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

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REAL ESTATE AUCTION TERMS

4 Bedroom Home with 2-Car Detached Garage!

This property will be offered at Online Only Auction on Thursday, January 12, 2023 – 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 \$1,000 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 February 17, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$898.00. 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: Thursday, January 12, 2023
Bidding begins closing out at 6:00 pm!

Property Location: 190 Lafayette St., Wabash, IN 46992
Noble Township • Wabash County

Auction Manager: Brian Evans 260.571.8732
<https://bidmetzger.com/auctions/>

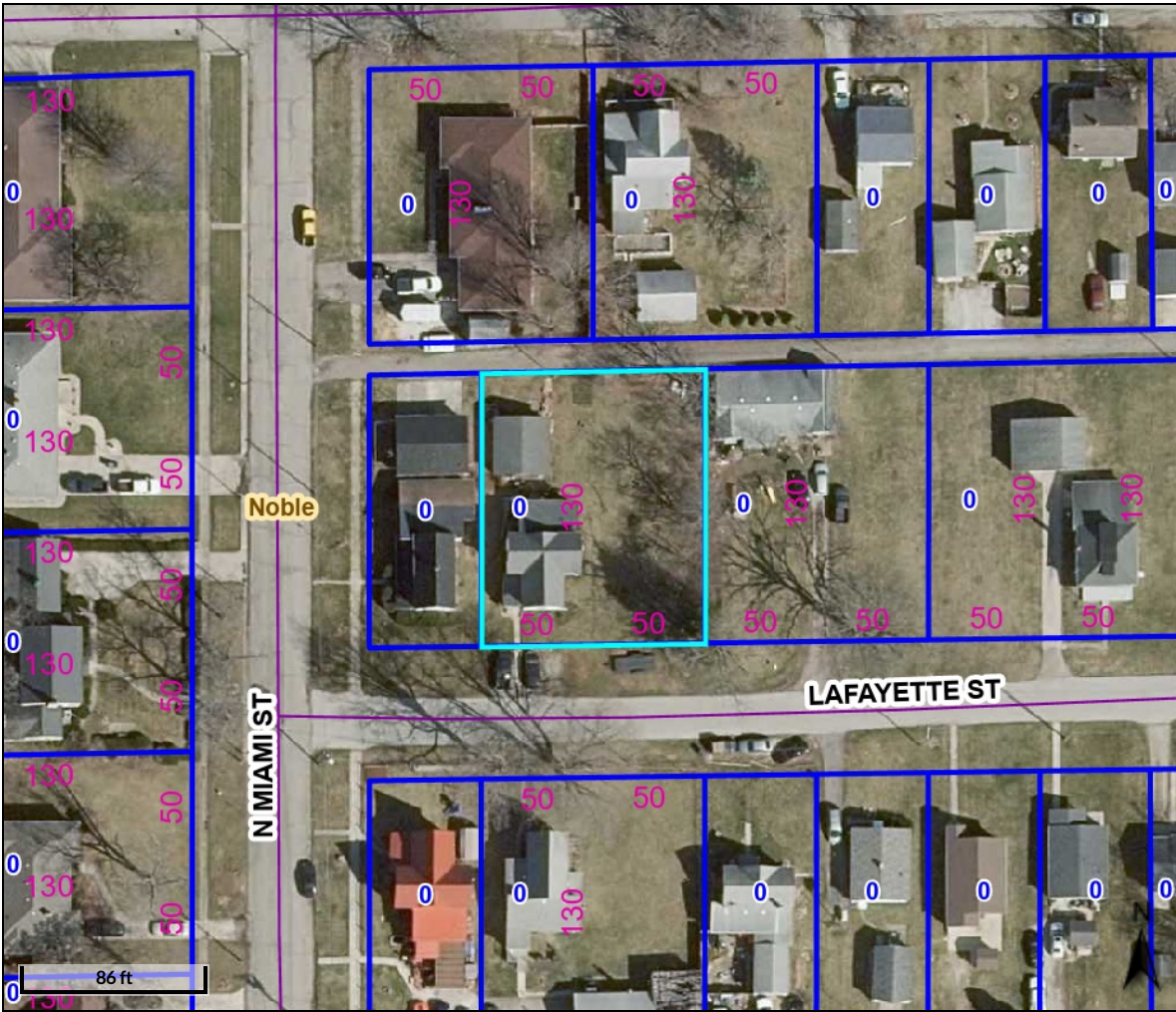


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CHAD METZGER, CAI, CAGA
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...GENERATION AFTER GENERATION

