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Property Services, LLC

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260-982-0238

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Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202639029	4905 N State Road 5 Highway	Shipshewana	IN	46565	LP	\$0
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Area	LaGrange County	Parcel ID	44-04-35-100-002.002-01	Typ	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrm	3	F Baths	2
Township	Van Buren	Style	One Story	REO	No	Short Sale	No
School District	Westview School Corp.			Ele	Shipshewana-Scott		
Intermediate		JrH	Westview Jr/Sr	SrH	Westview Jr/Sr		
Legal Description	CLS ESTATES TRACT 2 1 AC						
Directions to Property	From Highway 20, go North on State Road 5, property will be on the East side of the road						

Inside City Limits

City Zoning

County Zoning A2

Zoning Description

Remarks Ranch Home with a full basement & 2-car attached garage sitting on 1 acre is being Sold via Live, Simulcast Auction, Monday, October 12th at 6 pm est. Greeted by a cute front porch, walk into a large living room that opens to kitchen & dining areas. Sliding glass doors allow for easy flowing between the home & the large deck - perfect place to watch the peaceful sunrise. The main level also has 3 bedrooms, a full bath, and the laundry room. Downstairs you will find a full basement that has a large family room area, additional office room, storage room & large mechanical area. Another full bath room adds convenience along with the 2-car attached garage. Just minutes North of Shipshewana, this would be a great starter home, investment, or downsizing option! Come take a look, Open House: Mon. Oct. 5th from 6-7 pm est

Agent Remarks Live & Online Simulcast Auction: Monday, Oct. 12th - 6 pm est Open House: Monday October 5th, 2026 from 6:00 - 7:00 pm est A 4% Buyer's Premium will be added to the winning invoice, full terms in docs. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present with them at all showings or the auction if they attend live. Client Registration form is on the bidding website.

Sec	Lot	Lot Ac/SF/Dim	1.0000	/	43,560	/	180 X 238	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	1,260	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	630		Ttl Below Gd SqFt	1,260
Age	58	New Const	No	Date Complete	Ext	Vinyl		Ttl Fin SqFt	1,890
								Year Built	1968
								Bsmt	Full Basement, Partially Finished
								# Rooms	6
Room Dimensions		Baths	Full	Half	Water	Well		Basement Material	Poured Concrete
	RM DIM	LVL	B-Main	1	0	Well	Private	Dryer Hookup Gas	No
			B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	No
L	17 x 18	M	B-Blw G	1	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No
D	11 x 16	M	Laundry Rm	Main	Heating			Disposal	Yes
F	32 x 27	L	Laundry L/W	9 x 6	Cooling	Central Air		Water Soft-Owned	Yes
K	13 x 10	M	AMENITIES	Ceiling Fan(s), Deck Open, Disposal, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Landscaped, Porch Covered, Range/Oven Hook Up Elec, Stand Up Shower, Main Level				Water Soft-Rented	No
B	x							Alarm Sys-Sec	No
D	9 x 11	L						Alarm Sys-Rent	No
1B	15 x 14	M						Garden Tub	No
2B	10 x 14	M						Jet Tub	No
3B	12 x 15	M	Garage	2.0	/ Attached	/ 22 x 28	/ 616.	Pool	No
4B	x		Outbuilding	None		x		Pool Type	
5B	x		Outbuilding 2			x		SALE INCLUDES	Dishwasher, Refrigerator, Washer, Dryer-Gas, Oven-Electric, Range-Electric, Water Heater Gas, Water Softener-Owned
R	x		Assn Dues		Frequency	Not Applicable			
LF	x		Other Fees						
E	11 x 14	L	Restrictions						
Water Access		Wtr		Water		Water		Channel	
Water								Lake	
Auctioneer Name		Chad Metzger, Dodie Hart		Lic #		AC31300015		Auction Date	
Financing Existing				Propose				Time	
Annual		\$1,228.31		Exemption		Homestead, Supplemental		Year Taxes	
Possession		30 Days after closing						Time	
List Office		Metzger Property Services, LLC - Off: 260-982-0238		List Agent		Chad Metzger - Cell: 260-982-9050		Location	
Agent E-mail		chad@metzgerauction.com		List Agent - User Code		UP388053395		List Team	
Co-List Office		Metzger Property Services, LLC		Co-List Agent		Tiffany Reimer - Cell: 260-571-7910		Excluded Party	
Showing Instr		Showingtime or Open House						Assessed Value	
List Date		9/21/2026		Start Showing Date					
Seller Concessions Offer Y/N				Exp Date		1/31/2027		Owner/Seller a Real Estate Licensee	
Contract		Exclusive Right to Sell		Seller Concession Amount \$				No	
Virtual				Seller's Disclosure Form		Yes		Special List Cond.	
Offer Accepted				Form Exception				None	
Ttl Concessions Paid				Lockbox Type		None		Lockbox Location	
Sell Office				Closing Date				none	
Co-Sell Office				Selling Price				Type of Sale	
Presented		Tiffany Reimer - Cell: 260-571-7910		Sold/Concession				How Sold	
				Sell Agent				Conc Paid	
				Co-Sell					
								Sell Team	

