

*Expanding your Horizon...*



**Metzger**  
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**

## **Rare Opportunity, Exceptional Waterfront Luxury Retreat on North Twin Lake**

*L*uxury lakefront living meets privacy and recreation with this exceptional custom home situated on approximately 24.7+/- acres along the shores of *North Twin Lake*.



Built in 2013, this beautifully designed property offers the perfect blend of high-end finishes, open-concept living, with breathtaking waterfront views throughout.

The heart of the home features a spacious kitchen, dining, and living area designed for both everyday comfort & entertaining. Expansive

windows fill the space with natural light while showcasing stunning lake views from nearly every angle. A floor-to-ceiling stone fireplace anchors the main living area, creating a warm yet refined atmosphere.

The main-level primary suite offers peaceful waterfront views and convenient single-level living with a walk-in tiled shower & large walk-in closet. A second bedroom on the main level, with built-in bookshelves, currently functions as office space. The fully finished walk-out basement provides additional living space with three bedrooms, a large family room, and direct outdoor access along with large storage room!

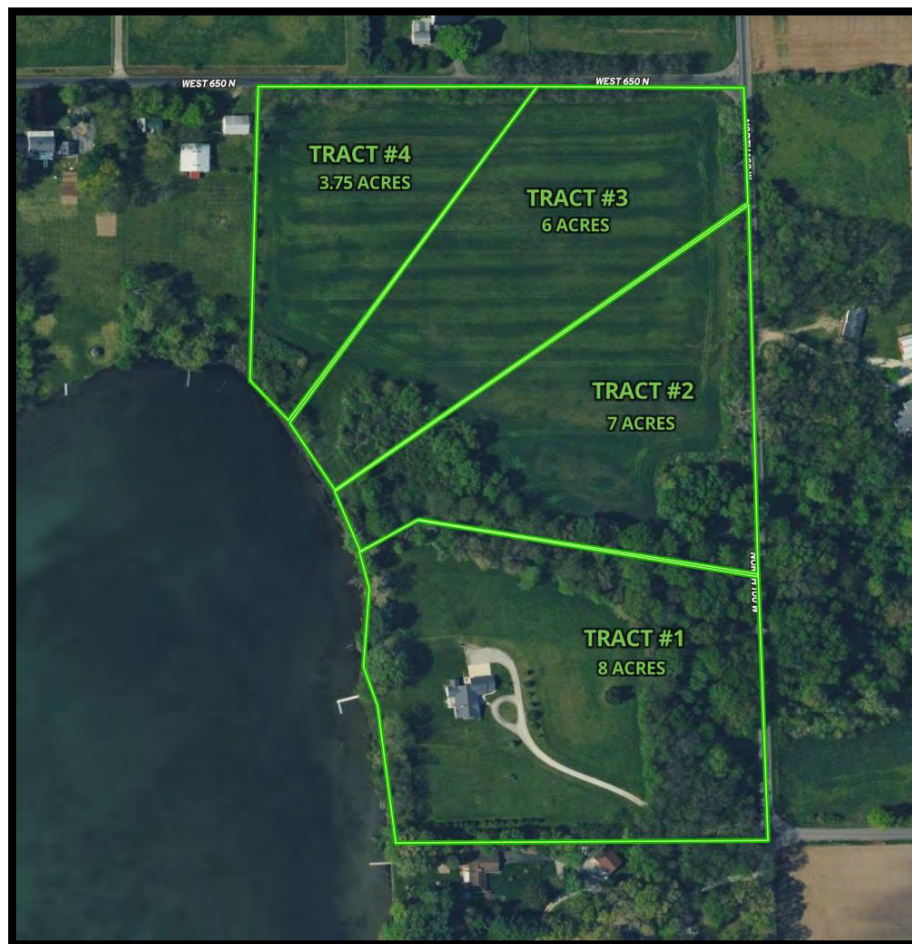
Outdoor spaces are equally impressive, featuring multiple patios, deck areas, and waterfront gathering spaces ideal for entertaining, relaxing, and enjoying the beauty of the property. The 3-car attached garage provides ample storage for vehicles, lake toys, and recreational equipment.

With 24.7+/- acres of waterfront property, this rare offering delivers privacy, luxury, and endless opportunities to enjoy lake life at its finest! Bid on one tract individually, any combination or the entirety!

***Open Houses: Tuesday, June 9<sup>th</sup> • 6-7 pm & Saturday, June 20<sup>th</sup> • 1-2 pm***

**[www.BidMetzger.com](http://www.BidMetzger.com)**

# Auction Details, Tract Map, Terms & Conditions

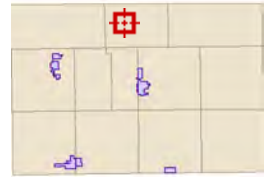


# TRACT MAP





**Overview**



**Legend**

-  Parcels
- Roads**
-  Federal
-  US
-  State
-  County
-  Local
-  Private
-  Unknown

<b>Parcel ID</b>	44-03-23-400-002.000-012	<b>Alternate ID</b>	002-23402-00	<b>Owner</b>	Dorothy H Yunker Revocable Trust w/LE for
<b>Sec/Twp/Rng</b>	23-38N-09E	<b>Class</b>	AGRICULTURAL - CASH	<b>Address</b>	Yunker, Dorothy H
<b>Property</b>	6260 N 100 W		GRAIN/GENERAL FARM		PO Box 127
<b>Address</b>	Howe	<b>Acreage</b>	24.72		Howe, IN 46746
<b>District</b>	Lima Township				
<b>Brief Tax Description</b>	NE COR SE 1/4				
	24.72 AC				

(Note: Not to be used on legal documents)

The information in this web site represents current data from a working file which is updated continuously. Its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use. LaGrange County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use

Date created: 3/12/2026  
Last Data Uploaded: 3/11/2026 2:27:42 AM



## REAL ESTATE AUCTION TERMS

***24.72+/- Acres on North Twin Lake being Offered in 4 Tracts  
Luxury Home with Potential Building Sites – All Lakefront!***

This property will be offered via Live & Online Auction on Saturday, June 27, 2026, at 10 am est. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and their 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. Bare land tracts will be adjusted to the exact surveyed acres using your bid price per acre, tract one, with the home, will not be adjusted. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer.

