP	Rea	son For Chang	Ð	AA		AA	A	4	A	A	AA			
Township RICHLAND TOWNSHIP RICHLAND TOWNSHIP SCHOOL (Local 008) School Carp Zéts RICHLAND TOWNSHIP SCHOOL STR. OLD Land Kens (1)     Tubbel Cal Mode Str. 000     Tubbel Cal Mode Str. 000 <td></td> <td>C</td> <td>02/08/2021</td> <td>As (</td> <td>Of Date</td> <td></td> <td>03/12/2021</td> <td>03</td> <td>/10/2020</td> <td>04/04/201</td> <td>9</td> <td>06/20/20</td> <td>18</td> <td>03/29/2017</td> <td></td> <td></td>		C	02/08/2021	As (	Of Date		03/12/2021	03	/10/2020	04/04/201	9	06/20/20	18	03/29/2017			
Nickel No   Notice Required   No   <	Fuiton	Indiar			ation Method	India		Indiana C	Cost Mod II	ndiana Cost Mo	d India	na Cost Mo	od India	na Cost Mod			
District 007 (Local 008) RICHLAND TOWNSHIP     Note Required     C <thc< th="">     C     C</thc<>	•		1.0000	Equ	alization Facto	•			1.0000	1.000	0	1.000	00	1.0000			
RICHLAND TOWNSHIP   \$17,300   \$17,300   \$17,300   \$17,300   \$16,200   \$10,000   \$10,000   \$10,000   \$10,000   \$10,000   \$10,000   \$10,000   \$10,000   \$10,000   \$10,000   \$10,000   \$10,000   \$12,8,600 </td <td></td> <td></td> <td></td> <td>Noti</td> <td>ce Required</td> <td></td> <td><math>\checkmark</math></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>				Noti	ce Required		$\checkmark$										
School Corp 2845 ROCHESTER COMMUNTY     S37,100 S0     Land Non Res (2) S37,100     S37,100 S30,100     S44,800 S30,100     S44,800 S30,100     S33,100 S30,100       Neighbortcocd 08000-007     S48,400     Improvement     \$73,900     \$57,700     \$58,700     \$51,100     \$55,700     \$51,100     \$55,700     \$51,100     \$57,700     \$51,200     \$51,100     \$57,700     \$51,200     \$51,100     \$57,700     \$51,200     \$51,200     \$51,200     \$51,200     \$51,200     \$51,200     \$51,200     \$51,200     \$51,200     \$51,200     \$51,2000     \$51,200     \$51	, , ,																
Shino Colp Jack     Sto					( )												
Neighborhood 08000-007   S64.400   S64.400   S62.200   S56.100   S54.200   S51.000   S54.200   S50.50   S00.50	•		\$0	La	nd Non Res (3)		\$0		\$0	\$0	0	\$	50	\$0			
Richand Res Acreage Default   Imp Non Res (2)   So0   S0	Neighborhood 08000-007																
Section/Plat     \$123,800     Total     \$123,800     \$127,000     \$123,600     \$127,000     \$70,400     \$70,60     \$70,400     \$70,400					· · /			Ň									
Location Address (1)     SB1,700     SF12,200     SF12,800     SF12,800 </td <td>-</td> <td></td>	-																
Location Address (1) 2458 W 450 N ROCHESTER, IN 46975     s 30 10 Non Res (2)     \$37,100 \$50,500     Total Non Res (3)     \$39,500     \$346,800 \$10,600     \$46,300 \$6,700     \$53,100 \$6,700     Calculated Acreage Actual Frontage     77.66 Actual Frontage     0 Actual Frontage <td></td> <td>Land Computat</td> <td>ions</td>															Land Computat	ions	
2453 W 450 N     Column Res (3)     9     9     Total Non Res (3)     9     9     Act     Standard Depth Res 100, Cl 100     Base Lot: Res 0'X 0', Cl 0'X 0'     Actal Frontage     Developer Discount     Discount	Location Address (1)																
