

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Listings as of 09/01/2026

Property Type INVESTMENT

Statu Active

CDO 0

DOM 0

Auctio Yes

MLS	202636028	Jackson Street	Mentone	I 46539	Status	Active	L	\$0
Are	Kosciusko County	Parcel	43-09-35-300-808.000	Ty	Other			
Su	None	Cross						
Townshi	Harrison	Total	0	F	0	H	0	Ag 66
School	TIP	Elem	Mentone	JrH	Tippe Valley	Sr	Tippe Valley	
Style	No	Stories	1.0	REO	No	Short	No	
Legal	14-154-48 W30' LOT 37 BOWMANS ADD							
Directio	From Main Street, go North on Morgan St., turn Right at Jackson, property sits on South side							

Remarks Excellent Storage Opportunity Selling Via Online Auction, Thurs. Sept. 24 at 6:30 pm. This 1,148 SF Pole Barn offering excellent space for vehicle, equipment, or general storage. Features two 10' x 10' overhead garage doors, a separate walk-in entry door, concrete floors, and durable metal siding and roof. A functional, low-maintenance building with plenty of room for vehicles, lawn equipment, tools, recreational items, or additional storage needs. Come take a look, Open House: Monday, Sept. 21st from 5:30-6 pm

Agent Remarks Online Auction: Thurs. Sept. 24th at 6:30 pm est Open House: Mon. Sep. 21 from 5:30-6 pm. A 5% Buyer's Premium will be added to the winning invoice, Full Terms in Docs. RE Brokers must register clients 24 hrs in advance at be at all showings they

Se	Lo 3	Lot	0.0300	/	1,307	/	48X30	Src	N	Lot	0-2.9
Inside City	City	County	Zoning								
Townshi	Harrison	Abv Gd Fin	1,148	Below Gd Fin	0	Ttl Below Gd	0	Ttl Fin	1,148		
Year	1960	Ag 6	Ne No	DC	Ext Metal	Bsmnt/Fn	Slab				
Total #	# Units	1	# Units	0	# Effic.	0	#	0	#	0	# 0
Unit	Level	\$ Unit	Rented	Rent	# Rms	#	# Bath	Bsmnt	Garag	Dep	Lease Exp

Gross An.	\$0.00	Lease	None	ARCHITECTURAL			#Refrg	0	Security	No
Assn	NO	Water	None	STYLE			#Range/Oven	0	Pool	No
Water/Sewer	\$0.00	Sewer	None	Pole Barn			#Microwave	0	Pool Type	
Fuel	\$0.00	Fuel	None				#Dishwasher	0	Pet Restrict.	No
Electric	\$0.00	Heating		Outbld	POLE	4 x 2	#Disposal	0	ADA	No
Trash	\$0.00	Cooling	None	Floorin	Concrete		#Washer	0	Near Wlkg	No
Insurance	\$0.00	Restrictio					#Dryer	0	Jet/Garden	No
Property	\$0.00			Water			#W/D	0	Guest	No
Maintenanc	\$0.00	# Water Meters		Water					Channel	
Miscellaneo	\$0.00	# Elec Meters		Water						
Net Ann Inc.	\$0.00	# Gas Meters		Water						
							Wtr Frtg			

OWNER PAYS Maintenance, Tax

TENANT PAYS None

SALE INCLUDES Building, Land

AMENITIES Storage, Other-See Remarks

Occupancy	Owner	Auctioneer	Chad Metzger	AC31300015
Financin	Existin	Propos	Excluded	None
Annual Prop	\$0.00	Exemptio	No Exemptions	
Is Owner/Seller a Real Estate Licensee	No	Year Taxes	2026	Assessed
List	Metzger Property Services, LLC - Off: 260-982-0238	Possessio	at closing	
Agent ID	RB14045939	List Agent	Chad Metzger - Cell: 260-982-9050	
Co-List	Agent	chad@metzgerauction.com	Co-List Agent	
Showing Instr	Showingtime or Open House			
List Date	9/1/2026	Exp	1/31/2027	
Contract	Exclusive Right to Sell	Special Listing	None	
Seller Concessions Offer	No	Seller Concession		
Virtual	Lockbox	MECH	Lockbox	door
Pending	Closing	Selling	How	CDO 0
Total Concessions	Sold/Concession			
Sell	Sell			Sell Team
Presented	Co-Sell			
Co-Sell	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. Broker Commissions are not set by law and are fully negotiable. © 2026 IRLMS. All Rights Reserved.



Beacon™

Kosciusko County, IN



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID 014-154-048

Sec/Twp/Rng --

Property Address

District

Brief Tax Description

Mentone Harrison

014-154-048

W 30 Ft Lot 37 Bowmans Add

(Note: Not to be used on legal documents)

Alternate ID 014-706000-90

Class RESIDENTIAL OTHER STRUCTURES

Acreage n/a

Owner Address Wright Royce A

14342 SR 114 E

Akron, IN 46910

Date created: 8/31/2026

Last Data Uploaded: 8/31/2026 10:25:08 AM

Developed by  SCHNEIDER
GEOSPATIAL

ONLINE AUCTION TERMS

Excellent Storage Opportunity!

This property will be offered at Online Auction on Thurs. Sept. 24, 2026 - Bidding begins closing out at 6:30 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any bids at the auction & 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 \$5,000 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 October 30, 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 \$573.00. 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.

Online Auction: Thurs. Sept. 24, 2026 • Bidding begins closing out at 6:30pm
Harrison Township • Kosciusko County • Mentone, IN

Open House: Mon. Sept. 21st / 5:30-6 pm

www.BidMetzger.com

43-09-35-300-808.000-035

General Information

Parcel Number
43-09-35-300-808.000-035

Local Parcel Number
1470600090

Tax ID:

Routing Number
014-154-048

Property Class 599
Other Residential Structures

Year: 2026

Location Information

County
Kosciusko

Township
HARRISON

District 035 (Local 035)
MENTONE TOWN-HARRISON TO

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 1401151-035
MENTONE - HARRISON

Section/Plat
35-32-4

Location Address (1)
JACKSON ST
MENTONE, IN 46539

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026

Review Group 2023

WRIGHT ROYCE A

Ownership

WRIGHT ROYCE A
14342 SR 114 E
AKRON, IN 46910

Legal

14-154-48
W30' LOT 37 BOWMANS ADD



JACKSON ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/14/2004	WRIGHT ROYCE A		QC	/	\$1,000	I
12/28/2001	ROMINE FAMILY REV		WD	/		I
12/28/2001	ROMINE GERALD M		WD	/		I
12/04/2001	ROMINE GERALD M		WD	/		I
12/04/2001	SCHLABACH CAROL		WD	/		I
12/04/2001	SCHLABACH CAROL		NA	/		I

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
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	\$5,200	\$5,200	\$2,800	\$2,800	\$2,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$5,200	\$5,200	\$2,800	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$2,800	\$2,800
Improvement	\$21,900	\$22,200	\$17,600	\$16,600	\$15,300
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$21,900	\$22,200	\$17,600	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$16,600	\$15,300
Total	\$27,100	\$27,400	\$20,400	\$19,400	\$18,100
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$27,100	\$27,400	\$20,400	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$19,400	\$18,100

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 48' X 150', CI 48' X 150')

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
F	F		48	48x30	0.39	\$280	\$109	\$5,232	0%	1.0000	0.00	100.00	0.00	\$5,230

599, Other Residential Structures

MENTONE - HARRISON/14 1/2

Notes

8/2/2018 REA: 2019 CHANGED GRADE ON DET GAR TO D+2 FOR REASSESSMENT

10/23/2014 REA: 2015 CHANGED CARSHED TO DETACHED GARAGE & CORRECTED YEAR OF CONSTRUCTION TO 1960 PER MASTER VIEWER FOR REASSESSMENT

10/23/2014 2015: CHANGED CARSHED TO DETACHED GARAGE & CORRECTED YEAR OF CONSTRUCTION TO 1960 PER MASTER VIEWER FOR REASSESSMENT

1/14/2014 2014: REMOVED INFLUENCE FACTOR FOR NO WATER & SEWER.

Land Computations

Calculated Acreage	0.03
Actual Frontage	48
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$5,200
CAP 3 Value	\$0
Total Value	\$5,200

General Information

Occupancy Detached Garage
Description Detached Garage
Story Height 0
Style N/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

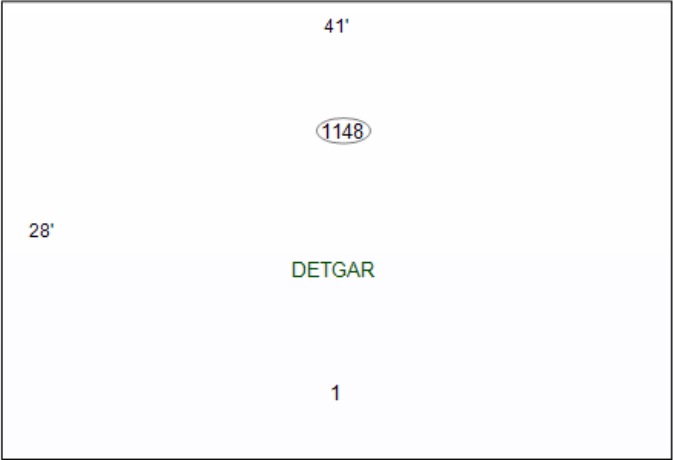
#	TF
---	----

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
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Adjustments	Total Base	Row Type	Adj.
-------------	------------	----------	------

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	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.92
Replacement Cost	\$37,233	

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: Detached Garage	1	Wood Fr	D+2	1960	1960	66	A	\$39.17	0.92	\$32.43	28'x41'	\$37,233	47%	\$19,730	0%	100%	1.110	1.000	0.00	100.00	0.00	\$21,900

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