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Metzger
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CHAD METZGER, CAI, CAGA

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★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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May 19, 2023

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 160^{+/-} Acres being offered in 10 Tracts on Tuesday, June 13, 2023. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, FSA & soil maps, aerial map, 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 you on Tuesday, June 13, 2023 at 6:30 pm at the property – 1964 E. 1250 N., Macy, IN. The Auction will Begin at 6:30 pm!

Thanks,



Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

160^{+/-} Acres Being Offered in 10 Tracts!

Exceptional Home & Pole Barn

Quality Cropland

Recreational Land

160 Acres

Perry Township, Miami Co., IN

Exceptional Home
& Recreational Land
AUCTION

June 13 6:30 PM
Location: 1964 E 1250 N, Macy, IN



**Picture Perfect
Home & Pole Barn**

- **Prime Hunting**
(Deer, Geese, Duck, Pheasant, Turkey)
- **WRP Wetlands**
- **Stocked Lakes**
- **Quality Cropland**

More Photos & Info online @
MetzgerAuction.com

John &
Mary Jo
Riffie,
Owners



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Bert Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Keimer Dottie Hart • John Burrows • Justin Metzger
• Nell Snyder • Justin Nicodemus • Toni Derry

260-982-0238



REAL ESTATE AUCTION TERMS

160+/- Acres with Country Home, Cropland, & Recreational Land!

This property will be offered at Auction on Tuesday, June 13, 2023 at 6:30 pm. Bid Live In-Person or Online! 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. Buyer(s) 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) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 July 28, 2023. Tract 1-3 & 5-7: Possession will be at closing; Tracts 4, 8-10: Possession will be subject to the tenant's rights. Taxes will be prorated to the day of closing. Buyer to receive half of the 2023 farm income. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,008.43. 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: Tuesday, June 13, 2023 at 6:30 pm

Bid Live In-Person or Online!

1964 E. 1250 N., Macy, IN 46951

Perry Township • Miami County

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



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E4250 N

T2 5 Ac.

T1
5 Ac.

T9
5 Ac.

Tract 3
12 Acres

Tract 7
36 Acres

Tract 4
10 Acres

Tract 8 - 15 Acres

Tract 10 - 10 Acres


Tract 5
18 Acres

Tract 6
41 Acres

N2500 E

CHEVON

19

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202316445	1964 E 1250 N	Macy	IN 46951	LP \$0
	Area Miami County	Parcel ID 52-02-23-400-001.002-014	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrm 3	F 2
	Township Perry	Style One and Half Story	REO No	Short Sale No
	School NMICS	Elem North Miami	Jr North Miami	SrH North Miami
Legal Description Approximately 5+/- Acres part of: 014-16009-02 PT S1/2 23-29-4 21.863 ACRES DA 512/513/517/725 27				
Directions From Hwy 19, head west on 1200 N. Turn north on 175 E. Property is to the east.				
Inside City N	City	County Zoning A1	Zoning Description	

Remarks 160+/- Acres with Country Home & Shop, Recreational Land, Cropland & Pond offered in 10 tracts going to Auction on Tuesday, June 13, 2023 at 6:30 pm! This is Tract 1 which features a gorgeous 3 bedroom home with wrap-around porch & walk-out basement! Upon arrival, you'll be captivated by the grandeur of the property's facade, adorned with manicured landscaping and an impressive wrap-around porch welcoming you inside. Be greeted inside by an abundance of natural light that bathes the interior, accentuating the fine craftsmanship and premium finishes throughout including hickory floors & Pella windows. Custom kitchen is complete with hickory cabinets, leathered granite countertops, double ovens & a center island. Kitchen opens to the dining room with amazing lake views! Grand 2-story living room has picturesque lake views as well. The main level Master Suite features a spacious bedroom with walk-in closet and laundry. There are 2 additional spacious bedrooms upstairs with walk-in closets as well as a full bath with jetted tub. This immaculate home offers a full finished basement ready for entertaining with kitchenette, family room, bonus room, pool table room as well as a mechanical & storage room. The 40x64 Pole Barn with loft has space for

Agent Remarks Auction: Tues. 6.13.23 6:30 pm Open House: Thurs. 6.8.23 5:30-6pm & Sun. 6.11.23 2-3pm TERMS: 10% down 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 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