ROCHESTER, IN 46975     Land Pricing Soil     Act Front     Size Front     Fractor     Rate Rate     Act Rate     Act Rate     Act Rate     Act Rate     Close     Size Fractor     Rate     Act Rate     Close     Size Fractor     Parcel Acreage     77.66     Bit Color     Size Fractor     Size Fractor     Parcel Acreage     77.66     Bit Color     Size Fractor     Size Fractor <td>2458 W 450 N</td> <td></td> <td></td> <td></td> <td>tal Non Res (3)</td> <td></td> <td>\$9,500</td> <td>9</td> <td>\$10,600</td> <td></td> <td></td> <td>\$6,90</td> <td>00</td> <td></td> <td>-</td> <td></td>	2458 W 450 N				tal Non Res (3)		\$9,500	9	\$10,600			\$6,90	00		-		
Zoning     Type     Method ID     Front.     Size     Factor     Rate     Value     Interview     Factor     Value     Factor <t< td=""><td>ROCHESTER, IN 46975</td><td></td><td></td><td></td><td>Land Data (Sta</td><td>indard</td><td>Depth: Res</td><td>100', CI 1</td><td>00' Base</td><td>Lot: Res 0' X</td><td>( 0', CI 0</td><td>' X 0')</td><td></td><td></td><td>Developer Discount</td><td></td></t<>	ROCHESTER, IN 46975				Land Data (Sta	indard	Depth: Res	100', CI 1	00' Base	Lot: Res 0' X	( 0', CI 0	' X 0')			Developer Discount		
200 ming     1/1/2     Method 10     1/1/1     Nethod 10     1/1/2     Nethod 10     <						Size	Factor	Rate			Infl. %			Value	Parcel Acreage	77.66	
Subdivision     21     A     0     30.754     1.00     \$14.3     \$14     \$431     -100%     0%     1.000     800     82 PUIL Roads NV     0.00       Lot     4     A     Ho     0     13.4000     0.50     \$1.290     \$645     \$8.643     0%     0.00     \$80.60     9 Homesite     1.00       Lot     4     A     Gf     0     4.050     1.02     \$1.290     \$1.316     \$5.330     0%     1.000     \$8.640     9 Homesite     1.00       Market Model     0     4     A     Gf     0     0.89     \$1.290     \$1.148     \$3.329     0%     0%     1.000     \$3.330     Total Acres Farmland     73.23       Market Model     0     8.4760     0.84     \$1.290     \$1.097     \$1.920     -60%     0%     1.0000     \$7.000     Measured Acreage     73.23       Characteristics     5     A     RIC2     0     1.750     0.85     \$1.290     \$1.097     \$1.920     -60%	Zoning	•••		ID											81 Legal Drain NV	2.43	
4   A   Ho   0   13.400   0.50   \$1.290   \$645   \$8,643   0%   1.000   \$8,640   9 Homesite   1.000     4   A   Gf   0   4.050   1.02   \$1.290   \$1,316   \$5,330   0%   0%   1.000   \$5,330   9Homesite   1.000   \$10,900 </td <td></td> <td>82 Public Roads NV</td> <td>1.00</td>															82 Public Roads NV	1.00	
Lot   4   A   Gf   0   4.050   1.02   \$1,290   \$1,316   \$5,330   0%   0%   1.000   \$5,330   91/02 Acres   0.00     Market Model 0800-007   4   A   WkB   0   2.9000   0.89   \$1,290   \$1,148   \$3,329   0%   0%   1.000   \$5,330   Total Acres Farmland   73.23     Market Model 0800-007   4   A   RIC2   0   9.9000   0.85   \$1,290   \$10,860   0%   0%   1.000   \$10,800   Farmland Value   \$36,700     Obsolo-007   4   A   MeC   0   8.4760   0.64   \$1,290   \$826   \$7,001   0%   0%   1.000   \$7,000   Measured Acreage   73.23     Characteristics   5   A   RIC2   0   1.750   0.85   \$1,290   \$1,097   \$1,920   -60%   0%   1.0000   \$770   Wag Farmland Value/Acreage   73.23     Rolling   Farm   72   A   Ho   0   2.000   0.50   \$1,290   \$1,290   \$3,135   -100%	Subdivision	21													83 UT Towers NV	0.00	
