

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM



Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Class LOTS AND LAND

Property Type Residential Land

Status Active

CDOM 0

DOM 0

Auction Yes

MLS # 202633570	4456 N Thorn Road	Walkerton	IN 46574	LP \$0
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Area Marshall County	Parcel ID 50-41-08-000-002.000-011	Waterfront No
Sub None	Cross Street	Lot #
Township POLK		REO No Short Sale No
School District John Glenn School Corp.		Elem Walkerton
Intermediate	JrH Harold C Urey	SrH John Glenn
Legal Description ACREAGE: 2.37 AUDITOR DESC: E1/2 NW WITH 5 EXCEPTIONS LEGAL DESC:		
Directions to Property Heading South on St. Rd. 23 from Walkerton, turn left onto E 700 N. Continue straight until turning left onto N Union Rd. Then make a right turn onto W 4B Rd. The property will be up ahead on your left at the corner of Thorn Rd and 4B.		

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Discover the possibilities with this versatile rural property selling via Simulcast Auction on Sat., September 12, 2026 at 10am! The property features two pole barns, offering plenty of space for storage, equipment, hobbies, or future projects. Inside the larger pole barn is a mobile home, providing additional potential and flexibility. With its rural setting, this property could make a great potential building site or a potential location for a mobile or manufactured home. Great storage, rural location, and loads of potential. Come see for yourself Tues., September 8, 2026 from 5:30-6pm! Bid Live in Person or Online on September 12th!

Agent Remarks Live/Simulcast Auction: Saturday, September 12, 2026 at 10am Open House: Tuesday, September 8, 2026 from 5:30-6pm A 5% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: must register clients in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on bidding site.

Sec	Lot	Lot Ac/SF/Dim	2.3700 / 103,237 / 265 x 335
Lot Desc	Corner, Level, 0-2.9999	Platted Development	No
Date Lots Available		Price per Acre	\$0.00
Type	Mobile Home,	Road	County
		Road	Tar and
		Road	County

Water Type Well	Well Type	Easements Yes
SEWER TYPE Available		Water
Type Fuel Gas		Assn Dues Not Applicable
Electricity Available		Other Fees

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency
LAND FEATURES Barn, Pole Barn, Other Buildings

Strctr/Bldg Imprv Yes
Can Property Be No

Water Access

Water Name **Lake Type**

Water	Channel	Water
Auctio Yes	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015
Auction Location	Live Bidding at Property or	Auction Start Date 8/17/2026
Financin Existing	Propos	Excluded None
Annual \$187.3	Exemption Homestead, Supplemental	Year Taxes 2026
Is Owner/Seller a Real Estate Licensee No	Possessio at closing	Assessed
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 Showing Time or Open House

List Date 8/17/202 **Exp Date** 12/31/20

Contract Exclusive Right to Sell **Special Listing** None

Seller Concessions Offer No **Seller Concession**

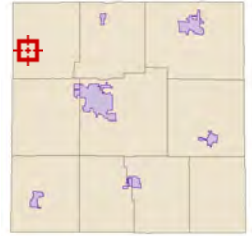
Virtual	Type of Sale	How	CDO 0
Pending	Closing	Selling	
Total Concessions	Sold/Concession		
Sell	Sell	Sell	
Co-Sell	Co-Sell		

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

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. Broker Commissions are not set by law and are fully negotiable. © 2026 IRLMS. All Rights Reserved.



Overview



Legend

-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

Parcel ID	50410800002000011	Alternate ID	0060090000	Owner Address	LAFOLLETTE WAYNE B
Sec/Twp/Rng	08/34/1	Class	Agricultural Land With PP Mobile Home		501 E WOODVIEW DRIVE
Property Address	4456 THORN RD	Acreage	2.37		NAPPANEE, IN 46550
	WALKERTON				

District POLK TOWNSHIP

Brief Tax Description ACREAGE: 2.37 AUDITOR DESC: E1/2 NW WITH 5 EXCEPTIONS LEGAL DESC:

(Note: Not to be used on legal documents)

Date created: 6/10/2026

Last Data Uploaded: 6/10/2026 3:07:00 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



ONLINE AUCTION TERMS

Versatile Rural Location with 2 Pole Barns & Mobile Home!

This property will be offered via Simulcast Auction on Saturday, September 12, 2026 at 10am! Bid live in person at the property or Online! 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. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer. A 5% buyer's premium will be added to the winning invoice. An earnest money deposit of \$10,000 will be due within 24 hours 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 ending 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 October 9, 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 \$187.31. 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 your client attends. The Client Registration form is available on the bidding website.

Live Simulcast Auction: Sat., September 12, 2026 • 10am
Polk Township • Marshall County • Walkerton, IN

Open House: Tuesday, September 8, 2026 from 5:30-6pm

www.BidMetzger.com

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8 / 8-25)

Date (month, day, year)

7/31/25

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

4456 W Thorn Rd Walkerton, IN 46574

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is **not** required for:

IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

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.

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>Rosa L. Vardaman P.O.A.</i>	Date (mm / dd / yyyy) <i>7/31/26</i>	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.

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

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

4456 N Thorn Rd Walkerton, IN 46574

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System				
Clothes Dryer				
Clothes Washer				
Dishwasher				
Disposal				
Freezer				
Gas Grill				
Hood				
Microwave Oven				
Oven				
Range				
Refrigerator				
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna / Dish				
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)				
Ceiling Fan(s)				
Garage Door Opener / Controls				
Inside Telephone Wiring and Blocks / Jacks				
Light Fixtures				
Sauna				
Smoke / Fire Alarms				
Carbon Monoxide Detectors				
Switches and Outlets				
Vent Fan(s)				
☐ 60 ☐ 100 ☐ 200 Amp Service				
Generator				

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern				
Septic Field / Bed				
Septic & Holding Tank / Septic Mound				
Hot Tub				
Plumbing				
Aerator System				
Sump Pump				
Irrigation Systems				
Water Heater / Electric				
Water Heater / Gas				
Water Heater / Solar				
Water Purifier				
Water Softener				
Well				
Geothermal and Heat Pump				
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment				

	Yes	No	Unknown
Are the structures connected to a public water system?			
Are the structures connected to a public sewer system?			
Are there any additions that may require improvements to the sewage disposal system?			
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?			
Are the structure(s) connected to a private / community sewer system?			

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>Lisa E. Cordanant</i>	Date (mm / dd / yyyy) <i>7/31/26</i>	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.

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

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

4456 N Thorn Rd Walkerton, IN 46574

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan				
Boiler / Radiator				
Central Air Conditioning				
Electric Heat Pump				
Furnace Heat / Gas				
Furnace Heat / Electric				
Geothermal				
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				
2. ROOF		Yes	No	Unknown
Age, if known: _____ Years.				
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. WATER HEATER				
Age, if known: _____ Years.				
4. FURNACE				
Age, if known: _____ Years.				
5. CENTRAL AIR CONDITIONING				
Age, if known: _____ Years.				
6. HAZARDOUS CONDITIONS		Yes	No	Unknown
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 15-19-3.1?				
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				
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>David P. Vandenberg POA</i>	Date (mm / dd / yyyy) <i>7/31/26</i>	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)

4456 N Thom Rd Walkerton, IN 46574

7. OTHER DISCLOSURES	Yes	No	Unknown
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?			
Does the property have a shared driveway with another property?			
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?			
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?			
Is this property located within a locally designated historic district under IC 36-7-11?			
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?			
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 https://msc.fema.gov/portal/home .			
Do you currently pay flood insurance?			
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.			
Does the property contain underground storage tank(s)?			
Is the homeowner a licensed real estate broker?			
Is there any threatened or existing litigation regarding the property?			
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .			
Is the property located within one (1) mile of an airport?			
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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Signature of Seller <i>Russ L. Vardon P.O.A.</i>	Date (mm / dd / yyyy) <i>7/31/26</i>	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.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)



Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana, Ohio, and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana, Ohio, and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,

(MPS, LLC Owner/Agent)

The Owner: X The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

P. A. P. Anderson 7/31/26
Owner P.O.A. Date

Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to: learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

Initial: LLV

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

X

Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: _____

X

Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial: _____

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

CM

Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

Lisa L. Vardaman POA 7/31/26
Seller's Signature Date

Seller's Signature Date

[Signature] 7/31/26
Agent's Signature Date

Agent's Signature Date

Purchaser's Signature Date

Purchaser's Signature Date



 **Metzger** PROPERTY SERVICES, LLC

260-982-0238

CHAD METZGER, CAL, CAGA

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

www.METZGERAUCTION.COM

Average Utilities

50-41-08-000-002.000-011

General Information

Parcel Number
50-41-08-000-002.000-011

Local Parcel Number
504108000002000011

Tax ID:
0060090000

Routing Number
41-08-000-027

Property Class 149
Agricultural Land With PP Mobile H

Year: 2026

Location Information

County
Marshall

Township
POLK TOWNSHIP

District 011 (Local 011)
POLK TOWNSHIP

School Corp 7150
JOHN GLENN

Neighborhood 600501-011
POLK TOWNSHIP RURAL

Section/Plat
08

Location Address (1)
4456 THORN RD
WALKERTON, IN 46574

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Gas, Electricity

Streets or Roads
Paved

Flood Hazard
☐

ERA
☐

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed
Monday, April 27, 2026

Review Group 2027

LAFOLLETTE WAYNE B

Ownership

LAFOLLETTE WAYNE B
501 E WOODVIEW DRIVE
NAPPANEE, IN 46550

Legal

ACREAGE: 2.37 AUDITOR DESC: E1/2 NW WITH
5 EXCEPTIONS LEGAL DESC:



4456 THORN RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/11/2020	LAFOLLETTE WAYNE	0	Qu	2020/03085		I
03/22/2017	LAFOLLETTE WAYNE	0	Qu	/		I
01/01/1900	LAFOLLETTE WAYNE		WD	/		I

Agricultural Master Parcel of 1

Valuation Records

Assessment Year	2026	2025	2025	2024	2023
Reason For Change	Annual Value	Gen Info	Annual Value	Annual Value	Alloc Chg
As Of Date	01/01/2026	01/01/2025	01/01/2025	01/01/2024	07/05/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☒	☐	☐	☒
Land	\$39,500	\$38,100	\$38,400	\$47,300	\$37,900
Land Res (1)	\$37,300	\$35,900	\$35,900	\$44,900	\$35,900
Land Non Res (2)	\$2,200	\$2,200	\$2,500	\$2,400	\$2,000
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$67,700	\$38,100	\$38,100	\$23,000	\$23,000
Imp Res (1)	\$24,200	\$16,600	\$16,600	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$43,500	\$21,500	\$21,500	\$23,000	\$23,000
Total	\$107,200	\$76,200	\$76,500	\$70,300	\$60,900
Total Res (1)	\$61,500	\$52,500	\$52,500	\$44,900	\$35,900
Total Non Res (2)	\$2,200	\$2,200	\$2,500	\$2,400	\$2,000
Total Non Res (3)	\$43,500	\$21,500	\$21,500	\$23,000	\$23,000

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

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	\$37,342	\$37,342	\$37,342	0%	1.0000	100.00	0.00	0.00	\$37,340
4	A	GDN	0	0.9530	1.02	\$2,120	\$2,162	\$2,060	0%	1.0000	0.00	100.00	0.00	\$2,060
4	A	TXUA	0	0.1400	0.51	\$2,120	\$1,081	\$151	0%	1.0000	0.00	100.00	0.00	\$150
82	A	TXUA	0	0.2770	0.51	\$2,120	\$1,081	\$299	-100%	1.0000	0.00	100.00	0.00	\$00

149, Agricultural Land With PP Mobile H

POLK TOWNSHIP RURAL

Notes

12/12/2024 25NC: REMOVE T2 & ADD T3 20X36 FOR 1/1/25

12/2/2024 25PERMIT: Construction of a 36x20x10 accessory for cold storage of equipment and such. COST \$35,000 COMP 11/15/24

11/8/2024 25GI: REVISE T2 COND & ADD 2 MTL STORAGE CONTAINER UNITS

10/11/2024 25PERMIT: taking down old building that is falling down COMP 10/16/24

8/4/2022 23CR: NO CHANGES NOTED. MH IS INSIDE T3AW

9/15/2016 17GI: APPLIED OBSOLESCENCE TO APPROPRIATE BUILDINGS.

7/7/2010 08MH: MH CHANGED TO AAMH. 50-411-28025-00

Land Computations

Calculated Acreage	2.37
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.37
81 Legal Drain NV	0.00
82 Public Roads NV	0.28
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	1.09
Farmland Value	\$2,210
Measured Acreage	1.09
Avg Farmland Value/Acre	2022
Value of Farmland	\$2,210
Classified Total	\$0
Farm / Classified Value	\$2,200
Homesite(s) Value	\$37,300
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$37,300
CAP 2 Value	\$2,200
CAP 3 Value	\$0
Total Value	\$39,500

General Information

Occupancy	Single Wide
Description	Single Wide
Story Height	0
Style	N/A
Finished Area	Finished Area
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
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Plumbing

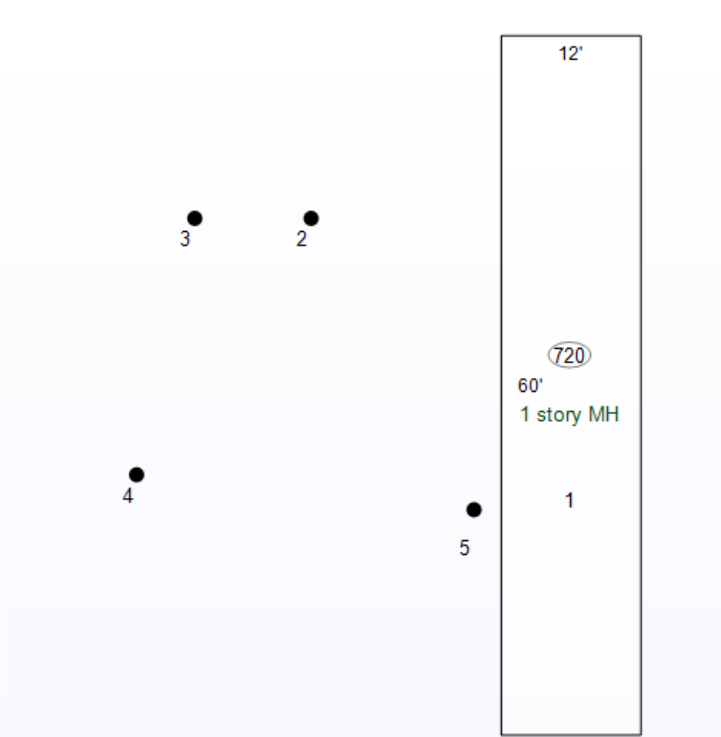
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1		720	720	\$24,568	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base	\$24,568
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Adjustments

Row Type	Adj.	
Skirting (+)		\$0
Foundation (+)		\$0
Rec Room (+)		
Loft (+)		
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		
Plumbing (+ / -)	0*Full + 0*Half + 0*Fixt	\$0
Spec Plumb (+)		\$0
Elevator (+)		

Sub-Total, One Unit	\$24,568
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Sub-Total, 1 Units

Exterior Features (+)	\$0	\$24,568
Garages (+) 0 sqft	\$0	\$24,568
Quality and Design Factor (Grade)	0.90	
Location Multiplier		
Replacement Cost	\$22,110	

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 Wide	1	SV	ECON	1968	1968	58 A		0.00		12x60		85%		0%	100%	1.040	1.000	100.00	0.00	0.00	\$0
2: MTL STORAGE UNIT	1	SV	C	2024	2024	2 A		0.92		8'x40'		10%		0%	100%	1.040	1.000	100.00	0.00	0.00	\$2,000
3: MTL STORAGE UNIT	1	SV	C	2024	2024	2 A		0.92		8'x40'		10%		0%	100%	1.040	1.000	100.00	0.00	0.00	\$2,000
4: T3AW 20X36	1	T3AW	C	2024	2024	2 A	\$36.38	0.92		20' x 36' x 10'	\$21,282	5%	\$20,220	0%	100%	1.000	1.000	100.00	0.00	0.00	\$20,200
5: T3AW 42X120	1	T3AW	C	1984	1984	42 F	\$28.58	0.92		42' x 120' x 14'	\$124,376	65%	\$43,530	0%	100%	1.000	1.000	0.00	0.00	100.00	\$43,500

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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
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