Se	Lo	Lot	5.0000	/	217,800	/	280x525	Lot Desc	3-5.9999					
Above Gd Fin SqFt	2,648	Above Gd Unfin SqFt	0			Below Gd Fin	1,324	Ttl Below Gd	1,324	Ttl Fin SqFt	3,972	Year Built	2015	
Age	8	New Const	No		Date		Ex	Metal		Bsm	Full Basement, Walk-Out Basement, Finished	# Rooms	8	
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material							
RM DIM	LV	B-Main	1	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No				
L	x	B-Upper	1	0	Sewer	Septic	Dryer Hookup	No	Guest Qtrs	No				
D	x	B-Blw G	0	0	Fuel /	Gas, Geothermal, Heat Pump, Propane Tank	Dryer Hookup G/E	No	Split FlrPln	No				
F	x	Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	No				
K	x	Laundry L/W	x		Cooling	Central Air,	Water Soft-Owned	Yes	Skylight	No				
B	x	AMENITIES Ceiling-9+, Closet(s) Walk-in, Countertops-Stone, Deck Covered, Deck Open, Jet Tub, Kitchen Island,				Water Soft-Rented	No	ADA Features	No					
D	x	Landscaped, Open Floor Plan, Porch Covered, Kitchenette, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook				Alarm Sys-Sec	No	Fence						
M	16 x 18	M					Alarm Sys-Rent	No	Golf Course	No				
2	14 x 26	U					Garden Tub	No	Nr Wlkg Trails	No				
3	14 x 26	U	Garage	3.0	/	Detached	/	64 x 40	/	2,560.00	Jet Tub	Yes	Garage Y/N	Yes
4	x		Outbuilding	None			x			Pool	No	Off Street Pk		
5	x		Outbuilding				x			Pool Type				
R	x		Assn Dues		Frequency	Not Applicable				SALE INCLUDES	Dishwasher, Refrigerator, Washer, Kitchen Exhaust Hood, Oven-Double, Water Heater Gas, Water Heater Tankless, Water Softener-Owned			
LF	x		Other Fees											
E	x		Restrictions											

Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction 6/13/2023	Time 6:30
Financing: Existing	Proposed	Location	at the property
Annual \$1,483.79	Exemptions Geothermal, Homestead, Mortgage,	Year Taxes Payable	2023
Possession	at closing	Excluded Party	None
Assessed Value			

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 **Co-List Agent**

Showing Instr	Showingtime or Open House			
List Date 5/19/2023	Start Showing Date	Exp Date 8/30/2023	Owner/Seller a Real Estate Licensee No	Agent/Owner Related No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 3.0%	Variable Rate No	Special List Cond. None	
Virtual	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	
Sell Office	Sell Agent		Sell	
Co-Sell Office	Co-Sell			

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

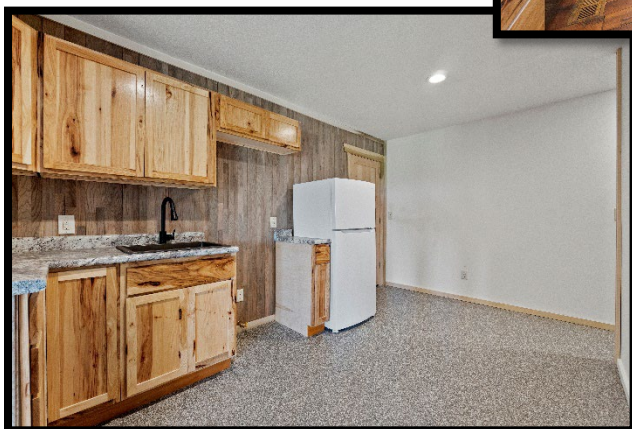
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Tract 1: Gorgeous Home with Wrap-Around Porch & Finished Basement!

1964 E. 1250 N., Macy, IN



- 5+/- Acres
- 3 Bedrooms, 3 Baths
- Finished, Walk-Out Basement with Kitchenette
- 40x64 Pole barn
- Hickory Floors
- Granite Countertops





SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

5/12/23

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)
1909 E 1250 N Mooresville, IN 46051

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:				

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 Tankless			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			

Are the structures connected to a public water system? Yes No Do Not Know

Are the structures connected to a public sewer system? Yes No Do Not Know

Are there any additions that may require improvements to the sewage disposal system? Yes No Do Not Know

If yes, have the improvements been completed on the sewage disposal system? Yes No Do Not Know

Are the improvements connected to a private/community water system? Yes No Do Not Know

Are the improvements connected to a private/community sewer system? Yes No Do Not Know

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 M. J. Riffe	Date (mm/dd/yy) 05/12/23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller Mary Jo Riffe	Date (mm/dd/yy) 05/12/23	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)

1904 E 1250 N Mooch, IN 46951

2. ROOF				YES	NO	DO NOT KNOW
Age, if known: <u>8</u> Years. <u>Seamless Roof</u>						
Does the roof leak?						
Is there present damage to the roof?						
Is there more than one layer of shingles on the house?						
If yes, how many layers? _____						
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?						
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?						
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?						
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?						
Are there any foundation problems with the structures?						
Are there any encroachments?						
Are there any violations of zoning, building codes, or restrictive covenants?						
Is the present use a non-conforming use? Explain:						
Is the access to your property via a private road?						
Is the access to your property via a public road?						
Is the access to your property via an easement?						
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?						
Are there any structural problems with the building?						
Have any substantial additions or alterations been made without a required building permit?						
Are there moisture and/or water problems in the basement, crawl space area, or any other area?						
Is there any damage due to wind, flood, termites or rodents?						
Have any structures been treated for wood destroying insects?						
Are the furnace/woodstove/chimney/flue all in working order?						
Is the property in a flood plain?						
Do you currently pay flood insurance?						
Does the property contain underground storage tank(s)? <u>LP</u>						
Is the homeowner a licensed real estate salesperson or broker?						
Is there any threatened or existing litigation regarding the property?						
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?						
Is the property located within one (1) mile of an airport?						

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 <u>John Riffle</u>	Date (mm/dd/yy) <u>05/12/23</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>Mary Jo Riffle</u>	Date (mm/dd/yy) <u>05/12/23</u>	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)

260-982-0238

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...GENERATION AFTER GENERATION

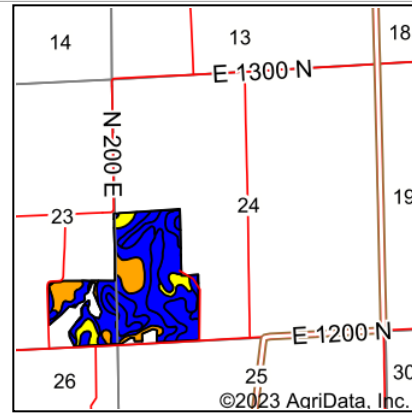
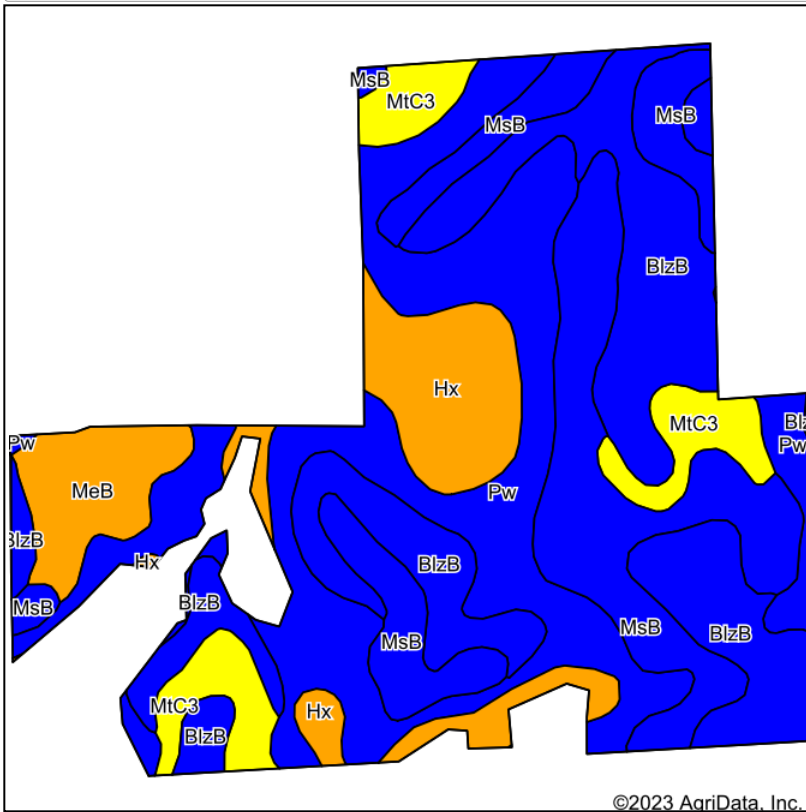
- ★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
- ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Average Utilities

	Company	Average Amount
Gas	LP gas Buried tanks 500 gal.	\$ 2 Fills.
Electric	REMC	\$ 150-280
Water	6" well (East of house)	\$ -
Other	Septic for 5BR home	\$
HOA	-	\$

Soils Map



State: **Indiana**
 County: **Miami**
 Location: **24-29N-4E**
 Township: **Perry**
 Acres: **114.94**
 Date: **5/17/2023**



Soils data provided by USDA and NRCS.

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IN103, Soil Area Version: 26

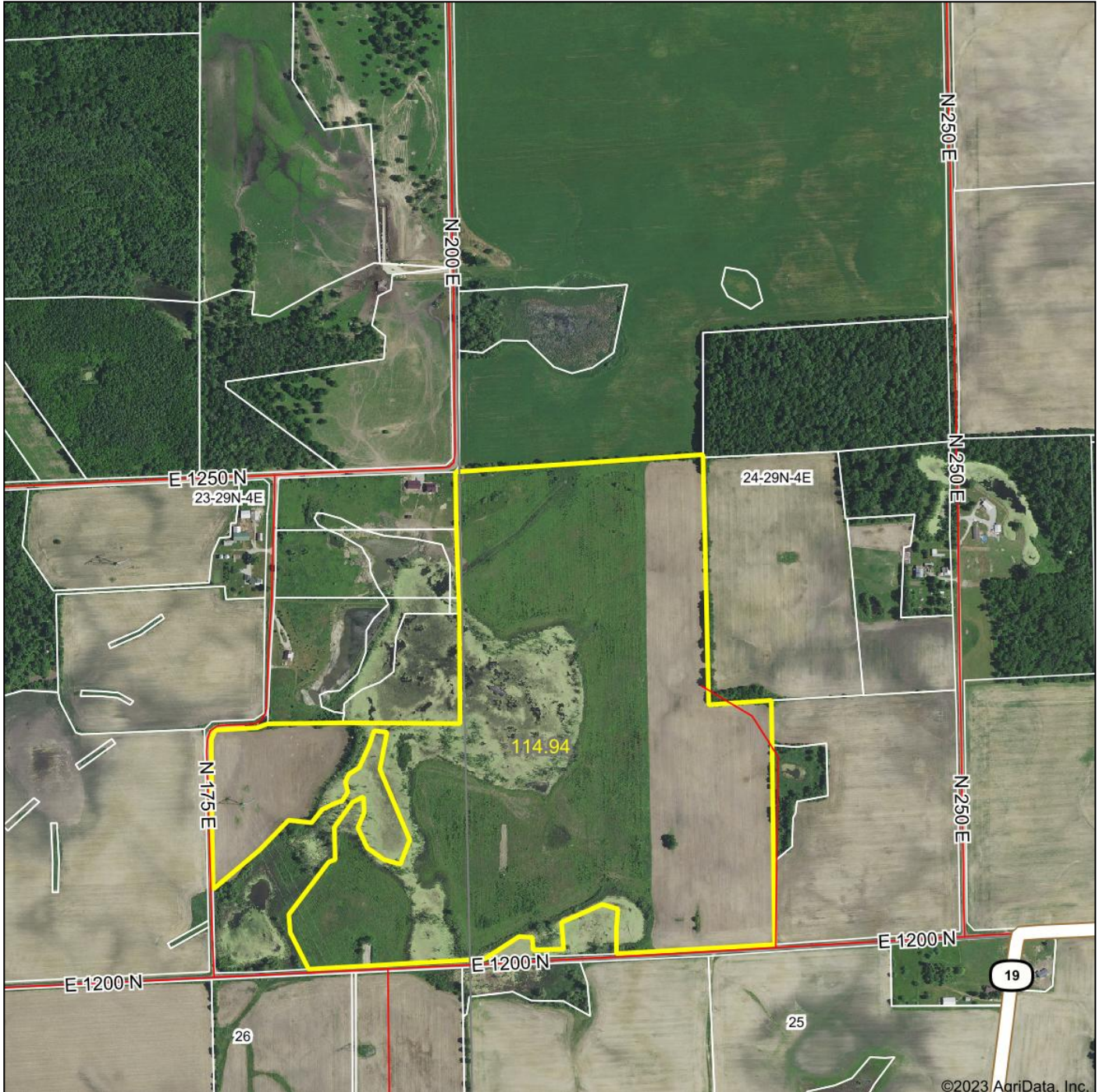
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans	
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	33.05	28.8%		IIw	157	47	66	
BlzB	Blount loam, interlobate moraines, 0 to 2 percent slopes	30.51	26.5%		IIw	142	52	57	
MsB	Glynwood silt loam, 2 to 6 percent slopes	25.76	22.4%		Ile	133	46	53	
Hx	Houghton muck, drained	11.36	9.9%		IIIw	159	42	91	
MtC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	8.53	7.4%		IVe	105	37	34	
MeB	Metea loamy fine sand, 2 to 6 percent slopes	5.73	5.0%		IIIe	110	39	43	
Weighted Average						2.30	141.6	46.5	*n 59.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

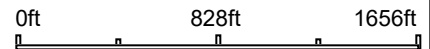
Soils data provided by USDA and NRCS.