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 IRMLS. All Rights Reserved.

ONLINE AUCTION TERMS

*Ranch Home with Full Basement & 2-Car Attached Garage
Just Minutes North of Shipshewana*

This property will be offered via Live & Online Auction on Mon., October 12, 2026, at 6 pm est. 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 4% buyer's premium will be added to the winning invoice. An earnest money deposit of \$10,000 will be due at the auction or for online bidders, 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.

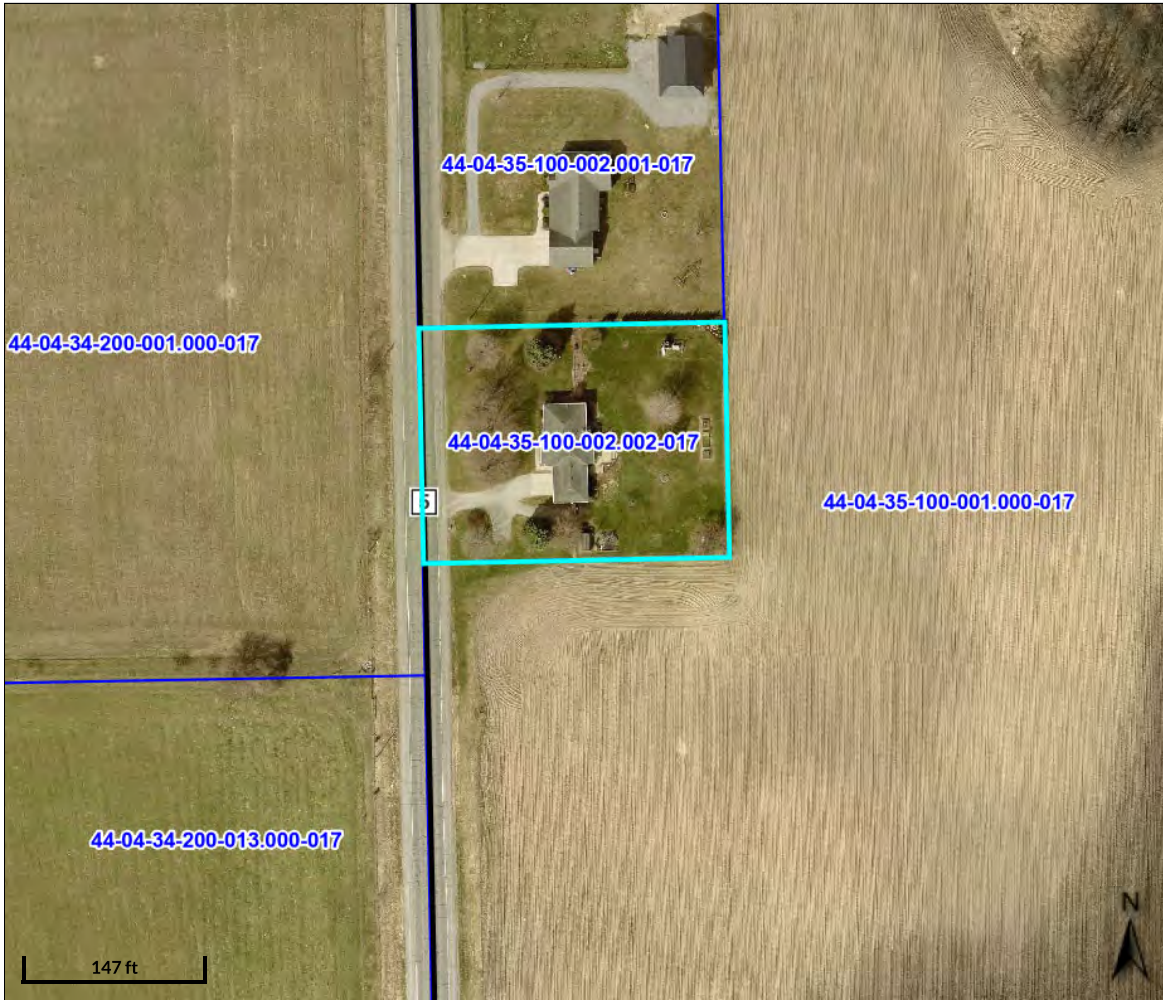
The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 13, 2026. Possession will be 30 days after closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately \$1,228.31. Metzger Property Services LLC, Chad Metzger, Dodie Hart, & their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. 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 all showings, &.or the auction if they attend live. The Client Registration form is available on the bidding website.

