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BUYERS AND SELLERS THROUGHOUT INDIANA,
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**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
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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Country Home with Multiple Outbuildings on 2.5+/- Acres!

This property will be offered at Online Only Auction on Wednesday, December 1, 2021– Bidding begins closing out at 6:00 pm. 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 7, 2022. Possession will be as of the date of closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$2,428.42. 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.

Online Auction: Wednesday, December 1, 2021

Bidding begins closing out at 6:00 pm!

Property Location: 2726 W. State Rd. 114, North Manchester, IN 46962

Pleasant Township • Wabash County

<https://bidmetzger.com/auctions/>

Auction Manager: Tim Pitts 317.714.0432



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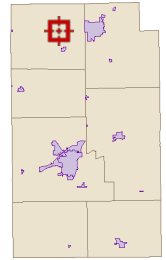
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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Overview




Legend

-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

Parcel ID	85-02-34-300-007.000-012	Alternate ID	n/a	Owner Address	AYRES ARDEN E & MARY E
Sec/Twp/Rng	34-30-06	Class	Cash grain/general farm		2726 W STATE RD 114
Property Address	2726 W STATE ROAD 114 NORTH MANCHESTER	Acreage	85		NORTH MANCHESTER, IN 46962
District	PLEASANT TWP				
Brief Tax Description	W1/2 SW1/4 EXC NW COR & SW COR E1/2 9A 42 SW1/4 34-30-6 85A DITCH 568 & 620 <i>(Note: Not to be used on legal documents)</i>				

Date created: 10/27/2021
 Last Data Uploaded: 10/26/2021 11:58:20 PM

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes			
MLS #	202145789	2726 W State Road 114	North Manchester	IN	46962	Status	Active	LP	\$0			
	Area	Wabash County	Parcel ID	85-02-34-300-007.000-012						Type	Site-Built Home	
	Sub	None	Cross Street							Bedrms	4	
	Location	Rural	Style	Two Story						F Baths	2	
	School District	MCS Elem	Manchester	JrH	Manchester						H Baths	1
	Legal Description	Approximately 2.5+/- part of: W1/2 SW1/4 EXC NW COR & SW COR E1/2 9A 42 SW1/4 34-30-6 85A DITCH										
	Directions	Property is on the north side of SR 114. West of North Manchester.										
	Inside City Limits	N	City Zoning							County Zoning	A1	
										Zoning Description		

Remarks Nice Country Home with Outbuildings on 2.5+/- Acres selling via Online Only Auction on Wednesday, December 1, 2021 - Bidding begins closing out at 6:00 PM! This home features 4 Bedrooms, 2.5 Baths, & a Large Front Porch for enjoying the countryside! 2+Car Attached Garage has plenty of extra storage space and enters into the Mudroom/Laundry Area with Full Bath! Main Level has an Eat-In Kitchen with New Built-In Oven, Large Living Room, Family Room & Den. There are 2 Full Baths & 1 Bedroom on the Main Floor with 3 additional bedrooms & a half bath upstairs! Multiple Outbuildings include a 40x70 Barn & 16x40 Barn - Great for storage, 4H projects or workshop! Open House: Wednesday, November 24 5:30-6pm

Agent Remarks Online Auction: Wed. 12.1.21 6pm Open House: Wed. 11.24.21 5:30-6pm TERMS: 10% down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	2.5000 / 108,900 / 300x335	Src N	Lot Des 0-2.9999							
Township	Pleasant	Abv Gd Fin SqFt	2,155	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	304	Ttl Fin SqFt	2,155	Year Built	1920	
Age	101 New No	Date Complete		Ext	Aluminum	Fndtn	Partial Basement, Unfinished			# Rooms	8	
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Stone					
	DIM	L	B-Main	2	0	Sewer	Septic					
LR	17 x 15	M	B-Upper	0	1	Fuel	Gas, Forced Air					
DR	x		B-Blw G	0	0	Heating						
FR	15 x 12	M				Cooling	Central Air					
KT	14 x 14	M	Laundry Rm	Main			x					
BK	x		AMENITIES	Closet(s) Walk-in, Countertops-Laminate, Dryer								
DN	15 x 9	M	Hook Up Electric, Eat-In Kitchen, Garage Door Opener,									
MB	12 x 12	M	Landscaped, Range/Oven Hook Up Elec, Stand Up Shower,									
2B	16 x 12	U	Garage	2.0	/ Attached	/ 32	x 24	/ 768.00				
3B	15 x 12	U	Outbuilding	Barn		70 x 40						
4B	15 x 12	U	Outbuilding	Barn		40 x 16 640						
5B	x		Assn Dues	Not Applicable								
RR	x		Other Fees									
LF	x		Restrictions									
EX	x		Water Access	Wtr Name								
WtrType			Wtr Frtg	Channel Frtg								
Water Features				Lake Type								
Auction	Yes	Auctioneer Name	Chad Metzger & Tim Pitts				Auctioneer License #	AC31300015				
Owner Name												
Financing: Existing		Proposed									Excluded Party	None
Annual Taxes	\$2,428.42	Exemptions	Homestead, Supplemental								Year Taxes Payable	2021
Is Owner/Seller a Real Estate Licensee	No											
List 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	UP388053395					
Co-List Office	Co-List Agent											
Showing Instr	Showing time or Open House					Start Showing Date						
List Date	11/1/2021	Exp Date	1/31/2022	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes	
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	2.0%		Vari.Rate	No	Special List Cond.	None	
Virtual Tours:		Lockbox Type	MECH		Lockbox Location	Door		Type of Sale				
Pending Date		Closing Date		Selling Price		How Sold		CDOM	0			
Ttl Concessions Paid		Sold/Concession Remarks										
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent						
		Presented by: Chad Metzger / Metzger Property Services, LLC										
		Information is deemed reliable but not guaranteed.										
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		Featured properties may not be listed by the office/agent presenting this brochure.										