Aerial Map



©2023 AgriData, Inc.

Map Center: 40° 56' 49.86, -86° 2' 8.86



Metzger Auctioneers & Appraisers
Property Services, LLC

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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24-29N-4E
Miami County
Indiana



5/17/2023

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

General Information

Parcel Number 52-02-23-400-001.002-014
Local Parcel Number 0141600902

Tax ID:

Routing Number 02-23-014-016

Property Class 101 Cash Grain/General Farm

Year: 2022

Location Information

County Miami
Township PERRY TOWNSHIP
District 014 (Local 014) PERRY TOWNSHIP
School Corp 5620 NORTH MIAMI CONSOLIDATED
Neighborhood 14801-014 Perry Twp
Section/Plat 23
Location Address (1) 1964 E 1250 N MACY, IN 46951

Ownership

Riffle, John H & Mary Jo
1964 E 1250 N
MACY, IN 46951

Legal

014-16009-02 PT S1/2 23-29-4 21.863 ACRES
DA 512/513/517/725 27 160 00902



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 05/13/2014 to 01/01/1900.

Notes

Agricultural

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

Table with columns: Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 100', CI 100' 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. Rows list various land parcels and their characteristics.

Zoning

Subdivision

Lot

Market Model 14801-014

Characteristics

Topography Rolling Flood Hazard []

Public Utilities Electricity ERA []

Streets or Roads Unpaved TIF []

Neighborhood Life Cycle Stage Other

Printed Friday, April 8, 2022

Review Group 2021

Data Source Owner

Collector

Appraiser 06/12/2020 Brian

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (21.86), Actual Frontage (0), Developer Discount, Parcel Acreage (21.86), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.94), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (19.92), Farmland Value (\$10,280), Measured Acreage (19.92), Avg Farmland Value/Acre (516), Value of Farmland (\$10,280), Classified Total (\$0), Farm / Classified Value (\$10,300), Homesite(s) Value (\$18,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,000), CAP 2 Value (\$10,300), CAP 3 Value (\$0), Total Value (\$28,300).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 3/4
Style	N/A
Finished Area	2648 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input 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
Porch, Open Frame	1280	\$32,600

Plumbing

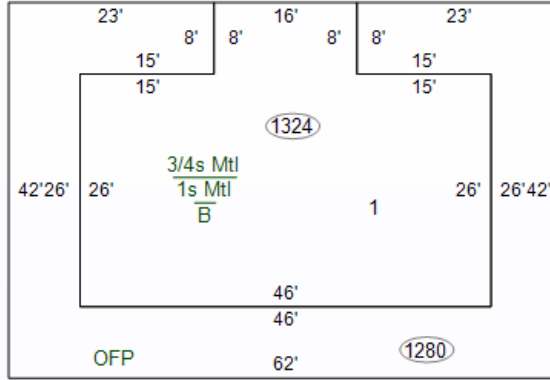
#	TF
Full Bath	2 6
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	4 8

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

No Heat, Gravity



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 5	1324	1324	\$95,400	
2				
3				
4				
1/4				
1/2				
3/4 5	1324	1324	\$42,400	
Attic				
Bsmt	1324	0	\$31,800	
Crawl				
Slab				

Total Base \$169,600

Adjustments 1 Row Type Adj. x 1.00 \$169,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:1324	(\$6,200)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$165,800

Sub-Total, 1 Units

Exterior Features (+)	\$32,600	\$198,400
Garages (+) 0 sqft	\$0	\$198,400
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.88
Replacement Cost		\$192,051

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	100%	1 3/4	Metal	C+2	2015	2015	7 A		0.88		3,972 sqft	\$192,051	6%	\$180,530	0%	100%	1.000	1.0000	\$180,500
2: Detached Garage	100%	1	Wood Frame	C+2	2020	2020	2 A	\$19.02	0.88	\$18.41	2,560 sqft	\$47,138	2%	\$46,200	0%	100%	1.000	1.0000	\$46,200
3: Geothermal	100%	1		C	2015	2015	7 A		0.88			\$20,680	6%	\$19,440	0%	100%	1.000	1.0000	\$19,400
4: Porch (free standing)	100%	1		C	2020	2020	2 A		0.88		240 sqft	\$7,920	2%	\$7,760	0%	100%	1.000	1.0000	\$7,800

This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

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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