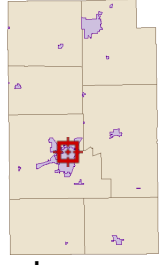
260-982-0238

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




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Overview



Legend

-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

Parcel ID	85-14-02-304-140.000-009	Alternate ID	n/a	Owner Address	JACKSON PAUL E & JANET E
Sec/Twp/Rng	02-27-06	Class	One Family Dwelling Platted		190 LAFAYETTE
Property Address	190 LAFAYETTE ST WABASH	Acreage	n/a		WABASH, IN 46992
District	WABASH CORP				
Brief Tax Description	ROSS HEIGHTS 50 X123 309 & 310 <i>(Note: Not to be used on legal documents)</i>				

Date created: 10/7/2022
Last Data Uploaded: 10/7/2022 12:35:34 AM

Developed by 

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes		
MLS #	202248818	190 Lafayette Street	Wabash	IN	46992	LP	\$0				
	Area	Wabash County	Parcel ID	85-14-02-304-140.000-009		Type	Site-Built Home		Waterfront	No	
	Sub	Ross Heights	Cross Street			Bedrms	4	F Baths	1	H Baths	0
	Township	Noble	Style	One and Half Story		REO	No	Short Sale	No		
	School District	WAB	Elem	OJ Neighbors	JrH	Wabash	SrH	Wabash			
	Legal Description	ROSS HEIGHTS 50 X123 309 & 310									
	Directions	From SR 13 (Wabash St.) Head west on Harrison Ave., then north on Miami St. Turn east on Lafayette. Property is on the north side									
Inside City Limits	Y	City Zoning	R1	County Zoning			Zoning Description				

Remarks Very nice large 4 Bedroom, 1 Bathroom Home with 2-Car Detached Garage selling via Online Only Auction on Thursday, January 12, 2023 -- Bidding begins closing out at 6 pm! This home features large bedrooms, a very large side yard, garage access to the alley, and off-street parking in front. It has a newer roof, many new replacement windows, updated electrical, newer high efficiency furnace, as well as a newer water heater. The home could use a little updating, but has most of the original woodwork and trim intact throughout the home. Spruced and updated this home could be absolutely beautiful and provide its new owners with lots of living space! Come see for yourself! Open House: Thursday, January 5th 5:30-6pm

Agent Remarks Online Auction: Thurs. 1.12.23 6pm Open House: Thurs. 1.5.23 5:30-6pm TERMS: \$1,000 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	0.2800	/	12,300	/	100X123	Lot Desc	Level, 0-2.9999							
		Above Gd Fin SqFt	1,719		Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0	Ttl Below Gd SqFt	534	Ttl Fin SqFt	1,719	Year Built	1907	
		Age	115		New Const	No		Date Complete		Ext	Vinyl, Wood		Bsmnt	Partial Basement, Unfinished	# Rooms	8
		Room Dimensions			Baths			Full		Half		Water		CITY		
		RM DIM	LVL		B-Main	1	0	Sewer	City			Basement Material	Poured Concrete, Stone			
LR	14 x 16	M		B-Upper	0	0	Fuel /	Gas, Forced Air			Dryer Hookup Gas	No	Fireplace	No		
DR	14 x 16	M		B-Blw G	0	0	Heating				Dryer Hookup Elec	No	Guest Qtrs	No		
FR	x						Cooling	Central Air			Dryer Hookup G/E	No	Split FlrPln	No		
KT	12 x 16	M		Laundry Rm	Main		x				Disposal	No	Ceiling Fan	No		
BK	x			AMENITIES	Main Floor Laundry, Washer Hook-Up						Water Soft-Owned	Yes	Skylight	No		
DN	x										Water Soft-Rented	No	ADA Features	No		
MB	12 x 15	M									Alarm Sys-Sec	No	Fence			
2B	12 x 16	U									Alarm Sys-Rent	No	Golf Course	No		
3B	15 x 15	U		Garage	2.0	/ Detached	/	24 x 24	/	576.00	Garden Tub	No	Nr Wlkg Trails	No		
4B	12 x 16	U		Outbuilding 1	None			x			Jet Tub	No	Garage Y/N	Yes		
5B	x			Outbuilding 2				x			Pool	No	Off Street Pk			
RR	x			Assn Dues			Frequency	Not Applicable			Pool Type					
LF	x			Other Fees							SALE INCLUDES	Window Treatments, No Appliances Included, Water Heater Electric, Water Softener-Owned				
EX	x			Restrictions												

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Brian Evans	Lic #	AC31300015	Auction Date	1/12/2023	Time	6 PM
Financing:	Existing	Proposed		Excluded Party	None		
Annual Taxes	\$898.00	Exemptions	Homestead, Supplemental	Year Taxes Payable	2022	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	
Co-List Office							
Showing Instr	Showingtime or Open House						
List Date	12/6/2022	Start Showing Date		Exp Date	4/10/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

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).



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

10/10/22

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

10 Lafayette St. Nabash, IN 46992

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven	X			
Range	X			
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Intercom	X			
Light Fixtures				X
Sauna	X			
Smoke / Fire Alarm(s)				X
Switches and Outlets				X
Vent Fan(s)			X	
60 (100) 200 Amp Service (Circle one)				
Generator	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern				X
Septic Field / Bed	X			
Hot Tub	X			
Plumbing				X
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well	X			
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?	X		
Are the structures connected to a public sewer system?	X		
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Jana E. Jackson</i>	Date (mm/dd/yy) 10/10/2022	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

Property address (number and street, city, state, and ZIP code)

110 Lafayette St Wabash, IN 46992

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>19</u> Years.			
Does the roof leak?			X
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? <u>1</u>		X	

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?			X
Are there any encroachments?			X
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?			X
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			X
Is there any damage due to wind, flood, termites or rodents?			X
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/hood all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?			X
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Janet E. Jackson</i>	Date (mm/dd/yy) <u>10/10/2022</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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Average Utilities

	Company	Average Amount
Gas	NIPSCO	\$ 91 ⁰⁰ Mo.
Electric	Duke Energy	\$ 85 ⁰⁰
Water	In American water	\$ 38 ⁰⁰
Other	City of Wabash sewage	\$ 32 ⁰⁰
HOA	NONE	\$

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 85-14-02-304-140.000-009
Local Parcel Number 0120212600

Tax ID:

Routing Number 2L.BK1

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Wabash
Township NOBLE TOWNSHIP
District 009 (Local 009)
School Corp 8060
Neighborhood 8509511-009
Section/Plat 02
Location Address (1)
190 LAFAYETTE St
WABASH, IN 46992

Ownership

JACKSON PAUL E & JANET E
190 LAFAYETTE
WABASH, IN 46992

Legal

ROSS HEIGHTS 50 X123 309 & 310

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900 JACKSON PAUL E & J WD / \$0 I

Notes

9/15/2020 RP: Reassessment Packet 2021



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 for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 130', CI 60' X 130')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows for F F 50 50x123 0.97 \$200 \$194 \$9,700 0% 100% 1.0000 \$9,700 and F F 50 50x123 0.97 \$200 \$194 \$9,700 -30% 100% 1.0000 \$6,790

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.28), Actual Frontage (100), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (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 / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$16,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,500)

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Saturday, May 21, 2022

Review Group 2021

Data Source External Only

Collector 09/01/2020 JS

Appraiser 09/01/2020 JS

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style N/A
Finished Area 1819 sqft
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
Porch, Enclosed Frame	135	\$8,100

Plumbing

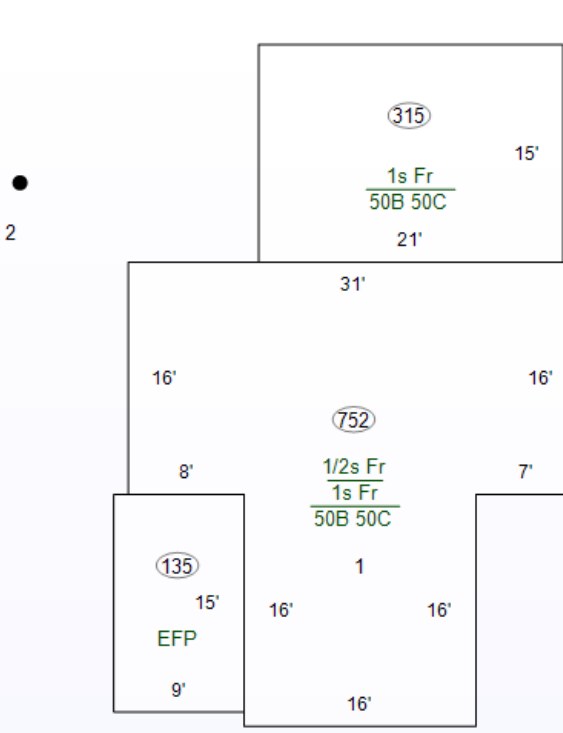
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1067	1067	\$84,000	
2					
3					
4					
1/4					
1/2	1Fr	752	752	\$26,700	
3/4					
Attic					
Bsmt		534	0	\$19,200	
Crawl		534	0	\$4,600	
Slab					

Total Base		\$134,500
Adjustments	1 Row Type Adj. x 1.00	\$134,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1067 1/2:752	\$3,900
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$138,400
Sub-Total, 1 Units		
Exterior Features (+)	\$8,100	\$146,500
Garages (+) 0 sqft	\$0	\$146,500
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.88
Replacement Cost		\$116,028

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 1/2	Wood Frame	D+2	1907	1945	77 A		0.88		2,353 sqft	\$116,028	50%	\$58,010	0%	100%	1.200	1.0000	\$69,600
2: Detached Garage R 01	100%	1	Wood Frame	C	1972	1972	50 A	\$31.48	0.88	\$27.70	24'x24'	\$15,957	35%	\$10,370	0%	100%	1.000	1.0000	\$10,400

...Generation after Generation



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