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Average Utilities

	Company	Average Amount
Gas		\$ 72.00
Electric		\$ 180.00
Water		\$
Other		\$
HOA		\$

General Information

Parcel Number 85-02-34-300-007.000-012
Local Parcel Number 0090004200

Tax ID:

Routing Number 30.3

Property Class 101
Cash Grain/General Farm

Year: 2021

Location Information

County Wabash
Township PLEASANT TOWNSHIP
District 012 (Local 012) PLEASANT TOWNSHIP
School Corp 8045 MANCHESTER COMMUNITY
Neighborhood 8512510-012 PLEASANT
Section/Plat 34
Location Address (1) 2726 W STATE ROAD 114 NORTH MANCHESTER, IN 46962

Ownership

AYRES ARDEN E & MARY E
2726 W STATE RD 114
NORTH MANCHESTER, IN 46962

Legal

W1/2 SW1/4 EXC NW COR & SW COR E1/2 9A 42
SW1/4 34-30-6 85A DITCH 568 & 620



Transfer of Ownership

Date 01/01/1900 Owner AYRES ARDEN E & M Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/12/2019 RP: Reassessment Packet 2020

Agricultural

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

Table with columns for Assessment Year (2021-2017), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Land Computations

Table with columns for various land metrics and their values, including Calculated Acreage (85.00), Actual Frontage (0), Developer Discount, Parcel Acreage (85.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (1.08), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (82.92), Farmland Value (\$98,140), Measured Acreage (82.92), Avg Farmland Value/Acre (1184), Value of Farmland (\$98,180), Classified Total (\$0), Farm / Classified Value (\$98,200), Homesite(s) Value (\$15,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$15,000), CAP 2 Value (\$98,200), CAP 3 Value (\$0), and Total Value (\$113,200).

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')												
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
4	A	WT	0	3.790000	1.11	\$1,290	\$1,432	\$5,427	0%	0%	1.0000	\$5,430
5	A	CSA	0	0.090000	1.02	\$1,290	\$1,316	\$118	-60%	0%	1.0000	\$50
5	A	HT	0	2.990000	0.50	\$1,290	\$645	\$1,929	-60%	0%	1.0000	\$770
5	A	HX	0	0.010000	1.11	\$1,290	\$1,432	\$14	-60%	0%	1.0000	\$10
5	A	MFB2	0	0.120000	0.89	\$1,290	\$1,148	\$138	-60%	0%	1.0000	\$60
5	A	MFC2	0	0.260000	0.81	\$1,290	\$1,045	\$272	-60%	0%	1.0000	\$110
5	A	MFD2	0	0.180000	0.68	\$1,290	\$877	\$158	-60%	0%	1.0000	\$60
5	A	MKD3	0	0.130000	0.51	\$1,290	\$658	\$86	-60%	0%	1.0000	\$30
5	A	MLC3	0	0.160000	0.77	\$1,290	\$993	\$159	-60%	0%	1.0000	\$60
5	A	RHB2	0	0.160000	0.98	\$1,290	\$1,264	\$202	-60%	0%	1.0000	\$80
5	A	SO	0	0.390000	1.11	\$1,290	\$1,432	\$558	-60%	0%	1.0000	\$220
71	A	MFC2	0	0.230000	0.81	\$1,290	\$1,045	\$240	-40%	0%	1.0000	\$140
71	A	MKD3	0	0.160000	0.51	\$1,290	\$658	\$105	-40%	0%	1.0000	\$60
71	A	RHB2	0	0.850000	0.98	\$1,290	\$1,264	\$1,074	-40%	0%	1.0000	\$640
71	A	SO	0	0.060000	1.11	\$1,290	\$1,432	\$86	-40%	0%	1.0000	\$50
82	A	RHB2	0	1.080000	0.98	\$1,290	\$1,264	\$1,365	-100%	0%	1.0000	\$00

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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