A 3% buyer's premium will be added on top of the winning bid. An earnest money deposit of \$25,000 per tract will be due on 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. Buyers agree to sign the purchase agreement within 24 hours of the auction and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers 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 & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before August 28, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately \$2,212.20. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made on 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 any showings, and the auction if held live, your client attends. The Client Registration form is available on the bidding website.

**Live & Online Auction: Sat., June 27, 2026 • 10 am est.**

**Auction Location: at the property, 6260 N. 100 W., Howe, IN 46746**

**Open Houses: Tuesday, June 9<sup>th</sup> 6-7 pm & Saturday June 20<sup>th</sup> 1-2 pm**

***Auction Manager: Dodie Hart, call/text 260.463.1717***

**[www.BidMetzger.com](http://www.BidMetzger.com)**

# TRACT 1

8<sup>+/-</sup> Lakefront Acres  
Luxury Home



**Metzger**  
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

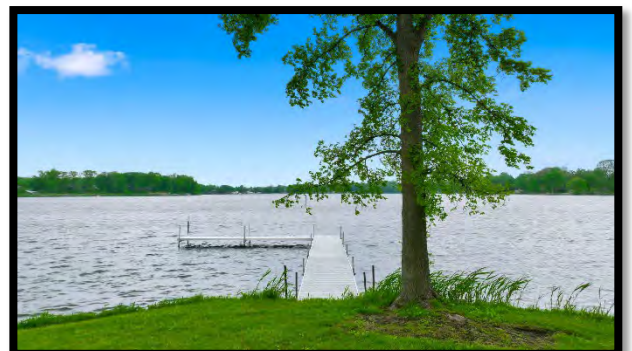
# *Stunning Luxury Home with Lakefront Panoramic Views*

**6260 N 100 W, Howe IN 46746**



## **Highlights Include:**

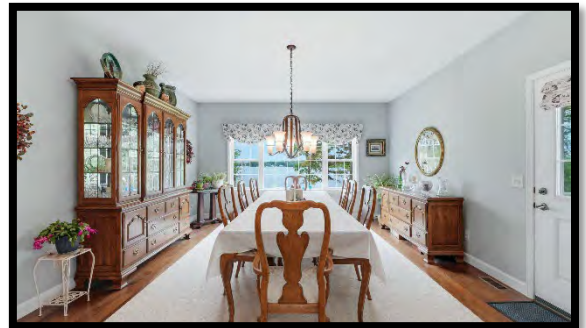
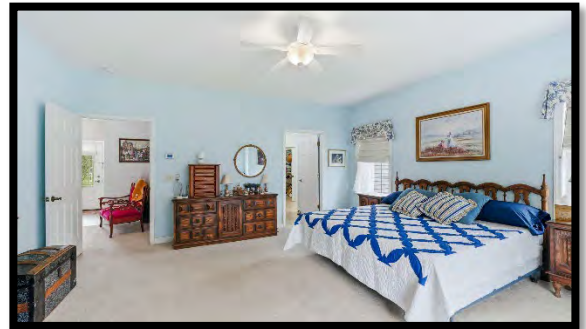
- 24.72+/- Acres of Prime Waterfront Property on North Twin Lake Offered in 4 Tracts with a Custom Built Luxury Home in 2013
- Open-Concept Design with Panoramic Water Views, Thoughtful Layout & Abundant Natural Light Throughout
- Gourmet Kitchen: Custom Cabinetry & Large Center Island flows to the Spacious Dining Area Overlooking the Lake
- Great Room with Floor-to-Ceiling Stone Fireplace Leading to Deck
- Main-Level Primary Suite with Lake Views featuring a Luxurious Custom Tile Walk-In Shower & Large Walk-in Closet
- Finished Walk-Out Basement: Additional Bedrooms & Family Room
- Covered Porch, Large Deck & Patio Areas - Perfect for Morning Coffee, Evening Sunsets & Entertaining
- Private Pier with Direct Lake Access, Beautifully Maintained Grounds with Mature Trees, Circular Driveway Creating an Impressive Entrance & 3-Car Attached Garage



***Quality Finishes & Craftsmanship Throughout, Ideal for Year-Round Living or a Luxury Lake Retreat***

# *24.7 Acre Waterfront Retreat on North Twin Lake*

6260 N 100 W, Howe IN 46746



## Open Houses

Tuesday, June 9<sup>th</sup> • 6-7 pm

&

Saturday, June 20<sup>th</sup> • 1-2 pm

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202620709	6260 N 100 W Road	Howe	IN	46746	LP	\$0
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**Area** LaGrange County **Parcel ID** 44-03-23-400-002.000-012 **Type** Site-Built Home **Waterfront** Yes  
**Sub** None **Cross Street** **Bedrms** 5 **F Baths** 3 **H Baths** 1  
**Township** Lima **Style** One Story **REO** No **Short Sale** No  
**School District** Lakeland School Corp **Elem** Lakeland Primary  
**Intermediate** **JrH** Lakeland Intermediate **SrH** Lakeland Jr/Sr  
**Legal Description** Approximately 8+/- acres part of NE COR SE 1/4 24.72 AC  
**Directions to Property** State Road 9 S to W 600 N, head W, property is the NW corner of W 600 N and N 100 W - property is waterfront on North Twin Lake

<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>
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**Remarks** Stunning custom lakefront home built in 2013 and situated on approximately 24.7+/- acres on North Twin Lake is Selling via Auction on Sat. June 27 at 10 am! This luxury property features high-end finishes, an open-concept kitchen/dining/living area with a stone fireplace, & incredible water views throughout. Main-level master suite offers convenient single-level living, while the fully finished walk-out basement includes 3 additional bedrooms and a spacious family room. Outdoor entertaining is easy with patios, deck space, and beautiful waterfront surroundings. Additional features include a 3-car attached garage, expansive windows with natural light, and a rare combination of privacy, acreage, and lakefront living. This is Tract 1 of the auction and can be bid on individually, in combination with another tractor or the entirety. Come See this Beautiful Home: Open Houses: Tuesday, June 9th 6 -7 pm & Saturday, June 20th from 1-2 pm.

**Agent Remarks** Live Simulcast Auction: Saturday, June 27, 2026 at 10 am Open Houses: Tuesday, June 9th 6-7 pm & Saturday, June 20th from 1-2 pm. A 3% buyer's premium will be added to the winning invoice. Full terms are in DOCS. RE BROKERS: You must register clients in advance of the auction & be present at any and all showings they attend. Client Registration form is available on the bidding site.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	8.0000 / 348,480 / 663 x 478	<b>Lot Desc</b>	Irregular, Level, Partially Wooded, Slope, Waterfront, 6-9.999
<b>Above Gd Fin SqFt</b>	1,984	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	1,484
<b>Age</b>	13	<b>New Const</b>	No	<b>Date Complete</b>	
				<b>Ext</b>	Stone, Vinyl
				<b>Bsmnt</b>	Full Basement, Walk-Out Basement, Partially
				<b>Basement Material</b>	Poured Concrete
				<b># Rooms</b>	11

<b>Room Dimensions</b>			<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>Well</b>	<b>Dryer Hookup Gas</b>	<b>No</b>	<b>Fireplace</b>	<b>Yes</b>
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	<b>2</b>	<b>1</b>	<b>Well</b>	<b>Private</b>	<b>Dryer Hookup Elec</b>	<b>Yes</b>	<b>Guest Qtrs</b>	<b>No</b>	
<b>LR</b> 20 x 28	M	<b>B-Upper</b> 0	0	<b>Sewer</b> Septic	<b>Dryer Hookup G/E</b>	No	<b>Split Firpln</b>	Yes	<b>Ceiling Fan</b>	Yes	
<b>DR</b> 14 x 16	M	<b>B-Blw G</b> 1	0	<b>Fuel / Heating</b> Forced Air	<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes	<b>Skylight</b>	No	
<b>FR</b> 18 x 20	L	<b>Laundry Rm</b> Main		<b>Heating</b>	<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	No	<b>ADA Features</b>	Yes	
<b>KT</b> 28 x 16	M	<b>Laundry L/W</b> 16 x 8		<b>Cooling</b> Central Air	<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	Yes	<b>Fence</b>	None	
<b>BK</b> x		<b>AMENITIES</b> 1st Bdrm En Suite, ADA Features, Balcony, Breakfast Bar, Built-In Bookcase, Built-in Desk, Ceiling Fan(s), Closet(s) Walk-in, Crown Molding, Deck Covered, Deck Open, Deck on Waterfront,			<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	None	<b>Golf Course</b>	No	
<b>DN</b> x					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No	<b>Nr Wlkg Trails</b>	No	
<b>1B</b> 28 x 22	M				<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No	<b>Garage Y/N</b>	Yes	
<b>2B</b> 8 x 12	M				<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes	<b>Off Street Pk</b>	Yes	
<b>3B</b> 18 x 16	L	<b>Garage</b> 3.0 / Attached / 38 x 22 / 836.00			<b>Pool</b>	No	<b>Off Street Pk</b>	Yes			
<b>4B</b> 18 x 16	L	<b>Outbuilding 1</b> None			<b>Pool Type</b>						
<b>5B</b> 18 x 16	L	<b>Outbuilding 2</b>			<b>SALE INCLUDES</b> Dishwasher, Refrigerator, Washer, Window Treatments, Dryer -Electric, Oven-Gas, Range-Gas, Water Heater Gas, Water Softener-Owned						
<b>RR</b> x		<b>Assn Dues</b>		<b>Frequency</b> Not Applicable	<b>FIREPLACE</b> Living/Great Rm, Gas Log, Fireplace Insert						
<b>LF</b> x		<b>Other Fees</b>									
<b>EX</b> 18 x 20	L	<b>Restrictions</b>									

<b>Water</b>	Frontage Lot	<b>Wtr Name</b>	North Twin Lake	<b>Water Frontage</b>	500.00	<b>Channel Frontage</b>	0.00
<b>Water</b>	Pier/Dock, Deeded			<b>Water Type</b>	Lake	<b>Lake Type</b>	Ski Lake
<b>Auctioneer Name</b>	Chad Metzger and Dodie Hart	<b>Lic</b>	AC31300015	<b>Auction Date</b>	5/29/2026	<b>Time</b>	10:0
<b>Financing: Existing</b>		<b>Proposed</b>		<b>Location</b>	Live or Online:	<b>Excluded Party</b>	None
<b>Annual</b>	\$2,212.20	<b>Exemptions</b>		<b>Year Taxes Payable</b>	2026	<b>Assessed Value</b>	
<b>Possession</b>	At closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050				
<b>Agent E-mail</b>	chad@metzgerauction.com	<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>			
<b>Co-List Office</b>		<b>Co-List Agent</b>					
<b>Showing</b>	Showingtime or Open House						
<b>List Date</b>	5/29/2026	<b>Start Showing Date</b>		<b>Exp Date</b>	11/30/2026	<b>Owner/Seller a Real Estate</b>	No
<b>Seller Concessions Offer Y/N</b>		<b>Seller Concession Amount</b>	\$	<b>Agent/Owner Related</b>	No		
<b>Contract Type</b>	Exclusive Right to Sell			<b>Special List Cond.</b>	None		
<b>Virtual</b>		<b>Lockbox</b>	Mechanical/Combo	<b>Lockbox Location</b>	front door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>					
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>		<b>Sell Team</b>			
<b>Presented by:</b>	Tiffany Reimer - Cell: 260-571-7910						

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.



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

6260 N 100 W Howe, Indiana 46746

1. The following are in the conditions indicated:					C. WATER & SEWER SYSTEM				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	n/a				Cistern				
Clothes Dryer			X		Septic Field / Bed		X		
Clothes Washer			X		Septic & Holding Tank / Septic Mound		X	X	
Dishwasher			X		Hot Tub	n/a			
Disposal			X		Plumbing		X		
Freezer	n/a				Aerator System	n/a			
Gas Grill	n/a				Sump Pump	n/a			
Hood			X		Irrigation Systems		X		
Microwave Oven	n/a				Water Heater / Electric				
Oven			X		Water Heater / Gas		X		
Range			X		Water Heater / Solar				
Refrigerator			X		Water Purifier		X		
Room Air Conditioner(s)	n/a				Water Softener		X		
Trash Compactor	n/a				Well		X		
TV Antenna / Dish	n/a				Geothermal and Heat Pump	n/a			
Other:					Other Sewer System (Explain) sewer coming to area				
<b>B. ELECTRICAL SYSTEM</b>	<b>Not Applicable / Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Unknown</b>	Swimming Pool & Pool Equipment	n/a			
Security Systems(s)			X						
Ceiling Fan(s)			X						
Garage Door Opener / Controls			X						
Inside Telephone Wiring and Blocks / Jacks			X						
Light Fixtures			X						
Sauna	n/a								
Smoke / Fire Alarms			X						
Carbon Monoxide Detectors	n/a								
Switches and Outlets			X						
Vent Fan(s)			X						
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 Amp Service									
Generator	n/a								

		Yes	No	Unknown
Are the structures connected to a public water system?			X	
Are the structures connected to a public sewer system? sewer coming to area			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?				
Are the structure(s) connected to a private / community water system? -on private well			X	
Are the structure(s) connected to a private / community sewer system?			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 broker, 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>Kim K Shelley</i>	Date (mm / dd / yyyy) 4/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<b>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.</b>			
Signature of Seller (at closing) <i>Kim K Shelley</i>	Date (mm / dd / yyyy) 4/24/2026	Signature of Seller (at closing)	Date (mm / dd / yyyy)

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

6260 N 100 W Howe, Indiana 46746

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	n/a			
Boiler / Radiator	n/a			
Central Air Conditioning			X	
Electric Heat Pump	n/a			
Furnace Heat / Gas			X	
Furnace Heat / Electric	n/a			
Geothermal	n/a			
Solar House-Heating	n/a			
Woodburning Stove	n/a			
Fireplace	n/a			
Fireplace Insert			X	
Air Cleaner	n/a			
Humidifier	n/a			
Propane Tank	n/a			
Other Heating Source	n/a			
<b>2. ROOF</b>		<b>Yes</b>	<b>No</b>	<b>Unknown</b>
Age, if known: <u>13</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? _____				
<b>3. WATER HEATER</b>				
Age, if known: <u>13</u> Years.				
<b>4. FURNACE</b>				
Age, if known: <u>13</u> Years.				
<b>5. CENTRAL AIR CONDITIONING</b>				
Age, if known: <u>13</u> Years.				
<b>6. HAZARDOUS CONDITIONS</b>		<b>Yes</b>	<b>No</b>	<b>Unknown</b>
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 15-19-3.1?			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:				

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 broker, 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>Kim K Shelley</i>	Date (mm / dd / yyyy) 4/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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.

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

6260 N 100 W Howe, Indiana 46746

7. OTHER DISCLOSURES	Yes	No	Unknown
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	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
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	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> .		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See <a href="http://www.irs.gov/publications/p515/index.html">http://www.irs.gov/publications/p515/index.html</a> .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

**8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:**


*(Use additional pages and attach, if necessary)*

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 broker, 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>Kim K Shelley</i>	Date (mm / dd / yyyy) 4/24/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<b>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.</b>			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

# TRACT 2

7<sup>+/-</sup> Lakefront Acres  
with woods on  
North Twin Lake

<b>Property</b>	LOTS AND LAND	<b>Statu</b>	Active	<b>CDO</b>	0	<b>DOM</b>	0	<b>Auctio</b>	Yes
<b>MLS</b>	202620705	<b>** 100 W Road</b>	<b>Howe</b>	<b>I</b>	46746	<b>Status</b>	Active	<b>L</b>	\$0
	<b>Are</b>	LaGrange	<b>Parcel ID</b>	44-03-23-400-002.000		<b>Typ</b>	Residential Land	<b>Lot #</b>	
	<b>Sub</b>	None	<b>Cross Street</b>						
	<b>School</b>	LAK Elem	Lakeland Primary	<b>JrH</b>	Lakeland	<b>SrH</b>	Lakeland Jr/Sr		
	<b>REO</b>	No	<b>Short</b>	No	<b>Waterfront</b>	Y			
	<b>Legal</b>	Approximately 7 +/- acres, part of: NE COR SE 1/4 24.72AC							
	<b>Direction</b>	State Road 9 S to W 600 N, head W, turn N on N 100 W, property on W side of road on North							
	<b>Inside City</b>	<b>City</b>	<b>County</b>	<b>Zoning</b>					

**Remarks** 24.7+/- Acres of Lakefront Land is going to auction, Sat. June 27th at 10 am. This is Tract 2 and features 7+/- partially wooded acres with approximately 152 ft. of prime lake frontage on North Twin Lake. Great potential building sites with a mix of open space and mature trees -- providing privacy and flexibility to create your ideal home or cabin in a serene, recreational setting. Bid on each tract individually, any combination or the entirety. Come See for Yourself, Open Houses: Tuesday, June 9th 6-7 pm & Saturday, June 20th from 1-2 pm.

**Agent Remarks** Live & Online Auction Date: Sat., June 27, 2026 at 10 am Open Houses: Tuesday, June 9th 6-7 pm & Saturday, June 20th from 1-2 pm. A 3% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: Must register clients in

<b>Sec</b>	Lo	<b>Lot Ac/SF/Dim</b>	7.0000 / 304,920 / 611x879x152	<b>Platted</b>	No	<b>Platted</b>	Yes
<b>Parcel</b>	Lake, Partially Wooded,	<b>Date Lots</b>		<b>Price per Acre</b>	\$0.00		
<b>Townshi</b>	Lima	<b>Road</b>	County	<b>Road</b>	Tar and	<b>Road</b>	County
<b>Type</b>	Agriculture, Residential,						
<b>Water Type</b>	None	<b>Well Type</b>		<b>Easements</b>	Yes		
<b>SEWER TYPE</b>	None			<b>Water</b>	152.00		
<b>Type Fuel</b>	None			<b>Assn Dues</b>	Not Applicable		
<b>Electricity</b>	None			<b>Other Fees</b>			

**Features**

**DOCUMENTS AVAILABLE** Aerial Photo

<b>Strctr/Bldg Imprv</b>	No	<b>Can Property Be</b>	No	<b>Water Access</b>	Lake	<b>Water Name</b>	North Twin Lake	<b>Lake Type</b>	
<b>Water</b>	Deeded, Recorded, Walk to Lake Access	<b>Water</b>	152.00	<b>Channel Frontage</b>	0.00	<b>Water</b>	LAKE		
<b>Auctio</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger and Dodie Hart	<b>Auctioneer License #</b>	AC31300015				
<b>Auction Location</b>	Live and Online:	<b>Auction Start Date</b>	5/29/2026						
<b>Financin</b>	Existing	<b>Propos</b>		<b>Excluded</b>	None				
<b>Annual</b>	\$2,212.	<b>Exemption</b>		<b>Year Taxes Payable</b>	2026	<b>Assessed</b>			
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possessio</b>	At closing						
<b>List</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050						
<b>Agent ID</b>	RB14045939	<b>Agent</b>	chad@metzgerauction.com						
<b>Co-List</b>		<b>Co-List Agent</b>							
<b>Showing Instr</b>	Showingtime or Open House								
<b>List Date</b>	5/29/202	<b>Exp Date</b>	9/30/202						
<b>Contract</b>	Exclusive Right to Sell	<b>Special Listing</b>	None						
<b>Seller Concessions Offer</b>		<b>Seller Concession</b>							
<b>Virtual</b>		<b>Type of Sale</b>							
<b>Pending</b>	<b>Closing</b>	<b>Selling</b>	<b>How</b>	<b>CDO</b>	0				
<b>Total Concessions</b>		<b>Sold/Concession</b>							
<b>Sell</b>		<b>Sell</b>							
<b>Co-Sell</b>		<b>Co-Sell</b>							
<b>Presented</b>	Tiffany Reimer - Cell: 260-571-7910	/	Metzger Property Services, LLC - Off: 260-982-0238						

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# TRACT 3

6<sup>+/-</sup> Lakefront Acres  
on North Twin Lake

**Property** LOTS AND LAND **Statu** Active **CDO** 0 **DOM** 0 **Auctio** Yes  
**MLS** 202620704 **\*\*\* 100 N Road** **Howe** **I** 46746 **Status**Active **L** \$0



**Are** LaGrange **Parcel ID**44-03-23-400-002.000 **Typ** Residential Land  
**Sub** None **Cross Street**  
**School** LAK Elem Lakeland Primary **JrH** Lakeland **SrH** Lakeland Jr/Sr  
**REO** No **Short** No **Waterfront** Y  
**Legal** Approximately 6+/- acres, part of: NE COR SE 1/4 24.72 AC  
**Direction** State Road 9 S to W 600 N, head W, turn N on N 100 W, property on W side of the road.  
**Inside City** **City** **County** **Zoning**

**Remarks** 24.7+/- Acres of Lakefront Land is going to Auction, Sat. June 27th at 10 am This is Tract 3: 6+/- acres with 147 feet of frontage on North Twin Lake, offering excellent fishing and direct water access. Mature trees provide both privacy and natural beauty while still allowing plenty of flexibility for future builds or recreational activities. Enjoy the expansive, sun-filled setting in a peaceful environment perfect for relaxation, outdoor activities, and lakeside living. Bid on Each tract individually, any combination or the entirety. Come See for Yourself, Open Houses: Tuesday, June 9th 6-7 pm & Saturday, June 20th from 1-2 pm.

**Agent Remarks** Live & Online Auction Date: Sat., June 27, 2026 at 10 am est Open Houses: Tuesday, June 9th 6-7 pm & Saturday, June 20th from 1-2 pm. A 3% buyer's premium will be added to the winning invoice. Full terms in Docs. RE BROKERS: Must register

**Sec** Lo **Lot Ac/SF/Dim** 6.0000 / 261,360 / 147x875x225x350x745  
**Parcel** Lake, Partially Wooded, **Platted** No **Platted** Yes  
**Townshi** Lima **Date Lots**  
**Type** Architecture, Residential **Road** **County** **Road** Tar and **Road** **County** **Price per Acre** \$0.00

**Water Type** None **Well Type** **Easements** Yes  
**SEWER TYPE** None **Water** 147.00  
**Type Fuel** None **Assn Dues** Not Applicable  
**Electricity** None **Other Fees**

**Features** **DOCUMENTS AVAILABLE** Aerial Photo

**Strctr/Bldg Imprv** No  
**Can Property Be** No  
**Water Access** Lake  
**Water Name** North Twin Lake **Lake Type**  
**Water** Deeded, Recorded, Walk to Lake Access  
**Water** 147.00 **Channel Frontage** 0.00 **Water** LAKE  
**Auctio** Yes **Auctioneer Name** Chad Metzger and Dodie Hart **Auctioneer License #** AC31300015  
**Auction Location** Live and Online: **Auction Start Date** 5/29/2026  
**Financin** Existing **Propos** **Excluded** None  
**Annual** \$2,212. **Exemption** Homestead, Supplemental **Year Taxes Payable** 2026 **Assessed**  
**Is Owner/Seller a Real Estate Licensee** No **Possessio** At closing  
**List** Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050  
**Agent ID** RB14045939 **Agent** chad@metzgerauction.com  
**Co-List** **Co-List Agent**

**Showing Instr** Open House or Showing Time:  
**List Date** 5/29/202 **Exp Date** 9/30/202  
**Contract** Exclusive Right to Sell **Special Listing** None

**Seller Concessions Offer** **Seller Concession**  
**Virtual** **Type of Sale**  
**Pending** **Closing** **Selling** **How** **CDO** 0  
**Total Concessions** **Sold/Concession**  
**Sell** **Sell**  
**Co-Sell** **Co-Sell**  
**Presented** Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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# TRACT 4

3.75<sup>+/-</sup> Lakefront Acres  
on North Twin Lake



Real Estate • Auctions • Appraisals

**Property** LOTS AND LAND **Statu** Active **CDO** 0 **DOM** 0 **Auctio** Yes  
**MLS** 202620702 **\*\*\*\*** 100 N Road **Howe** **I** 46746 **Status** Active **L** \$0



**Are** LaGrange **Parcel ID** 44-03-23-400-002.000 **Typ** Residential Land  
**Sub** None **Cross Street**  
**School** LAK Elem Lakeland Primary **JrH** Lakeland **SrH** Lakeland Jr/Sr  
**REO** No **Short** No **Waterfront** Y  
**Legal** Approximately 3.75+/- acres, part of: NE COR SE 1/4 24.72 AC  
**Direction** State Road 9 S to W 600 N, head W, turn N on N 100 W, turn W on W 650 N, property is on S  
**Inside City** **City** **County** **Zoning**

**Remarks** 24.7+/- Acres of Lake Frontage on North Twin Lake is Selling at Auction, Saturday, June 27th at 10 am. This is Tract 4, and is a beautiful 3.75+/- acre lakefront parcel offering 89 feet of frontage on a lake known for excellent fishing and peaceful lakeside living. The open lot provides outstanding flexibility to design and potentially build your ideal home, cabin, or weekend retreat while enjoying direct water access. Rare Opportunity, bid on this tract individually, any combination or the entirety! Come See for Yourself, Open Houses: Tuesday, June 9th 6-7 pm & Saturday, June 20th from 1-2 pm.

**Agent Remarks** Live & Online Auction Time: Sat., June 27, 10 am est Open Houses: Tuesday, June 9th 6-7 pm & Saturday, June 20th from 1-2 pm. A 3% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: must register clients in

**Sec** Lo **Lot Ac/SF/Dim** 3.7500 / 163,350 / 520x500x750x90  
**Parcel** Lake, Partially Wooded, **Platted** No **Platted** Yes  
**Townshi** Lima **Date Lots**  
**Type** Architecture, Residential **Road** County **Road** Paved **Road** County  
**Price per Acre** \$0.00

**Water Type** None **Well Type**  
**SEWER TYPE** None **Easements** Yes  
**Type Fuel** None **Water** 90.00  
**Electricity** None **Assn Dues** Not Applicable  
**Other Fees**

**Features** **DOCUMENTS AVAILABLE** Aerial Photo, Agency

**Strctr/Bldg Imprv** No  
**Can Property Be** No  
**Water Access** Lake  
**Water Name** North Twin Lake **Lake Type**  
**Water** None  
**Water** 90.00 **Channel Frontage** 0.00 **Water** LAKE  
**Auctio** Yes **Auctioneer Name** Chad Metzger and Dodie Hart **Auctioneer License #** AC31300015  
**Auction Location** Live and Online: **Auction Start Date** 5/29/2026  
**Financin** Existing **Propos** **Excluded** None  
**Annual** \$2,212. **Exemption** Homestead, Supplemental **Year Taxes Payable** 2026 **Assessed**  
**Is Owner/Seller a Real Estate Licensee** No **Possessio** At closing  
**List** Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050  
**Agent ID** RB14045939 **Agent** chad@metzgerauction.com  
**Co-List** **Co-List Agent**

**Showing Instr** Showingtime or Open House  
**List Date** 5/29/202 **Exp Date** 9/30/202  
**Contract** Exclusive Right to Sell **Special Listing** None

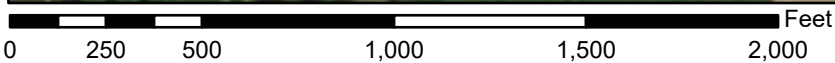
**Seller Concessions Offer** **Seller Concession**  
**Virtual** **Type of Sale**  
**Pending** **Closing** **Selling** **How** **CDO** 0  
**Total Concessions** **Sold/Concession**  
**Sell** **Sell**  
**Co-Sell** **Co-Sell**  
**Presented** Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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# National Flood Hazard Layer FIRMMette



85°27'14"W 41°44'12"N



1:6,000

85°26'36"W 41°43'45"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/28/2026 at 4:08 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

**General Information**

**Parcel Number**  
44-03-23-400-002.000-012

**Local Parcel Number**  
0022340200

**Tax ID:**

**Routing Number**  
M23R122

**Property Class 101**  
Cash Grain/General Farm

**Ownership**

YUNKER, DOROTHY  
PO BOX 127  
HOWE, IN 46746

**Legal**

NE COR SE 1/4 24.72 AC

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/27/2020	YUNKER, DOROTHY	20-08-0634	SA	/		I
08/27/2020	YUNKER, DOROTHY	20-08-0634	AS	/		I
09/22/2010	YUNKER, PHILIP E &	10-09-0379	WD	/		I
11/18/1997	YUNKER, PHILIP E T		WD	9711/247		I
02/20/1992	YUNKER, PHILIP E II		WD	/		I
02/20/1992	YUNKER, MARY E		WD	/		I

**Notes**



**Agricultural**

Year: 2025

**Location Information**

**County**  
LaGrange

**Township**  
LIMA TOWNSHIP

**District 012 (Local 012)**  
LIMA TOWNSHIP

**School Corp 4535**  
LAKELAND

**Neighborhood 5026800-012**  
LIMA TOWNSHIP BASE

**Section/Plat**  
23

**Location Address (2)**  
6260 N 100 W  
HOWE, IN 46746

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/25/2025	<b>As Of Date</b>	04/01/2025	04/01/2024	04/06/2023	04/06/2022	04/11/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$81,800</b>	<b>Land</b>	<b>\$81,800</b>	<b>\$80,800</b>	<b>\$68,300</b>	<b>\$58,500</b>	<b>\$48,900</b>
\$32,100	Land Res (1)	\$32,100	\$32,100	\$27,900	\$23,300	\$22,200
\$49,700	Land Non Res (2)	\$49,700	\$48,700	\$15,900	\$12,500	\$10,800
\$0	Land Non Res (3)	\$0	\$0	\$24,500	\$22,700	\$15,900
<b>\$394,500</b>	<b>Improvement</b>	<b>\$394,500</b>	<b>\$400,100</b>	<b>\$374,800</b>	<b>\$331,600</b>	<b>\$287,200</b>
\$394,500	Imp Res (1)	\$394,500	\$400,100	\$374,800	\$331,600	\$287,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$476,300</b>	<b>Total</b>	<b>\$476,300</b>	<b>\$480,900</b>	<b>\$443,100</b>	<b>\$390,100</b>	<b>\$336,100</b>
\$426,600	Total Res (1)	\$426,600	\$432,200	\$402,700	\$354,900	\$309,400
\$49,700	Total Non Res (2)	\$49,700	\$48,700	\$15,900	\$12,500	\$10,800
\$0	Total Non Res (3)	\$0	\$0	\$24,500	\$22,700	\$15,900

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

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
5026800-012-C

**Characteristics**

**Topography** **Flood Hazard**  
Level, Rolling

**Public Utilities** **ERA**  
Electricity

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Other

Printed Tuesday, April 15, 2025

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	\$32,085	\$32,085	\$32,085	0%	1.0000	100.00	0.00	0.00	\$32,090
91	A		0	3.5000	1.00	\$8,500	\$8,500	\$29,750	0%	1.0000	0.00	100.00	0.00	\$29,750
4	A	AD	0	5.170000	0.50	\$2,390	\$1,195	\$6,178	0%	1.0000	0.00	100.00	0.00	\$6,180
4	A	BOB	0	5.0740000	0.64	\$2,390	\$1,530	\$7,763	0%	1.0000	0.00	100.00	0.00	\$7,760
4	A	BOC	0	3.576000	0.55	\$2,390	\$1,315	\$4,702	0%	1.0000	0.00	100.00	0.00	\$4,700
6	A	AD	0	3.480000	0.50	\$2,390	\$1,195	\$4,159	-80%	1.0000	0.00	100.00	0.00	\$830
6	A	BOB	0	1.480000	0.64	\$2,390	\$1,530	\$2,264	-80%	1.0000	0.00	100.00	0.00	\$450
6	A	BOC	0	0.150000	0.55	\$2,390	\$1,315	\$197	-80%	1.0000	0.00	100.00	0.00	\$40
82	A	AD	0	0.370000	0.50	\$2,390	\$1,195	\$442	-100%	1.0000	0.00	100.00	0.00	\$00
82	A	BOA	0	0.050000	0.64	\$2,390	\$1,530	\$77	-100%	1.0000	0.00	100.00	0.00	\$00
82	A	BOB	0	0.770000	0.64	\$2,390	\$1,530	\$1,178	-100%	1.0000	0.00	100.00	0.00	\$00
82	A	BOC	0	0.100000	0.55	\$2,390	\$1,315	\$132	-100%	1.0000	0.00	100.00	0.00	\$00

**Land Computations**

Calculated Acreage	24.72
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	24.72
81 Legal Drain NV	0.00
82 Public Roads NV	1.29
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	3.50
Total Acres Farmland	18.93
Farmland Value	\$19,960
Measured Acreage	18.93
Avg Farmland Value/Acre	1054
Value of Farmland	\$19,950
Classified Total	\$0
Farm / Classified Value	\$20,000
Homesite(s) Value	\$32,100
91/92 Value	\$29,800
Supp. Page Land Value	
CAP 1 Value	\$32,100
CAP 2 Value	\$49,700
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$81,800</b>

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	17 1 Story 2010-201
Finished Area	1984 sqft
Make	

**Floor Finish**

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

**Wall Finish**

<input checked="" 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 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
Porch, Open Frame	160	\$8,300
Patio, Concrete	240	\$1,900
Wood Deck	240	\$5,400
Patio, Concrete	112	\$800
Porch, Open Frame	120	\$7,500
Patio, Concrete	251	\$1,900

**Plumbing**

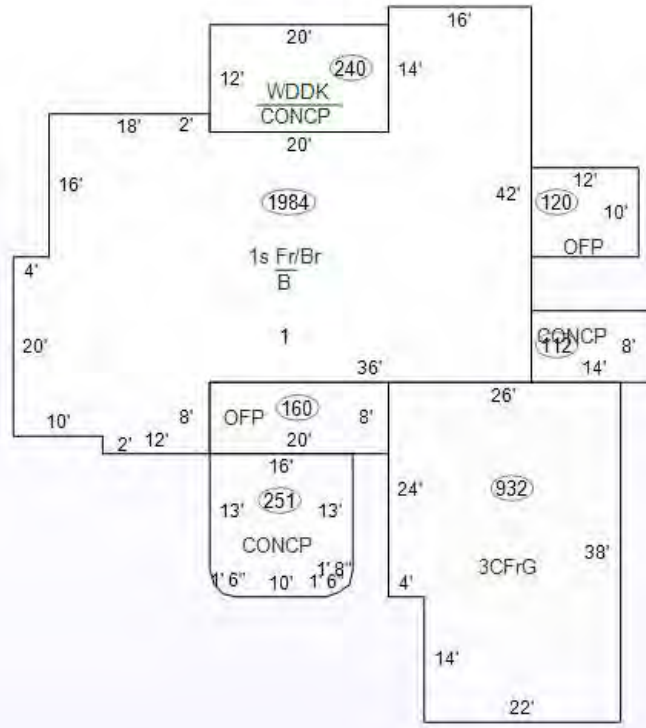
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>5</b>	<b>10</b>

**Accommodations**

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
<b>Total Rooms</b>	

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1	91A	1984	1984	\$167,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1984	0		\$54,700
Crawl				
Slab				

**Total Base** \$222,400

**Adjustments** 1 Row Type Adj. x 1.00 \$222,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:1232	\$24,200
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1984	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$261,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$25,800	\$286,900
Garages (+) 932 sqft	\$35,400	\$322,300
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.94

**Replacement Cost** \$333,258

**Summary of Improvements**

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	1/6 Maso	C+2	2013	2013	12	A		0.94		3,968 sqft	\$333,258	11%	\$296,600	0%	100%	1.330	1.000	100.00	0.00	0.00	\$394,500

# 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](mailto:info@metzgerauction.com)**



# CLIENT REGISTRATION FORM

2

This agreement is entered into and shall initiate on **June 27, 2026** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger & Dodie Hart** and Selling Broker, \_\_\_\_\_ for property in **Lima Township, LaGrange County, Indiana, 24.72+/- Acres offer in 4 Tracts, legally described as, NE COR SE 7 ¼, commonly known as, 6260 N 100 W, Howe, IN 46746**

**Client/Buyer's Name(s):** \_\_\_\_\_

To receive a commission, a buyer representative must be present at the open house, all showings prior to the auction, and if the auction is conducted live, the buyer rep must be present the day of the auction. **Buyer representative must turn in this form, 24 hours in advance of the auction to tiff@metzgerauction.com**

**Buyer Representative shall or shall not be compensated for the above property as follows:** (check one)

Selling Brokers will be compensated **2%**.

### LISTING BROKER:

Metzger Property Services, LLC  
BROKER COMPANY NAME

Chad Metzger  
ACCEPTED BY: MANAGING BROKER

Chad Metzger or MPS Agent  
LISTING BROKER  
1582 W. State Road 114  
ADDRESS  
260-982-0238  
PHONE

North Manchester, IN 46962  
CITY, STATE, ZIP  
tiff@metzgerauction.com  
EMAIL ADDRESS

### SELLING BROKER:

\_\_\_\_\_  
BROKER COMPANY NAME

\_\_\_\_\_  
ACCEPTED BY: MANAGING BROKER

\_\_\_\_\_  
SELLING BROKER

\_\_\_\_\_  
SELLING BROKER

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
CITY, STATE, ZIP

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
EMAIL ADDRESS

### CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:

\_\_\_\_\_  
CLIENT SIGNATURE

\_\_\_\_\_  
CLIENT SIGNATURE (if more than one)

*...Generation after Generation*



**Metzger**  
*Property Services, LLC*

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**260-982-0238**

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