

Expanding your Horizon...



Metzger
Property Services, LLC

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!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

Ranch Home with 1-Car Attached Garage!

This property will be offered at Online Only Auction on Monday, May 23, 2022– 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 \$5,000.00 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 June 24, 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 21' due in 22' were approximately \$810.92 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: Monday, May 23, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 1275 W. Business 30, Columbia City, IN 46725
Columbia Township • Whitley County

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



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

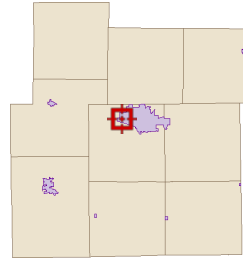
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

260-982-0238






WWW.METZGERAUCTION.COM



Overview



Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

Parcel ID	92-06-09-725-012.000-004	Alternate ID	92-06-09-725-012.000-004	Owner Address	Sturgill, Eunice 1275 W Bus 30 Columbia City, IN 46725
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	1275 W Business 30 Columbia City	Acreage	0.294		
District	Columbia City				
Brief Tax Description	LOT 12 WESTGATE				

(Note: Not to be used on legal documents)

Date created: 4/27/2022
Last Data Uploaded: 4/27/2022 1:34:37 AM

Developed by  Schneider
GEOSPATIAL

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes		
MLS # 202216189	1275 W Business 30	Columbia City	IN 46725	Status Active	LP \$0	
Area Whitley County		Parcel ID 92-06-09-725-012.000-004		Type Site-Built Home		
Sub West Gate / Westgate		Cross Street		Bedrms 3	F Baths 1	H Baths 0
Location City/Town/Suburb		Style One Story		REO No	Short Sale No	
School District WHIT		Elem Little Turtle	JrH Indian Springs	SrH Columbia City		
Legal Description LOT 12 WESTGATE						
Directions Heading west out of Columbia City on Business 30, property will be on the south side of the road.						
Inside City Limits Y		City Zoning R1	County Zoning	Zoning Description		



Remarks Ranch Home with 1-Car Attached Garage selling via Online Only Auction on Monday, May 23, 2022 -- Bidding begins closing out at 6:00 PM! This is a 3 Bedroom, 1 Bath Home with Open Concept Kitchen & Living Room! Kitchen has Newer Oak Cabinets! Spacious Master Bedroom has His & Hers Closet! Nice, Large Backyard with 12x10 Shed to hold all your lawn equipment. Great starter home or downsizing option! Open House: Tuesday, May 17th 5:30-6pm

Agent Remarks Online Auction: Mon. 5.23.22 6pm Open House: Tues. 5.17.22 5:30-6pm TERMS: \$5,000 down the day of 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 12	Lot Ac/SF/Dim 0.2940 / 12,807 / 160x80	Src N	Lot Des 0-2.9999		
Township Columbia	Abv Gd Fin SqFt 1,100	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 850	Ttl Fin SqFt 1,100	Year Built 1949
Age 73	New No	Date Complete	Ext Vinyl	Fndtn Crawl, Partial Basement	# Rooms 6
Room Dimensions		Baths Full Half	Water CITY	Basement Material Block	
DIM	L	B-Main 1 0	Sewer City	Dryer Hookup Gas No	Fireplace No
LR x		B-Upper 0 0	Fuel Heat Pump	Dryer Hookup Elec No	Guest Qtrs No
DR x		B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln No
FR x			Cooling Window	Disposal No	Ceiling Fan No
KT x		Laundry Rm Main	x	Water Soft-Owned No	Skylight No
BK x		AMENITIES Open Floor Plan, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up		Water Soft-Rented No	ADA Features No
DN x				Alarm Sys-Sec No	Fence
MB 16 x 12	M			Alarm Sys-Rent No	Golf Course No
2B 12 x 10	M	Garage 1.0 / Attached	/ 16 x 16 / 256.00	Garden Tub No	Nr Wlkg Trails No
3B 12 x 10	M	Outbuilding Shed	12 x 10	Jet Tub No	Garage Y/N Yes
4B x		Outbuilding	x	Pool No	Off Street Pk
5B x		Assn Dues	Not Applicable	Pool Type	
RR x		Other Fees		SALE INCLUDES No Appliances Included	
LF x		Restrictions			
EX x		Water Access	Wtr Name		
WtrType		Wtr Frtg	Channel Frtg		
Water Features		Lake Type			
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015			
Owner Name					
Financing: Existing		Proposed		Excluded Party None	
Annual Taxes \$810.92	Exemptions Homestead, Supplemental	Year Taxes Payable 2021		Assessed Value	
Is Owner/Seller a Real Estate Licensee No					
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		
Co-List Office			Co-List Agent		
Showing Instr Showing time or Open House			Start Showing Date		
List Date 5/3/2022	Exp Date 7/31/2022	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. 1.5%	Vari.Rate No	Special List Cond. None	
Virtual Tours:		Lockbox Type MECH	Lockbox Location front 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 - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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**

General Information

Parcel Number 92-06-09-725-012.000-004
Local Parcel Number 021-190-00018510

Tax ID:

Routing Number 51

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County Whitley
Township COLUMBIA TOWNSHIP
District 004 (Local 021) COLUMBIA CITY
School Corp 8665 WHITLEY COUNTY CONSOLIDAT
Neighborhood 920424-004 WESTGATE - COLUMBIA
Section/Plat
Location Address (1) 1275 W Business 30 Columbia City, IN 46725

Ownership

Sturgill, Eunice
1275 W Bus 30
Columbia City, IN 46725

Legal

LOT 12 WESTGATE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 02/24/1998 Sturgill, Eunice and 01/01/1900 ANNEXED.

Notes

12/7/2016 RA17: Reassessment 2017
Added existing utility shed



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2021, 2020, 2019, and 2018.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows 9 A 0 0.2940 1.85 \$25,500 \$47,175 \$13,869 0% 100% 1.0000 \$13,870.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Wednesday, May 19, 2021

Review Group 2022

Data Source N/A Collector 09/30/2016 ZK Appraiser 10/03/2002 CMS

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.29), Actual Frontage (0), Developer Discount, Parcel Acreage (0.29), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.29), 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 / Classified Value (\$0), Homesite(s) Value (\$13,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$13,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$13,900).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	19
Finished Area	1100 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Patio, Concrete	253	\$0
Stoop, Masonry	35	\$0

Plumbing

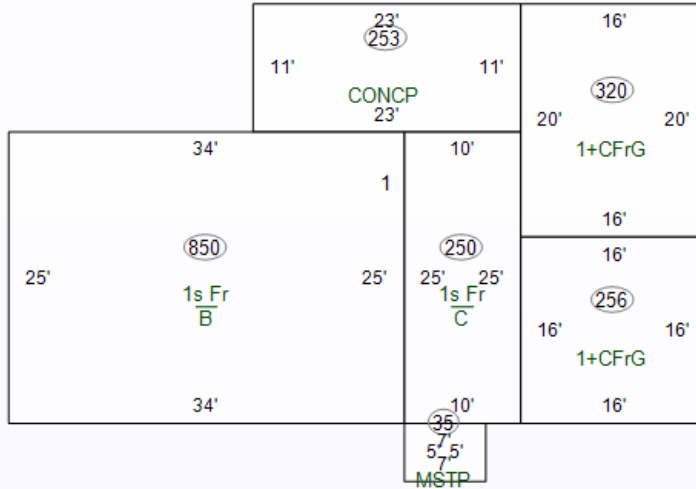
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Heat Pump



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1100	1100	\$78,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	850	0	\$22,100	
Crawl	250	0	\$3,100	
Slab				

Total Base \$103,200

Adjustments 1 Row Type Adj. x 1.00 \$103,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$103,200

Sub-Total, 1 Units

Exterior Features (+)	\$2,700	\$105,900
Garages (+) 576 sqft	\$19,500	\$125,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.95	

Replacement Cost \$107,217

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+2	1949	1969	52 A		0.95		1,950 sqft	\$107,217	45%	\$58,970	0%	100%	1.350	1.0000	\$79,600
2: Utility Shed (10x12)	0%	1	SV	D	2000	2000	21 A		0.95		10'x12'		55%		0%	100%	1.000	1.0000	\$200

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM