

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Beautiful 22+/- Acre Country Estate with 5 Bedrooms, 3.5 Baths, Mother-in-Law Suite, Outbuildings, Pasture and Scenic Pond!



Nestled in a picturesque countryside setting, this spacious 5-bedroom, 3.5-bath home offers the perfect blend of comfort, versatility, & rural charm. Surrounded by mature trees and overlooking a beautiful private pond, the property provides a peaceful retreat with plenty of room to relax and entertain. Enjoy morning coffee in the inviting 3-season room or unwind on the open porch while taking in the tranquil views.

Inside, the open-concept living and dining area creates a warm and welcoming gathering space. The main-level primary suite features a private ensuite bath and walk-in closet, while two additional bedrooms on the first floor and three bedrooms & bathroom upstairs provide ample space for family and guests. A convenient partial basement with 200-amp electrical service, and an attached 3-car garage add to the home's functionality.

The property also includes a private mother-in-law suite complete with its own bathroom and kitchenette, offering ideal accommodations for extended family or guests. Outside, you will find a large pole barn with durable concrete floors, perfect for storage, hobbies, equipment, or workshop space.

Combining spacious living, exceptional outbuildings, and a serene country landscape, this remarkable property offers endless possibilities for those seeking the best of country living.

Open House: Sunday, September 13th | 1-2 pm

www.BidMetzger.com

TRACT MAP

1052 N. 75 E.
ALBION, IN 46701

JEFFERSON TOWNSHIP
NOBLE COUNTY

TRACT #2
7.5 ACRES

TRACT #1
4.5 ACRES

TRACT #3
10 ACRES

NORTH 75 E

NORTH 75 E

NORTH 75 E

NORTH 75 E

EAST 100 N

EAST 100 N

EAST 100 N

EAST 100 N

EAST 100 N



ONLINE AUCTION TERMS

Beautiful Country Estate with 5 Bedrooms, 3.5 Baths, Mother-in-Law Suite, Outbuildings, Pasture and Scenic Pond!

This property will be offered at Online Auction on Wed., September 16, 2026 - Bidding begins closing out at 6 pm! 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 4% buyer's premium will be added to the winning invoice. An earnest money deposit of \$10,000 per tract 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 November 6, 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 \$2,131.96. 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 on the bidding website.

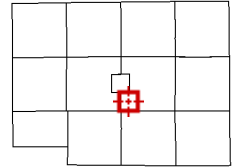
Online Auction: Wed., September 16, 2026 • Bidding begins closing out at 6 pm
Jefferson Township • Noble County • Albion, IN

Open House: Sunday, September 13th | 1-2 pm

www.BidMetzger.com



Overview



Legend

- Street Centerlines**
 - US STATE
 - STATE
 - COUNTY
 - COUNTY NONMAINTAINED
 - MUNICIPAL
 - ADJACENT COUNTY ROADS
- Hwy Shields**
- Land Hooks**
- Parcel Numbers (Assessor)**
- Parcels (Assessor)**
- Parcels (Surveyor)**
- Railroads
- Corporate Limits**
- Township Boundaries**

Parcel ID	57-12-30-200-006.000-008	Alternate ID	012-100013-00	Owner Address	Parvu Theodore J & Sallianne
Sec/Twp/Rng	--	Class	AGRICULTURAL - OTHER AGRICULTURAL USE		1052 N 75 E
Property Address	1052 N 75 E ALBION				Albion, IN 46701
District	57008 Jefferson Twp				
Brief Tax Description					

(Note: Not to be used on legal documents)



Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL

Property Site-Built Home Status Active CDOM 0 DOM 0 Auction Yes

MLS 202634644 1052 N 75 E Road Albion IN 46701 LP \$0



Area Noble County Parcel ID 57-12-30-200-014.000-00 Type Site-Built Home Waterfront Yes
Sub None Cross Street Bedrms 3 F Baths 3 H 0
Township Jefferson Style One and Half Story REO No Short Sale No
School District Central Noble Community Elem Central Noble
Intermediate JrH Central Noble Jr/Sr SrH Central Noble Jr/Sr
Legal Description Approximately 4.5+/- Acres part of Pt E1/2 Se1/4 Sec 30 2a & 30' Easement & E 1/2 SE 1/4 Sec 30 20.16A
Directions to Property N SR 9 South to E 100 N, Turn Right, turn Left on N 75 E, first property on East side of road