4   A   WkB   0   2.900   0.89   \$1.290   \$1,148   \$3,329   0%   0%   1.000   \$3,330   Total Acres Farmland   73.233   08000-007   4   A   RiC2   0   9.9000   0.85   \$1.290   \$10,860   0%   0%   1.000   \$10,860		4															
Market Model 08000-007   4   A   RIC2   0   9.9000   0.85   \$1,907   \$10,860   0%   1.0000   \$10,800   FarmInder Farmination   \$10,800     08000-007   4   A   MeC   0   8.4760   0.64   \$1,290   \$826   \$7,001   0%   1.0000   \$7,000   Measured Acreage   \$73.23     Characteristics   5   A   RIC2   0   1.7500   0.85   \$1,290   \$1,920   -60%   0%   1.0000   \$7,700   Measured Acreage   \$73.23     Topography Rolling   Flood Hazard Rolling   72   A   RIC2   0   1.7500   0.85   \$1,290   \$1,920   -60%   0%   1.0000   \$7700   Avg FarmInd Value/Acree   5010     Rolling   1   A   0   2.000   0.50   \$1,290   \$1,290   \$3,135   -100%   0%   1.0000   \$770   Value of FarmInd Value/Acree   5010     Bubbic Utilities   ERA Electricity   82   A   0   2.4300   1.00   \$1,290   \$1,290   \$1,290   \$0%   1.0000   \$0	Lot	4															
08000-007   4   A   MeC   0   8.4760   0.64   \$1.290   \$826   \$7,001   0%   1.0000   \$7,000   Aesured Acreage   73.23     Characteristics   5   A   RIC2   0   1.7500   0.85   \$1,290   \$1,097   \$1,920   -60%   0%   1.0000   \$7,700   Arg Farmland Value/Acre   501     Topography   Flood Hazard   72   A   Ho   0   2.000   0.50   \$1,290   \$645   \$1,290   -60%   0%   1.0000   \$770   Value of Farmland Value/Acre   501     Public Utilities   ERA   82   A   0   2.4300   1.00   \$1,290   \$3,135   -100%   0%   1.0000   \$00   Classified Total   \$444     Public Utilities   ERA   82   A   0   1.0000   \$1.290   \$1,290   \$1,290   0%   1.0000   \$0%   1.0000   \$0%   1.0000   \$0%   1.0000   \$0%   1.0000   \$0%   1.0000   \$0%   1.0000   \$0%   1.0000   \$0%   1.0000   \$0%   1.0		4															
Characteristics   4   A   Niecc   0   8.4 (Niecc   0   8.4 (Niecc   0   8.1,290   \$620   \$7,001   0.78   1.0000   \$7,000   Niedstiled Acteage   73.23     Topography Rolling   Flood Hazard Rolling   5   A   RiC2   0   1.7500   0.85   \$1,290   \$1,097   \$1,920   -60%   0%   1.0000   \$770   Avg Farmland Value/Acres   501     Topography Rolling   Flood Hazard Rolling   G   A   Nie   0   2.000   0.50   \$1,290   \$645   \$1,290   -40%   0%   1.0000   \$770   Value of Farmland Value/Acres   501     Public Utilities   ERA Electricity   B   A   0   2.4300   1.00   \$1,290   \$1,290   -100%   0%   1.0000   \$00   Classified Total   \$444     Farm / Classified Value   \$37,100   \$1,290   \$1,290   -100%   0%   1.0000   \$00   Point   Point <t< td=""><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>					-												
Topography Rolling   Flood Hazard Rolling   72   A   Ho   0   2.000   0.50   \$1,290   \$0,645   \$1,290   -40%   0%   1.0000   \$770   Value of Famland   \$36,690     Public Utilities Electricity   ERA Electricity   A   0   2.4300   1.00   \$1,290   \$1,290   \$3,135   -100%   0%   1.0000   \$000   Classified Total   \$444     Streets or Roads Paved   Tif   0   1.0000   \$1,290   \$1,290   \$1,290   -100%   0%   1.0000   \$000   Homesite(s) Value   \$37,100     Neighborhood Life Cycle Stage Other   Tuesday, March 16, 2021   Tuesday, March 16, 2021   Tif															-		
Rolling   Ind   0   2.000   0.000   \$1,290   \$4,070   070   1.0000   \$170   Classified Total   \$444     Public Utilities   ERA   82   A   0   1.000   \$1,290   \$1,290   \$1,290   \$0%   1.0000   \$00   Classified Total   \$444     Public Utilities   ERA   82   A   0   1.0000   \$1,290   \$1,290   \$1,290   \$0%   1.0000   \$00   Classified Total   \$444     Public Utilities   ERA   82   A   0   1.0000   \$1,290   \$1,290   \$1,290   \$1,0000   \$0%   1.0000   \$00   Homesite(s) Value   \$37,100     Streets or Roads   TIF   Verside Value   Verside Value   \$1,290   \$1,290   \$1,290   \$1,0000   \$0%   1.0000   \$0%   \$1,0000   \$0%   \$1,0000   \$0%   \$1,0000   \$0%   \$1,0000   \$0%   \$1,0000   \$0%   \$1,0000   \$0%   \$1,0000   \$0%   \$1,0000   \$0%   \$1,0000   \$1,0000   \$1,000   \$1,000   \$1,000   \$1,000   \$1,000		4													•		
Public Utilities   ERA   82   A   0   1.000   1.000   \$1,290   \$1,290   \$1,290   \$1,000   \$0%   1.0000   \$0%   Farm / Classifed Value   \$37,100     Electricity		12		Ho													
Electricity   0   1.000   1.00   \$1,290   \$1,290   \$1,290   \$1,290   \$1,000   \$00   Homesite(s) Value   \$17,300     Streets or Roads   TIF   91/92 Value   \$00   Supp. Page Land Value   \$00   \$17,300     Neighborhood Life Cycle Stage   CAP 1 Value   \$17,300   CAP 2 Value   \$37,100     Other   Tuesday, March 16, 2021   CAP 3 Value   \$00   \$00   \$00		A															
Streets or Roads TIF   Paved 91/92 Value   Supp. Page Land Value   CAP 1 Value   CAP 2 Value   Printed   Tuesday, March 16, 2021		- 82	A		0	1.0000	1.00	\$1,290	\$1,290	) \$1,290	-100%	0%	1.0000	\$00			
Paved     Supp. Page Land Value       Neighborhood Life Cycle Stage     CAP 1 Value     \$17,300       Other     CAP 2 Value     \$37,100       Printed     Tuesday, March 16, 2021     CAP 3 Value     \$0	Streets or Roads TI	J F															
Neighborhood Life Cycle Stage     CAP 1 Value     \$17,300       Other     CAP 2 Value     \$37,100       Printed     Tuesday, March 16, 2021     CAP 3 Value     \$0		• 1														φΟ	
Other     CAP 2 Value     \$37,100       Printed     Tuesday, March 16, 2021     CAP 3 Value     \$0		L														\$17,300	
Printed Tuesday, March 16, 2021 CAP 3 Value \$0															CAP 2 Value		
Review Group1Data SourceExternal OnlyCollectorAppraiser12/09/2014TYLERTotal Value\$54,400	Printed Tuesday, March 16, 2021	_	_	_		_											
	Review Group 1	Data	Source E	xterna	l Only Co	lector				Apprais	er 12/09	9/2014	TYLER		Total Value	\$54,400	