Online Auction: Mon., October 12, 2026 • Bidding begins closing out at 6pm est
Van Buren Township • LaGrange County • Shipshewana, IN

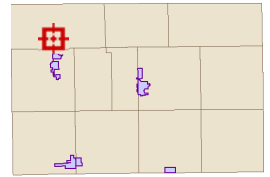
Open House: Mon., Oct. 5th | 6-7 pm est

Auction Manager: Dodie Hart, call/text 260.463.1717

www.BidMetzger.com



Overview



Legend

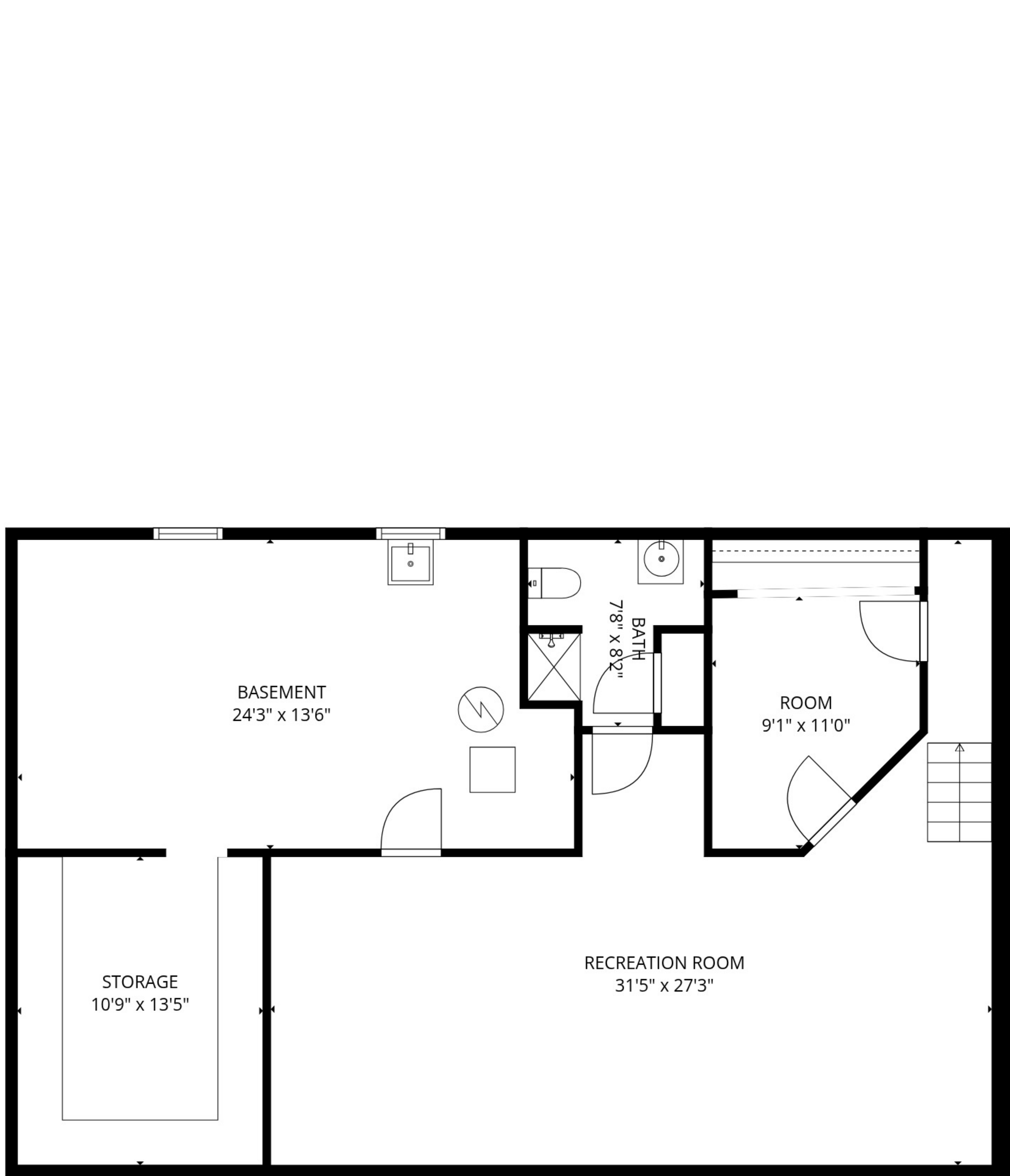
- Parcels
- Roads**
 - Federal
 - US
 - State
 - County
 - Local
 - Private
 - Unknown

Parcel ID	44-04-35-100-002.002-017	Alternate ID	001-35102-02	Owner Address	Roush, Robert E & Dena M 4905 N SR 5 Shipshewana, IN 46565
Sec/Twp/Rng	35-38N-08E	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	4905 N Sr 5 Shipshewana	Acreage	1.0		
District	Van Buren Township				
Brief Tax Description	CLS ESTATES TRACT 2 - 1 AC				
	(Note: Not to be used on legal documents)				

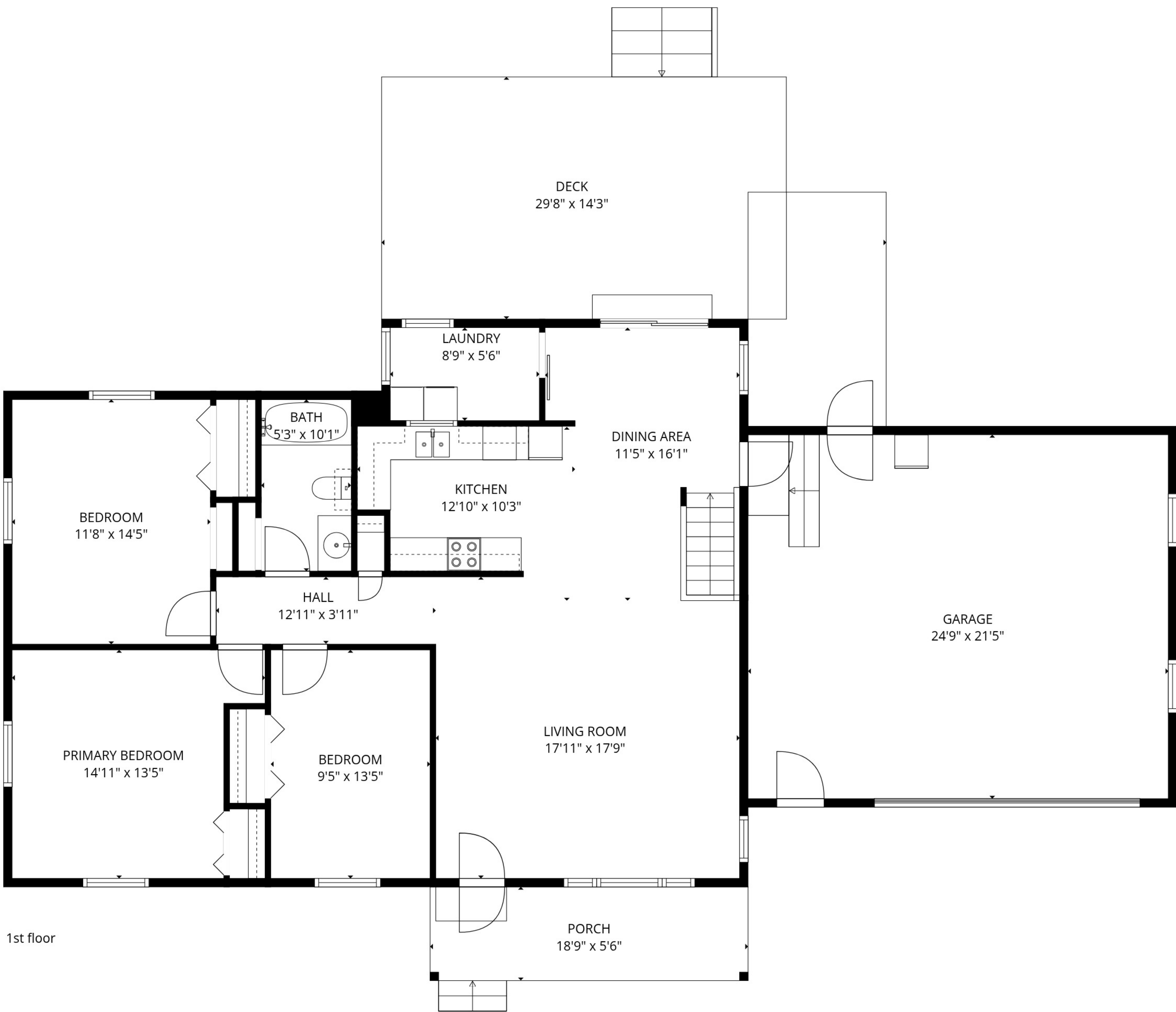
Beacon™ LaGrange County, IN Terms of Use

A. Disclaimer. The geographic information system data found on this website ("GIS data") was prepared by LaGrange County, Indiana and its officers, agents, and employees (collectively, the "County") from recorded deeds, plats, tax maps, surveys, and other public records for internal purposes only, and was not designed or intended for general use by public users. You should verify the accuracy of all GIS data that you receive. The County hereby makes the following general disclaimers regarding its GIS data:

1. the GIS data is a representation or copy of an original data source of geographic information and does not constitute a recorded map, survey, or legal document;
2. the GIS data is provided for reference only at your own risk, and you should not use or rely on the GIS data for any reason;
3. the County assumes no legal responsibility for the GIS data, which is provided on an "as is" basis with no warranties of any kind;



Basement



1st floor

TOTAL: 2119 sq. ft
Basement: 750 sq. ft, 1st floor: 1369 sq. ft
EXCLUDED AREAS: STORAGE: 160 sq. ft, BASEMENT: 328 sq. ft, DECK: 459 sq. ft,
PORCH: 110 sq. ft, GARAGE: 565 sq. ft

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

4405 N St. Rd. 5 Shipshewana, IN 46545

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>Diana M Boush</i>	Date (mm / dd / yyyy) 9/1/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Robert E. Boush</i>	Date (mm / dd / yyyy) 9/1/26	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)

4905 N St. Rd. 5 Shipshewana, IN 46585

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	Yes	No	Unknown
Age, if known: _____ Years.			✓

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years.			✓

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
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:

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Signature of Seller <i>Debra M. Boush</i>	Date (mm / dd / yyyy) 9/1/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Robert E. Boush</i>	Date (mm / dd / yyyy) 9/1/26	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)

4905 N St. Rd. 5 Snipshevana, MN 40505

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>Donna M. Bousler</i>	Date (mm / dd / yyyy) 9/1/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Robert E. Bousler</i>	Date (mm / dd / yyyy) 9/1/26	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
 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

260-982-0238

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Average Utilities

44-04-35-100-002.002-017

General Information

Parcel Number
44-04-35-100-002.002-017

Local Parcel Number
0013510202

Tax ID:

Routing Number
M35R11

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
LaGrange

Township
VAN BUREN TOWNSHIP

District 017 (Local 017)
VAN BUREN TOWNSHIP

School Corp 4525
WESTVIEW

Neighborhood 9950400-017
VanBuren Township Base

Section/Plat
35

Location Address (1)
4905 N SR 5
SHIPSHEWANA, IN 46565

Zoning

Subdivision

Lot

Market Model
9950400-017

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 30, 2026

Review Group 2026

ROUSH, ROBERT E & DENA M

Ownership

ROUSH, ROBERT E & DENA M
4905 N SR 5
SHIPSHEWANA, IN 46565

Legal

CLS ESTATES TRACT 2 1 AC

4905 N SR 5

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/12/2013	ROUSH, ROBERT E &	13-08-0205	WD	/	\$140,000	V
09/20/2005	WEAVER, TIMOTHY J	05-09-0469	WD	/	\$147,500	I
07/14/1997	SCHROCK, SHANNO		WD	9707/278		I
07/07/1997	YODER,ROBERT E &		WD	9707/141		I
01/01/1900	YODER,ROBERT E &		WD	/		I



Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/26/2026	As Of Date	04/09/2026	04/01/2025	04/01/2024	04/06/2023	04/06/2022
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	☐	☐	☐	☐	☐
\$30,800	Land	\$30,800	\$30,800	\$30,800	\$29,400	\$24,500
\$30,800	Land Res (1)	\$30,800	\$30,800	\$30,800	\$29,400	\$24,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$278,100	Improvement	\$278,100	\$246,800	\$232,600	\$211,800	\$194,200
\$278,100	Imp Res (1)	\$278,100	\$246,800	\$232,600	\$211,600	\$194,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$200	\$200
\$308,900	Total	\$308,900	\$277,600	\$263,400	\$241,200	\$218,700
\$308,900	Total Res (1)	\$308,900	\$277,600	\$263,400	\$241,000	\$218,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$200	\$200

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	0.83200	1.14	\$32,494	\$37,043	\$30,820	0%	1.0000	100.00	0.00	0.00	\$30,820
82	A		0	0.16800	1.00	\$2,120	\$2,120	\$356	-100%	1.0000	0.00	100.00	0.00	\$00

VanBuren Township Base/ 1/2

Notes

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.17
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.83
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	\$30,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$30,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$30,800

VanBuren Township Base/ 2/2

Heat Type
Central Warm Air



	Total Base	\$212,800
Adjustments	1 Row Type Adj. x 1.00	\$212,800
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:560	\$14,300
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1260	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Co Age	Co 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	Wood Fr	C	1968	1995	31	A		0.95		2,520 sqft	\$268,280	26%	\$198,530	0%	100%	1.400	1.000	100.00	0.00	0.00	\$277,900
2: Utility Shed 8x10	1	SV	C	2003	2003	23	A		0.95		8'x10'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200

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



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