Inside City City Zoning County Zoning

Remarks 22+/- Acre Homestead is being offered via Online Auction: Wed. Sept. 16th at 6 pm. This is Tract 1 - Nestled in a picturesque countryside setting, Tract 1's spacious 5 -bedroom, 3.5-bath home offers the perfect blend of comfort, versatility, & rural charm on 4.5+/- Acres. Surrounded by mature trees and overlooking a beautiful private pond, the property provides a peaceful retreat with plenty of room to relax and entertain. Enjoy morning coffee in the inviting 3-season room or unwind on the open porch while taking in the tranquil views. Inside, the open-concept living and dining area creates a warm and welcoming gathering space. Open Kitchen & Hardwood Floors with Fireplace add to the ambiance. The main-level primary suite features a private ensuite bath and walk-in closet, while two additional bedrooms on the first floor and three bedrooms & bathroom upstairs provide ample space for family and guests. A convenient partial basement with 200-amp electrical service, Whole House Generator, and an attached 3-car garage add to the home's functionality. The property also includes a private mother-in-law suite complete with its own bathroom and kitchenette, offering ideal accommodations for extended family or guests. Outside, you'll find a large pole barn with durable concrete floors, perfect for storage, hobbies, equipment, or workshop space. Combining spacious living, exceptional outbuildings, and a serene country landscape, this

Agent Remarks Online Estate Auction: Wed. September 16th at 6 pm Open House: Sunday, September 13th | 1-2 pm A 4% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs. in advance of auction & be present with them at all showings they attend. Client Registration form available on bidding site. LP Tank is Rented

Sec Lot Lot Ac/SF/Dim 4.5000 / 196,020 / 445x430 Lot Desc Corner, Irregular, Partially Wooded, 3-5.9999, Water View
Above Gd Fin SqFt 3,704 Above Gd Unfin SqFt 0 Below Gd Fin SqFt 0 Ttl Below Gd SqFt 1,542 Ttl Fin SqFt 3,704 Year Built 1900
Age 126 New Const No Date Complete Ext Stone, Vinyl Bsm Crawl, Slab, Partial Basement, Partially Finished # 8

Room Dimensions			Baths	Ful	Hal	Water	Well	Basement Material			Block, Stone		
RM	DIM	LV	B-Main	2	0	Well	Private	Dryer Hookup Gas	No	Fireplace	Yes		
LR	20 x 16	M	B-Upper	1	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	15 x 12	M	B-Blw G	0	0	Fuel /	Geothermal	Dryer Hookup G/E	No	Split FlrPln	Yes		
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes		
KT	22 x 17	M	Laundry	10 x 10		Cooling	Geothermal	Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Ceilings-Vaulted,									ADA Features	No
DN	x		Closet(s) Walk-in, Deck Covered, Eat-In Kitchen, Foyer Entry,									Fence	No
1B	16 x 16	M	Garage Door Opener, Generator-Whole House, Kitchen Island,									Golf Course	No
2B	15 x 15	M						Garden Tub	No	Nr Wlkg	No		
3B	15 x 15	U	Garage	3.0 / Attache	/	40 x 40 / 1,600.		Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding 1	Pole/Post		38 x 44		Pool	No	Off Street	Yes		
5B	x		Outbuilding 2	Outbuilding		24 x 36 864		Pool Type					
RR	x		Assn Dues			Frequenc	Not Applicable	SALE INCLUDES	Range-Electric				
LF	x		Other Fees					FIREPLACE	Living/Great Rm				
EX	14 x 14	U	Restrictions										

Water Water Wtr Name Water Frontage Water Type Pond Channel Frontage Lake
Auctioneer Chad Metzger Lic AC31300015 Auction 8/24/2026 Tim 6 Location Online Auction:
Financing Existing Proposed Excluded Party None
Annual \$1,491.48 Exemptions Year Taxes Payable 2026 Assessed Value
Possessio At closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050
Agent chad@metzgerauction.com List Agent - User UP388053395 List Team
Co-List Office Co-List Agent

Showing Showintime or Open House
List Date 8/24/2026 Start Showing Exp Date 11/30/202 Owner/Seller a Real Estate No Agent/Owner No

Seller Concessions Offer Y/N No Seller Concession Amount \$
Contract Type Exclusive Right to Sell Special List Cond. None

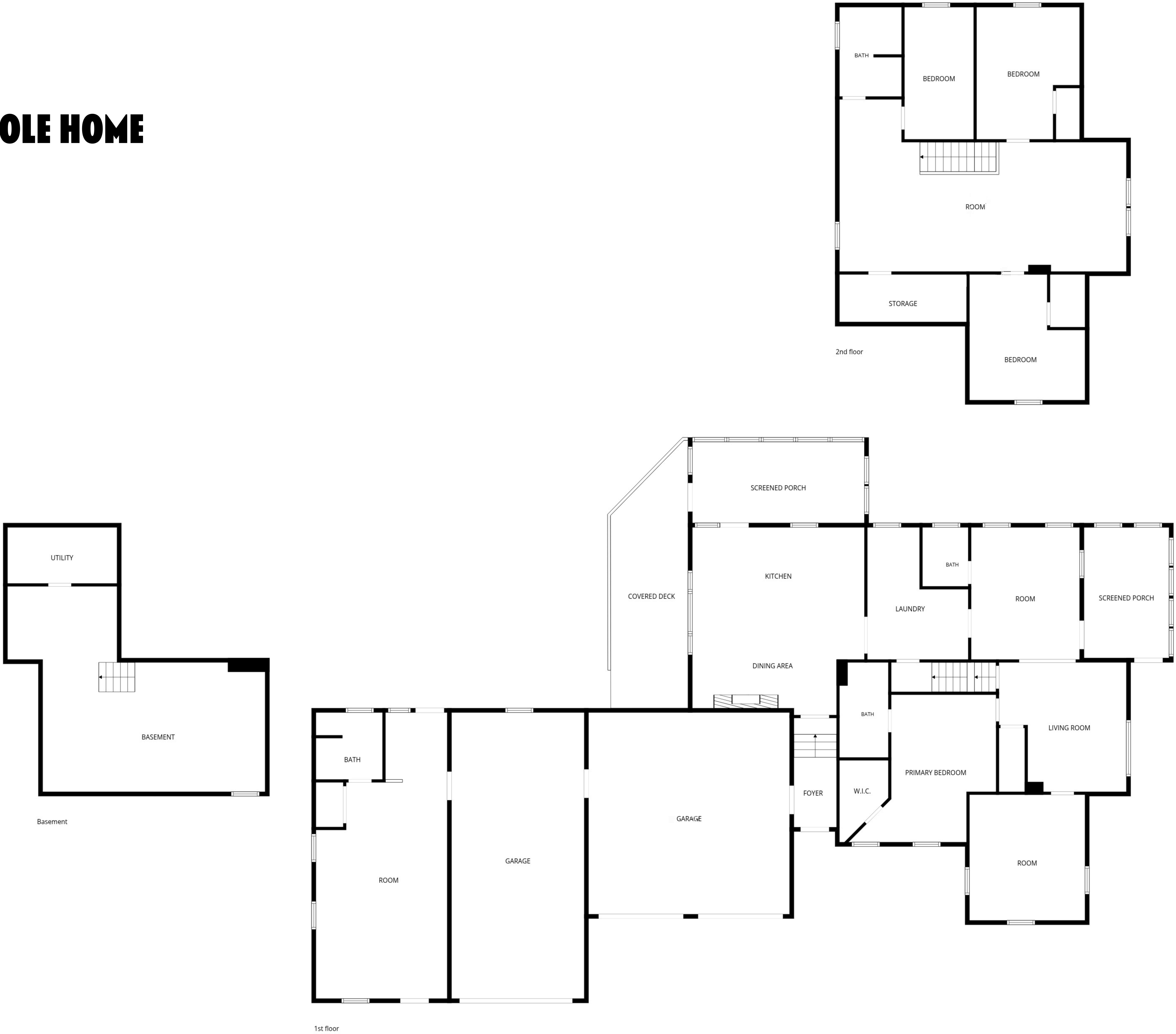
Virtual Lockbox Mechanical/Combo Lockbox Location front door railing Type of
Pending Date Closing Date Selling Price How Sold
Ttl Concessions Sold/Concession Conc Paid By

Sell Office Sell Agent
Co-Sell Co-Sell Agent Sell Team

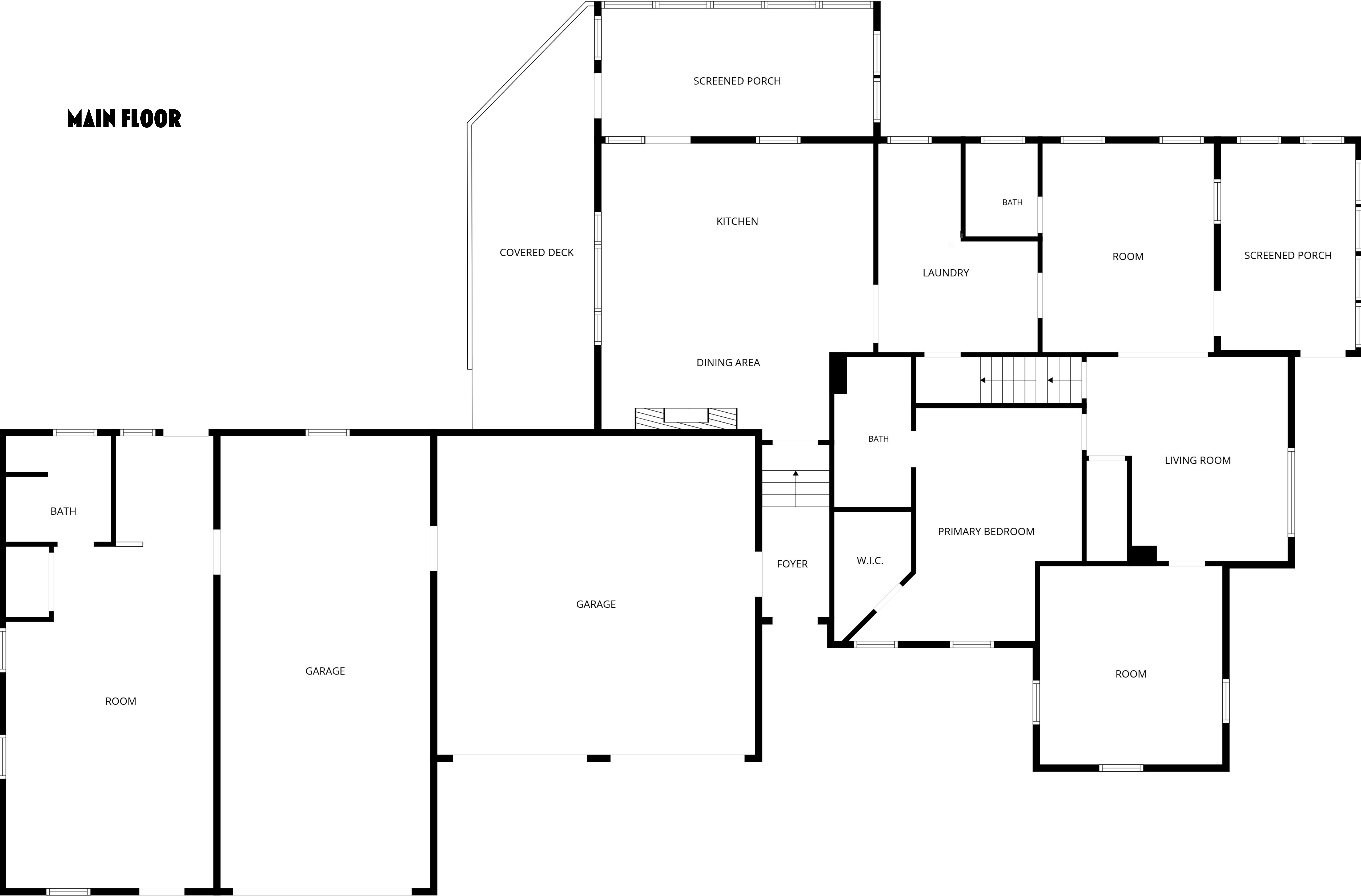
Presented by: Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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.

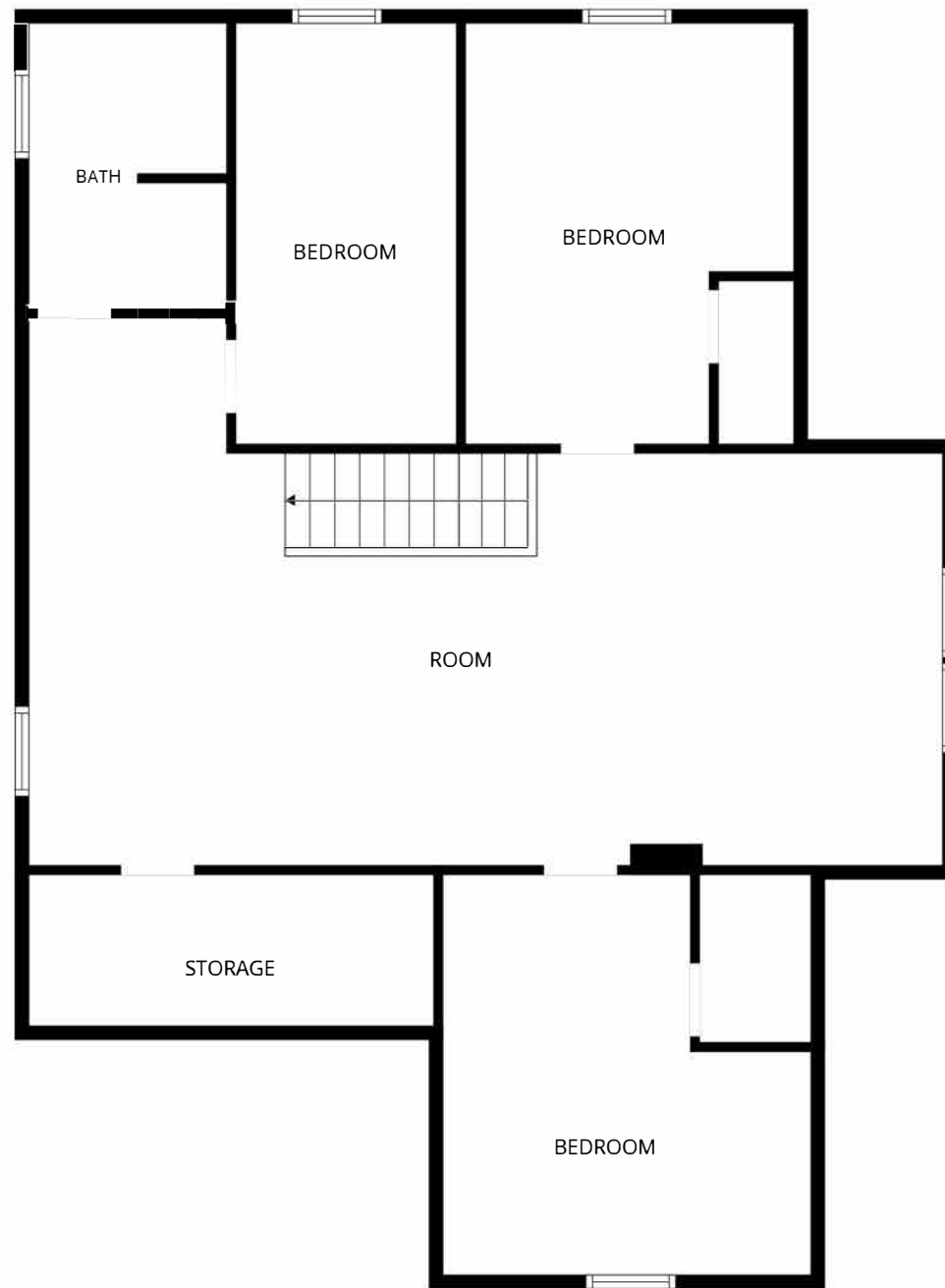
WHOLE HOME

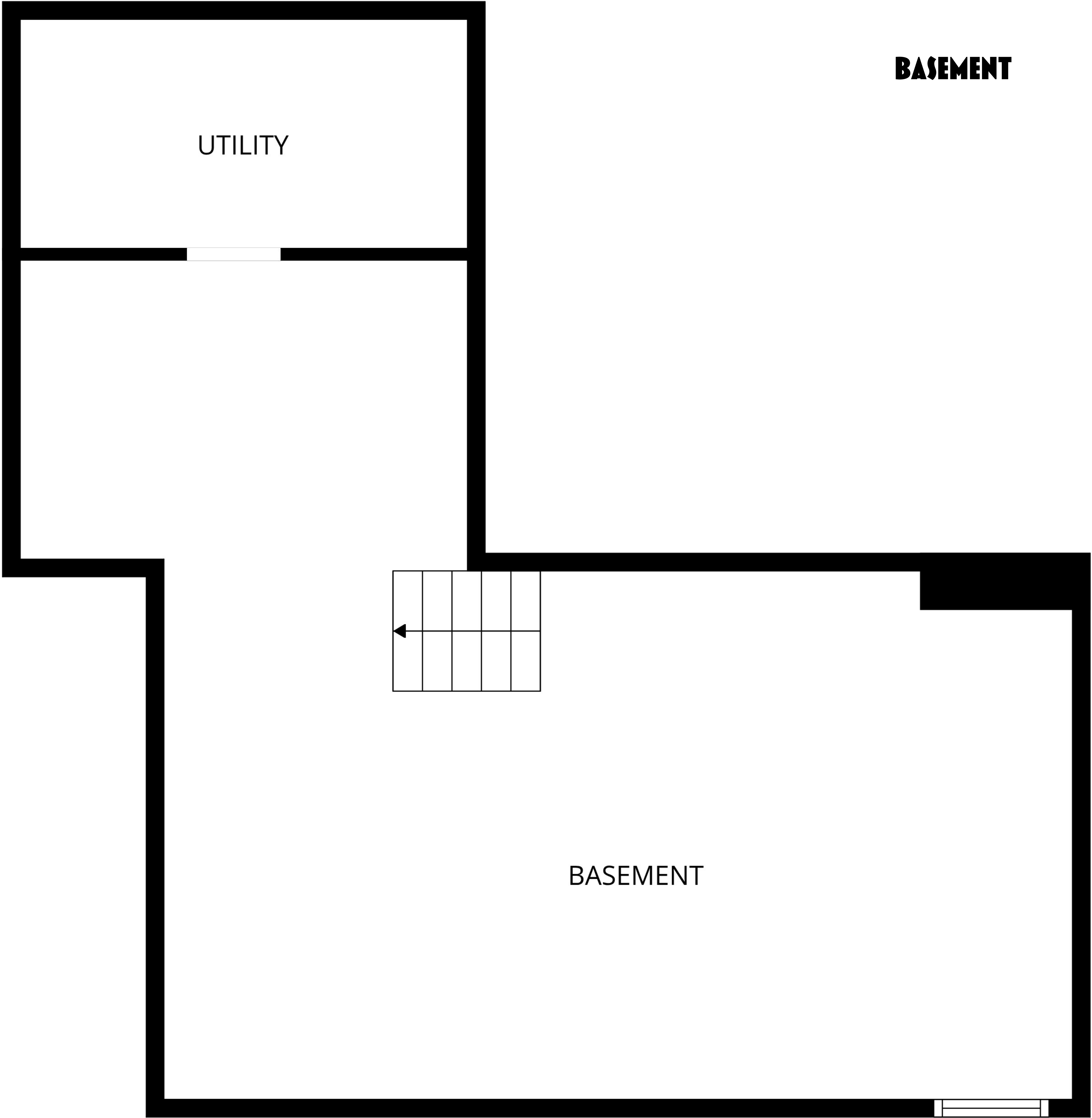


MAIN FLOOR



UPPER FLOOR





General Information

Parcel Number
57-12-30-200-006.000-008

Local Parcel Number
12-100013-00

Tax ID:
12-100013-00

Routing Number

Property Class 199
Other Agricultural Use

Year: 2026

Location Information

County
Noble

Township
JEFFERSON TOWNSHIP

District 008 (Local 012)
JEFFERSON TOWNSHIP

School Corp 6055
CENTRAL NOBLE COMMUNITY

Neighborhood 0850100
Jefferson Base Area

Section/Plat
030

Location Address (1)
1052 N 75 E
ALBION, IN 46701

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Ownership

PARVU THEODORE J AND SALLIAN
1052 N 75 E
ALBION, IN 46701

Legal

E 1/2 SE 1/4 SEC 30 20.16A



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

2026	Assessment Year	2026	2025	2025	2024	2024
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
05/06/2026	As Of Date	04/10/2026	05/22/2025	04/04/2025	07/01/2024	04/11/2024
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☒	☐	☒	☐
\$40,000	Land	\$40,000	\$40,000	\$43,700	\$42,200	\$42,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$40,000	Land Non Res (2)	\$40,000	\$40,000	\$43,700	\$42,200	\$42,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$13,000	Improvement	\$13,000	\$12,300	\$12,300	\$10,900	\$10,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$13,000	Imp Non Res (3)	\$13,000	\$12,300	\$12,300	\$10,900	\$10,900
\$53,000	total	\$53,000	\$52,300	\$56,000	\$53,100	\$53,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$40,000	Total Non Res (2)	\$40,000	\$40,000	\$43,700	\$42,200	\$42,200
\$13,000	Total Non Res (3)	\$13,000	\$12,300	\$12,300	\$10,900	\$10,900

Land Data (Standard: 100' x 100' Base Lot; Res 0' X 0' C1:0' 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
92	A		0	1.480	1.00	\$7,700	\$7,700	\$11,396	0%	1.0000	0.00	100.00	0.00	\$11,400
4	A	MSC	0	5.937	0.60	\$2,120	\$1,272	\$7,552	0%	1.0000	0.00	100.00	0.00	\$7,550
4	A	MRB	0	5.686	0.77	\$2,120	\$1,632	\$9,280	0%	1.0000	0.00	100.00	0.00	\$9,280
4	A	WS	0	1.456	1.11	\$2,120	\$2,353	\$3,426	0%	1.0000	0.00	100.00	0.00	\$3,430
4	A	RBB	0	3.493	0.98	\$2,120	\$2,078	\$7,258	0%	1.0000	0.00	100.00	0.00	\$7,260
5	A	MSC	0	0.104	0.60	\$2,120	\$1,272	\$132	-60%	1.0000	0.00	100.00	0.00	\$50
5	A	RBB	0	0.729	0.98	\$2,120	\$2,078	\$1,515	-60%	1.0000	0.00	100.00	0.00	\$610
71	A		0	0.163	1.00	\$2,120	\$2,120	\$346	-40%	1.0000	0.00	100.00	0.00	\$210
72	A		0	0.398	0.50	\$2,120	\$1,060	\$422	-40%	1.0000	0.00	100.00	0.00	\$250
82	A		0	0.72	1.00	\$2,120	\$2,120	\$1,526	-100%	1.0000	0.00	100.00	0.00	\$00

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/04/2004	PARVU THEODORE J		PER	0403/00151	\$116,000	I
01/01/1900	BECK KENNETH L PA		WD	/		I

Notes

Land Computations

Calculated Acreage	20.17
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	20.16
81 Legal Drain NV	0.00
82 Public Roads NV	0.72
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	1.48
Total Acres Farmland	17.96
Farmland Value	\$28,640
Measured Acreage	17.97
Avg Farmland Value/Acre	1594
Value of Farmland	\$28,630
Classified Total	\$0
Farm / Classified Value	\$28,600
Homesite(s) Value	\$0
91/92 Value	\$11,400
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$40,000
CAP 3 Value	\$0
Total Value	\$40,000