25-02-22-100-00	6.020-007	BUR	KETT RICHA	RD H	& MAF	۲G	2458 W 4	50 N			101, Cash	n Gra	in/Gener	al Farm	l	Ric	hland R	es Acreage	Defa 2/2
General I	nformation		Plumbin	g													Cost Lad	-	
Occupancy Description	Single-Family Single-Family		l Bath	<b>#</b> 1		• 4								Floor	<b>Constr</b> 1Fr	<b>Base</b> 1156	Finish 1156	<b>Value</b> \$80,000	Totals
Story Height	1		f Bath	0	0									2		1100	1100	<i>\</i> 00,000	
Style	N/A		chen Sinks	1	1							20'		3					
Finished Area	1156 sqft		ter Heaters	1	1	•					12'			4					
Make			d Fixtures	0		3					12			1/4					
Floor	Finish	Tot		3	5									1/2					
Earth	Tile			Ū	Ū			Г		18'			26'	3/4					
Slab	Carpet		Accommoda	tions						10	4 5			Attic					
Sub & Joint	✓ Unfinished	Bec	Irooms		1						1s Fr 50B 50C			Bsmt		386	0	\$15,000	
✔ Wood	Other	Livi	ing Rooms						14'		300 300			Craw		770	0	\$4,900	
Parquet			ing Rooms		0									Slab			Ū	<i><i><i>ϕ</i></i> 1,000</i>	
		Fan	nily Rooms		0			L			<sup>38'</sup> 1			0.00				Total Base	\$99,900
	Finish		al Rooms		5						24'			Adius	stments	1 R		Adj. x 1.00	\$99,900
✓ Plaster/Drywall	✓ Unfinished	_			_						204				Int (-)			,	\$0
Paneling	Other		Heat Typ	e						4.01	384)	4.01			/ Units (+)				\$0
Fiberboard		Cer	ntral Warm Air							16'	1s Fr	16'			Room (+)				\$0
	Roofin	a									C			Loft (·	. ,				\$0
Built-Up VM			Slate					•			24'				ace (+)				\$0
Wood Shingle	Other			le				2	F		(246)		1		eating (-)				\$0
	Other				_					9'	210	9'		A/C (					\$0
	Exterior Fea	atures	1							9	OED	9		No El					\$0
Description			Area		lue				L		Q£4P				oing (+ / -)		5 -	- 5 = 0 x \$0	\$0
Porch, Open Fram	e		216	\$7,	400										Plumb (+)				\$0
									Specialt	y Plumbi	ng				tor (+)				\$0
						Desc	ription				Count		Value				Sub-Tota	l, One Unit	\$99,900
																	Sub-To	tal, 1 Units	
														Exter	or Features	s (+)		\$7,400	\$107,300
														Gara	ges (+) 0 sq	ft		\$0	\$107,300
															Quality	y and D	esign Fac	tor (Grade)	0.80
															-		Locatio	on Multiplier	0.88
																	Replace	ment Cost	\$75,539
								Summ <u>ar</u>	y of Imp	rovement	ts								
Description	Res S Eligibl H	Story eight	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	1 ( 1 M	Adj Rate	Siz	e	RCN	Norm Dep	Remain Value	i. Abr e Obs		lbhd Mrkt	Improv Value
1: Single-Family	100%	1	Wood Frame	D	1900	1936	85 A		0.88		1,542 sq	ft	\$75,539	50%	\$37,77	0 0%	6 100% 1	.000 1.3500	\$51,000
2: Garage-Fr	100%	1	Wood Frame	С	1990	1990	31 A	\$24.75	0.88	\$24.75	32'x26	6'	\$18,121	26%	\$13,41	0 0%	6 100% 1	.000 1.0000	\$13,400
3: PB-1 Open	0%	1	T31SO	С	1988	1988	33 A	\$12.10	0.88	\$11.35	53' x 40' x 8	B'	\$21,184	55%	\$9,53	0 0%	6 100% 1	.000 1.0000	\$9,500
4 1441 01 11	00/			-	1000	4000	101 1		0.00		101 11			0 = 0 (					**

0.88

10'x10'

65%

D 1900 1900 121 A

1

0%

4: Util Shed

SV

\$0

0% 100% 1.000 1.0000



#### Lots & Land Agent Full Detail Report

Schedule a Showing

Page 1 of 1

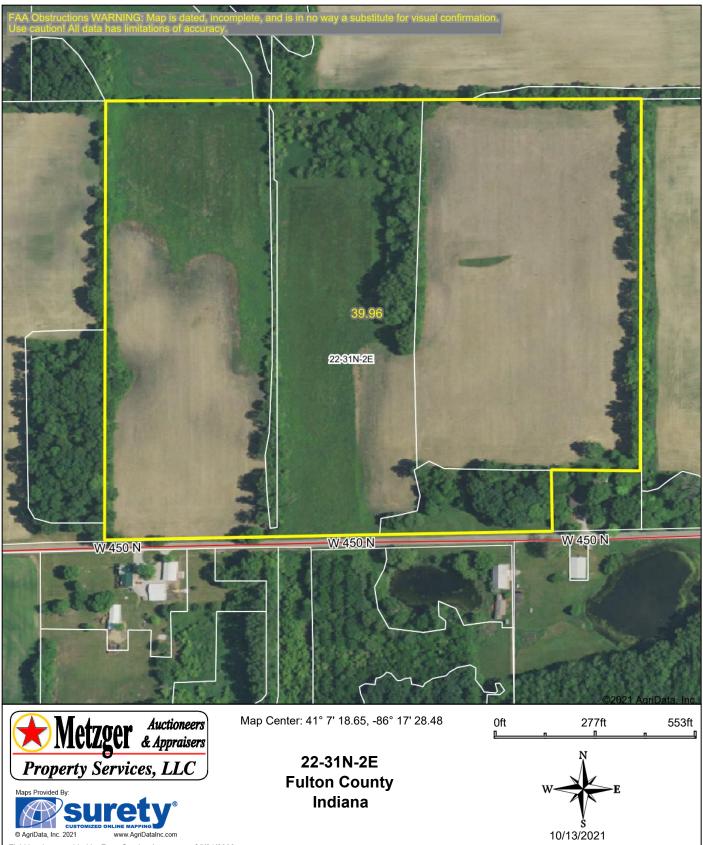
Property Type LOTS AND LAND	Status Active		<b>CDOM</b> 1	<b>DOM</b> 1	Auction Yes
MLS # 202143551 ** W 4	50 N Ro	chester IN 4	6975 <b>Status</b>	Active	<b>LP</b> \$0
	Area Fulton County	Parcel ID 25-02-22-100	0-006.020-007 <b>Type</b> Ag	gricultural Land	
And a state of the second	Sub None	Cross Street			Lot #
Tract2	School District ROCHElem	Columbia / Riddle	JrH Rochester	SrH	Rochester
42 Arrs	REO No	Short Sale No			
	Legal Description Approximate	ely 42+/- Acres part of: Se N	w, Sw Ne, Nw Nw Se 8	k Nw Se 22-31-2 77	7.66a Split To 008-12065-00
	Directions From US 31, head W	est on 450 N. Property will b	be on the North side of	the road.	
	Inside City Limits N City Zoni	ng County Zoning	g A1 Zoning Descri	ption	

**Remarks** 43+/- Acres with Country Home & Quality Cropland offered in 2 Tracts going to Auction on Saturday, November 6, 2021 at 10:00 AM! This is Tract 2 which features 42+/- Acres of Cropland with a Soil Index of 84.8. Bid on this tract individually or in combination for the entire 43+/- Acres!

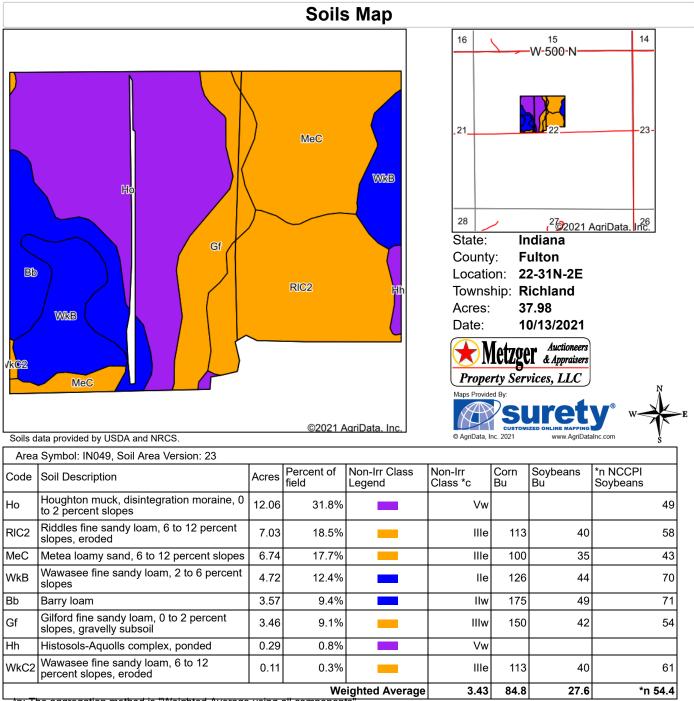
**Agent Remarks** Auction: Sat. 11.6.21 10am Open House: Mon. 11.1.21 5:30-6pm TERMS: 10% down the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If a survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the

Sec Lot	Lot Ac/SF/D	12 0000 / 1 8		570	
Parcel Desc Tillable, 15+	Platted Dev	1 1	29,520 / 1215215		dY/N Yes
Township Richland	Date Lots Available	elopment No	Price pe		
Type Use Agriculture	Road Access County	Road Surfa	•	Road Frontage	County
	, , , , , , , , , , , , , , , , , , ,				- <b>,</b>
Type Water None		Ease	ments Yes		
Type Sewer None		Wate	r Frontage		
Type Fuel None		Assn	Dues	Not Applicable	
Electricity Available		Other	r Fees		
Features		DOCU	UMENTS AVAILABLE	Aerial Photo, Agency	Soil Map
Strctr/Bldg Imprv No					
Can Property Be Divided? No					
Water Access					
Water Name		Lake Type			
Water Features					
Water Frontage	Channel Frontage		Water Acc	cess	
Auction Yes Auctioneer Name	Chad Metzger	Д	Auctioneer License #	AC31300015	
Owner Name					
Financing: Existing	Propos	ed		Excluded Party N	one
Annual Taxes \$856.74 Exemption	n Blind, Homestead, Supple	mental Year Taxes Payab	le 2021	Assessed Value	
Is Owner/Seller a Real Estate License	e No	Possession After	er the 2021 Crop Harve	st	
List Office Metzger Property Services	, LLC - office: 260-982-0238	List Agent Cha	ad Metzger - Cell: 260-9	982-9050	
Agent ID RB14045939	Agent E-mail chad	@metzgerauction.com			
Co-List Office		Co-List Agent			
Showing Instr					
List Date 10/14/2021 Exp Date	12/31/2021 Publish to Inte	ernet Yes Show Add	dr to Public Yes	Allow AVM Yes S	how Comments Yes
IDX Include Y Contract Type	Exclusive Right to Sell	BBC 1.0% V	ariable Rate No S	pecial Listing Cond.	None
Virtual Tours:			Т	ype of Sale	
Pending Date Clo	sing Date	Selling Price	How Sold		CDOM 1
Total Concessions Paid	Sold/Concession Re	emarks			
Sell Off S	ell Agent	Co-Sell Off		Co-Sell Agent	
Prese	nted by: Chao	d Metzger / Metzger Pro	operty Services, LLC		
	Information i	s deemed reliable but not g	juaranteed.		
	MLS content is Copyright @	🕽 2021 Indiana Regional Mu	ultiple Listing Service LL	_C	
	Featured properties may not	be listed by the office/ager	nt presenting this broch	ure.	





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



\*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.

# ... Generation after Generation



260-982-0238 WWW.METZGERAUCTION.COM