57-12-30-200-014.000-008

PARVU THEODORE J AND SALL

1052 N 75 E

101, Cash Grain/General Farm

Jefferson Base Area/08501

1/2

General Information

Parcel Number
57-12-30-200-014.000-008

Local Parcel Number
12-100013-02

Tax ID:
12-100013-02

Routing Number

Ownership

PARVU THEODORE J AND SALLIAN
1052 N 75 E
ALBION, IN 46701

Legal

PT E 1/2 SE 1/4 SEC 30 2A AND 30' EASEMENT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/05/2004	PARVU THEODORE J		QC	0410/00123	\$1	I
03/04/2004	PARVU THEODORE J		PER	0403/00151	\$1	I
03/04/2003	BECK KENNETH L PA		WD	/		I

Notes

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Noble

Township
JEFFERSON TOWNSHIP

District 008 (Local 012)
JEFFERSON TOWNSHIP

School Corp 6055
CENTRAL NOBLE COMMUNITY

Neighborhood 0850100
Jefferson Base Area

Section/Plat

Location Address (1)
1052 N 75 E
ALBION, IN 46701



Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2024
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
05/06/2026	As Of Date	04/10/2026	05/22/2025	04/04/2025	07/01/2024	04/11/2024
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☒	☐	☒	☐
\$33,400	Land	\$33,400	\$33,400	\$33,400	\$33,400	\$33,400
\$28,400	Land Res (1)	\$28,400	\$28,400	\$28,400	\$28,400	\$28,400
\$5,000	Land Non Res (2)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$328,600	Improvement	\$328,600	\$309,700	\$309,700	\$259,200	\$259,200
\$328,600	Imp Res (1)	\$328,600	\$309,700	\$309,700	\$259,200	\$259,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$362,000	Total	\$362,000	\$343,100	\$343,100	\$292,600	\$292,600
\$357,000	Total Res (1)	\$357,000	\$338,100	\$338,100	\$287,600	\$287,600
\$5,000	Total Non Res (2)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9ag	A		0	1	1.00	\$28,400	\$28,400	\$28,400	0%	1.0000	100.00	0.00	0.00	\$28,400
92	A		0	0.64	1.00	\$7,700	\$7,700	\$4,928	0%	1.0000	0.00	100.00	0.00	\$4,930
72	A		0	0.066	0.50	\$2,120	\$1,060	\$70	-40%	1.0000	0.00	100.00	0.00	\$40
82	A		0	0.30	1.00	\$2,120	\$2,120	\$636	-100%	1.0000	0.00	100.00	0.00	\$00

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage

Static

Printed Thursday, May 7, 2026

Review Group 2025

Data Source Aerial

Collector

Appraiser 10/23/2024 JB

Land Computations

Calculated Acreage	2.01
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.30
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.64
Total Acres Farmland	0.06
Farmland Value	\$40
Measured Acreage	0.07
Avg Farmland Value/Acre	606
Value of Farmland	\$40
Classified Total	\$0
Farm / Classified Value	\$100
Homesite(s) Value	\$28,400
91/92 Value	\$4,900
Supp. Page Land Value	
CAP 1 Value	\$28,400
CAP 2 Value	\$5,000
CAP 3 Value	\$0
Total Value	\$33,400

General Information

OccupancySingle-Family

DescriptionSINGLE-FAMILY RES

Story Height1 3/4

StyleN/A

Finished Area3704 sqft

Make

Plumbing

#TF

Full Bath39

Half Bath12

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total613

Floor Finish

☐Earth☒Tile

☒Slab☒Carpet

☒Sub & Joist☒Unfinished

☐Wood☐Other

☐Parquet

Wall Finish

☒Plaster/Drywall☒Unfinished

☐Paneling☐Other

☐Fiberboard

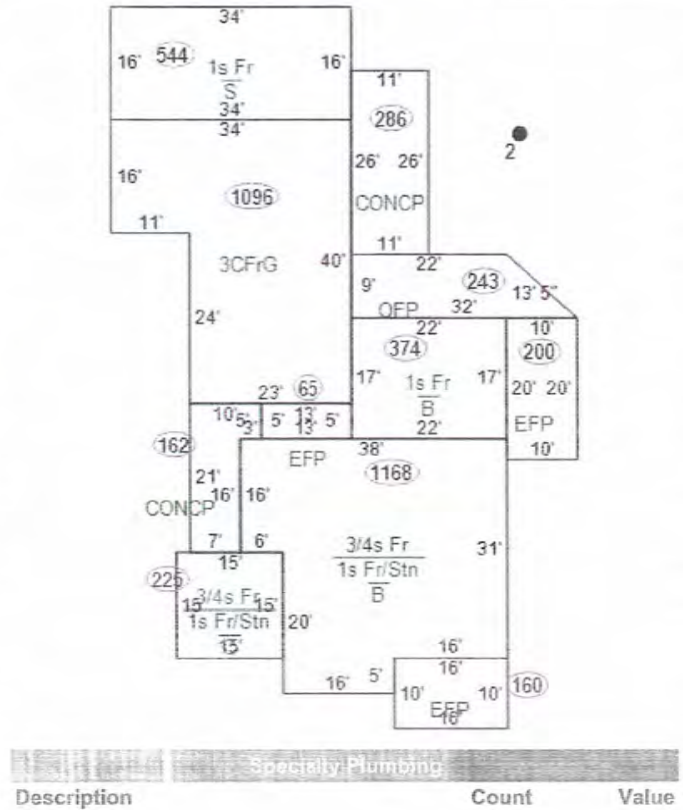
Roofing

☐Built-Up☐Metal☒Asphalt☐Slate☐Tile

☐Wood Shingle☐Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	160	\$12,600
Porch, Enclosed Frame	65	\$3,200
Porch, Enclosed Frame	200	\$15,200
Porch, Open Frame	243	\$11,100
Patio, Concrete	286	\$2,300
Patio, Concrete	162	\$1,200



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	91A	2311	2311	\$237,400
2				
3				
4				
1/4				
1/2				
3/4	1Fr	1393	1393	\$89,400
Attic				
Bsmt		1542	0	\$75,300
Crawl		225	0	\$3,600
Slab		544	0	\$0
Total Base				\$405,700
Adjustments				\$405,700
1 Row Type Adj. x 1.00				
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$7,200
No Elec (-)				\$0
Plumbing (+/-)				\$11,200
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$424,100
Sub-Total, 1 Units				
Exterior Features (+)				\$474,700
Garages (+) 1096 sqft				\$520,300
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.96
Replacement Cost				\$499,488

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LC#	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mkrt	Cap 1	Cap 2	Cap 3	Improv Value
1: SINGLE-FAMILY RESIDE	1 3/4	1/6 Maso	C	1900	1978	48 A		0.96		5,246 sqft	\$499,488	35%	\$324,670	0%	100%	1.000	1.000	100.00	0.00	0.00	\$324,700
2: Geothermal Heat1	1	SV	C	2005	2005	21 A		0.96			\$5,000	22%	\$3,900	0%	100%	1.000	1.000	100.00	0.00	0.00	\$3,900

General Information

OccupancyBarn, Pole (T3)

DescriptionBARN, POLE

Story Height0

StyleN/A

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

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value
1	1	
4	2	
	3	
	5	

Cost Ladder				
Floor	Constr	Base	Finish	Value
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
Total Base				
Row Type Adj.				
Adjustments				
Unfin Int (-)				
Ex Liv Units (+)				
Rec Room (+)				
Loft (+)				
Fireplace (+)				
No Heating (-)				
A/C (+)				
No Elec (-)				
Plumbing (+ / -)				
Spec Plumb (+)				
Elevator (+)				
Sub-Total, One Unit				\$0
Sub-Total, 1 Units				
Exterior Features (+)				\$0
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				
Location Multiplier				0.96
Replacement Cost				\$42,355

Summary																						
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: BARN, POLE	1	T3AW	C-1	1960	1960	66	F	\$32.77	0.96		38' x 44' x 7'	\$42,355	70%	\$12,710	70%	100%	1.000	1.000	0.00	0.00	100.00	\$3,800
2: Barn, Pole (T3)	1	T3AW	D	1940	1940	86	A	\$35.56	0.96		24' x 36' x 12'	\$19,632	65%	\$6,870	70%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
3: Canopy (free standing)	1		D	2007	2007	19	A		0.96		14'x44'	\$7,142	22%	\$5,570	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,600
4: Lean-To	1	Earth Flo	D	1900	1900	126	A	\$9.81	0.96		15'x36' x 6'	\$4,068	65%	\$1,420	75%	100%	1.000	1.000	0.00	0.00	100.00	\$400
5: Lean-To	1	Earth Flo	D	2007	2007	19	A	\$9.03	0.96		19'x37' x 5'	\$4,875	35%	\$3,170	65%	100%	1.000	1.000	0.00	0.00	100.00	\$1,100



Metzger Property Services, LLC Agency Disclosure Form

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 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 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.

Owner

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: DDP

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.

[Signature]
Seller's Signature

5/21/26
Date

Seller's Signature

Date

[Signature]
Agent's Signature

5/21/26
Date

Agent's Signature

Date

Purchaser's Signature

Date

Purchaser's Signature

Date

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**

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM