

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

ONLINE REAL ESTATE AUCTION

ONE-OF-A-KIND COUNTRY RETREAT



3.65[±] ACRES

**Spacious Home • Pole Barn • Pool
Incredible Outdoor Living!**



**THURS. OCT. 22, 2026
6:30 PM EST**



**3601 E 700 N.,
Urbana, IN 46990**



OPEN HOUSE

Sunday, October 18th | 1-2 PM

THE ULTIMATE COUNTRY RETREAT — 3.65± ACRES

POLE BARN | POOL | INCREDIBLE RECREATIONAL SPACE

*T*ucked into a beautiful country setting on 3.65± acres, this distinctive barn-inspired home combines



generous living space, incredible recreational features and a peaceful setting surrounded by open countryside and mature woods.

Inside, rustic character and modern finishes come together through wood-plank ceilings, shiplap accents, exposed timbers and an abundance of natural light. The main-level primary suite is a standout, featuring barn-style doors and a beautiful private bath with freestanding soaking tub and separate tiled shower.

The upper loft area adds even more versatility with an additional bedroom, open living/flex space and attic storage. Downstairs, the finished basement substantially expands the living space with a large family/recreation and workout area, two additional bedrooms and a full bath—ideal for guests, hobbies, entertaining or simply having room to spread out.

Even the attached garage was designed for more than parking. The oversized 3- to 4-car attached garage offers an impressive amount of space and includes a basketball goal with a three-point perimeter marked on the floor, creating an indoor recreation space that can be enjoyed regardless of the weather.

Outside is where this property really comes alive. A large, covered patio overlooks the beautifully landscaped grounds and provides a fantastic outdoor entertaining area, complemented by additional patio and firepit spaces. A double-sided fireplace adds extra charm to the patio & living room. The above-ground pool stays with the property, creating another place to enjoy summer days while taking in the surrounding country views.

And then there is the separate black pole barn—an exceptional feature for anyone needing additional garage, workshop, recreational or storage space. One portion is insulated and has water, a shower and sink, while a separate uninsulated section provides additional storage. Multiple overhead doors and a large concrete-floored interior add tremendous versatility.

With its combination of 3.65± acres, multiple living areas, finished basement, loft, oversized attached garage, pole barn, pool, outdoor entertaining spaces and beautiful country surroundings, this property offers something increasingly difficult to find: room for everyday living, recreation, hobbies and storage—all in one remarkable setting.

Schedule Your Showing Today!





Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

Beautiful Country Homestead on 3.65 +/- Acres!

This property will be offered via Online Auction on Thursday, October 22, 2026 - Bidding begins closing 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 3% buyer's premium will be added to the winning invoice. An earnest money deposit of \$25,000 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 November 25, 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 \$2,905.20. Metzger Property Services LLC, Chad Metzger, and 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 & be at all showings your client attends. Client Registration form is on the bidding website.

Online Auction: Thurs., October 22, 2026 • Bidding begins closing out at 6:30 pm
Chester Township • Wabash County • Urbana, IN

Open House: Sunday, Oct. 18th | 1-2 pm

www.BidMetzger.com

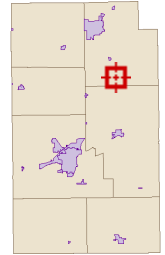


Beacon™

Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-07-34-100-021.000-001	Alternate ID	n/a	Owner Address	DALE JEFFREY L & ANGELA D
Sec/Twp/Rng	34-29-07	Class	Res-1-Family 0 - 9.99 acres		3601 E 700 N
Property Address	3601 E 700 N	Acreage	3.65		URBANA, IN 46990
	URBANA				

District CHESTER TWP
 Brief Tax Description PT W1/2 NE1/4 34-29-7 3.65AC
 (Note: Not to be used on legal documents)

Date created: 9/24/2026
 Last Data Uploaded: 9/24/2026 3:11:32 AM

Developed by SCHNEIDER
 GEOSPATIAL



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202640767	3601 E 700 N Road	Urbana	IN	46990	LP	\$0
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Area	Wabash County	Parcel ID	85-07-34-100-021.000-00	Typ	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrm	4	F Baths	2
Township	Chester	Style	One and Half Story	REO	No	Short Sale	No
School District	Manchester Community			Ele	Manchester		
Intermediate		JrH	Manchester Jr/Sr	SrH	Manchester Jr/Sr		
Legal Description	PT W1/2 NE1/4 34-29-7 3.65AC						
Directions to Property	From 300 E., go East onto 700 N., property will be set back on the South side of the road down a longer driveway						

Inside City Limits	City Zoning	County Zoning	Zoning Description
Remarks Country Retreat On 3.65± Acres With Pole Barn, Pool & Incredible Recreational Space is Selling via Online Auction, Thurs. Oct. 22nd at 6 pm. This distinctive barn-inspired home offers an impressive combination of space, character and country living. The main-level primary suite features a private bath with freestanding soaking tub and separate shower. The loft includes an additional bedroom, flex space and attic storage, while the finished basement offers a family/recreation and workout area, 2 bedrooms and a full bath. An oversized 3-4 car attached garage even features an indoor basketball goal with a three-point perimeter. Outside, enjoy a large covered patio, beautiful landscaping and an above-ground pool that stays. The separate pole barn adds exceptional versatility with an insulated section featuring water, shower and sink, plus additional uninsulated storage space. All situated on 3.65± acres surrounded by beautiful countryside and mature woods. Come check it out, Open House: Sun., Oct. 18th from 1-2 pm			

Agent Remarks ONLINE AUCTION: Thurs. Oct. 22nd | 6:30 pm OPEN HOUSE: Sun., Oct. 18th | 1-2 pm RE Brokers must register clients 24 hrs in advance & be present at all showings they attend. Client registration form is on the bidding website

Sec	Lot	Lot Ac/SF/Dim	3.6500 / 158,994 / 1155x290	Lot Desc	Slope, 3-5.9999
Above Gd Fin SqFt	2,591	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	1,836
Age	9	New Const	No	Date Complete	Ext Metal
Room Dimensions		Baths	Full	Half	Water
RM DIM	LVL	B-Main	1	1	Well
L 21 x 20 M		B-Upper	0	0	Well Private
D 19 x 7 M		B-Blw G	1	0	Sewer Septic
F 27 x 23 L		Laundry Rm	Main		Fuel / Gas, Forced Air,
K 16 x 12 M		Laundry L/W	9 x 9		Heating
B x		AMENITIES	1st Bdrm En Suite, Attic Storage, Ceiling-9+, Ceiling		Cooling Central Air
D x			-Cathedral, Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in,		
1B 14 x 13 M			Countertops-Stone, Court-Basketball, Deck Open, Detector-Carbon		
2B 14 x 11 L					
3B 14 x 11 L		Garage	3.0 / Attached	39 x 33	1,28
4B 8 x 13 U		Outbuilding	Pole/Post	72 x 47	3384
5B x		Outbuilding 2		x	
R x		Assn Dues		Frequency	Not Applicable
LF 32 x 21 U		Other Fees			
E x		Restrictions			

Water Access	Wtr	Water	Channel
Auctioneer Name	Chad Metzger	Lic #	AC31300015
Financing Existing		Propose	
Annual	\$2,906.20	Exemption	Homestead, Other,
Possession	at closing	Year Taxes	2026
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395
Co-List Office	Metzger Property Services, LLC	List Team	
Showing Instr	Showingtime or Open House	Co-List Agent	Tiffany Reimer - Cell: 260-571-7910
List Date	10/1/2026	Start Showing Date	
Seller Concessions Offer Y/N	No	Exp Date	1/31/2027
Contract	Exclusive Right to Sell	Owner/Seller a Real Estate Licensee	No
Virtual	Unbranded Virtual Tour	Agent/Owner Related	No
Offer Accepted		Seller's Disclosure Form	Yes
Ttl Concessions Paid		Form Exception	
Sell Office		Lockbox Type	None
Co-Sell Office		Lockbox Location	x
Presented	Tiffany Reimer - Cell: 260-571-7910	Closing Date	
		Selling Price	
		How Sold	
		Conc Paid	
		Sell Agent	
		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.

ONE-OF-A-KIND COUNTRY RETREAT ON 3.65± ACRES SPACIOUS BARNDOMINIUM, POLE BARN, POOL & INCREDIBLE OUTDOOR LIVING

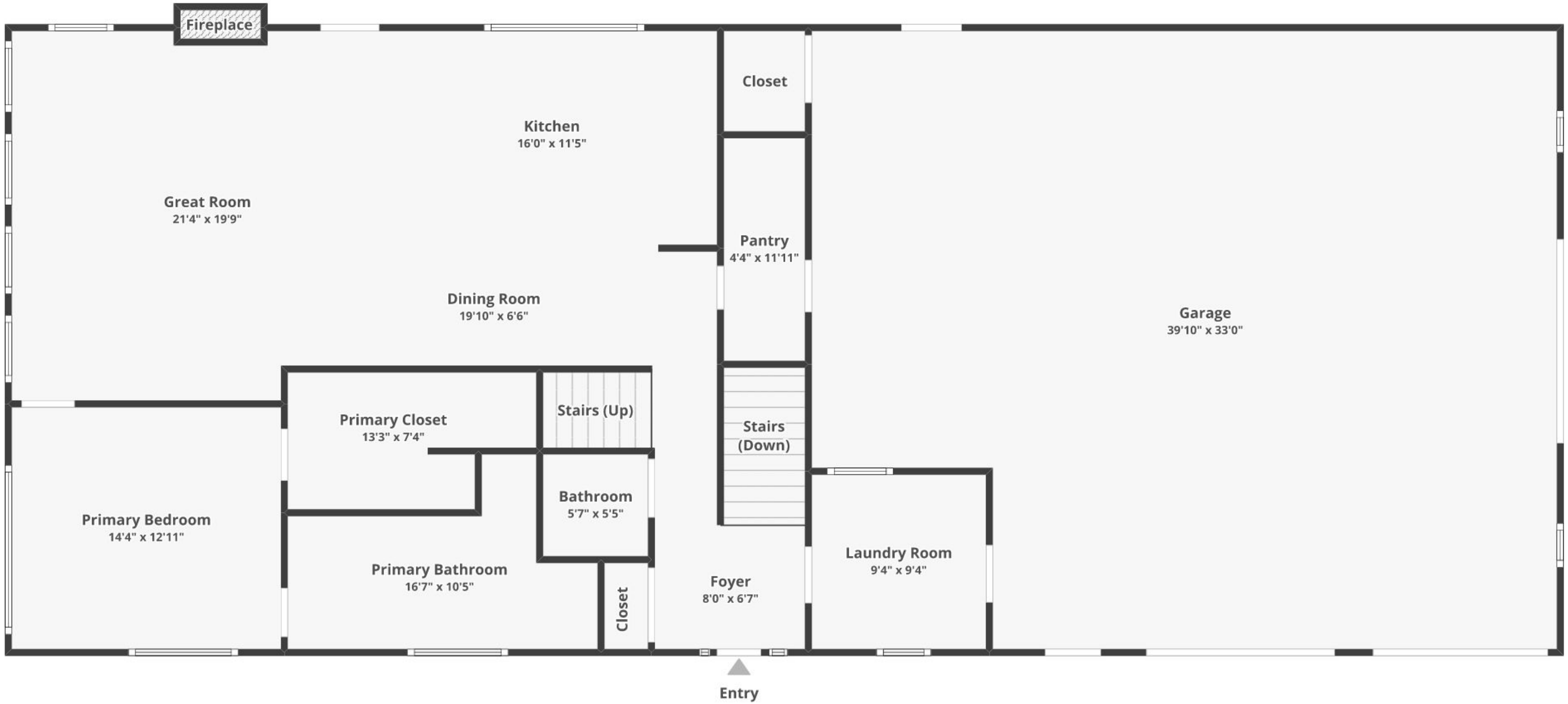
3601 E. 700 N., Urbana, IN 46990



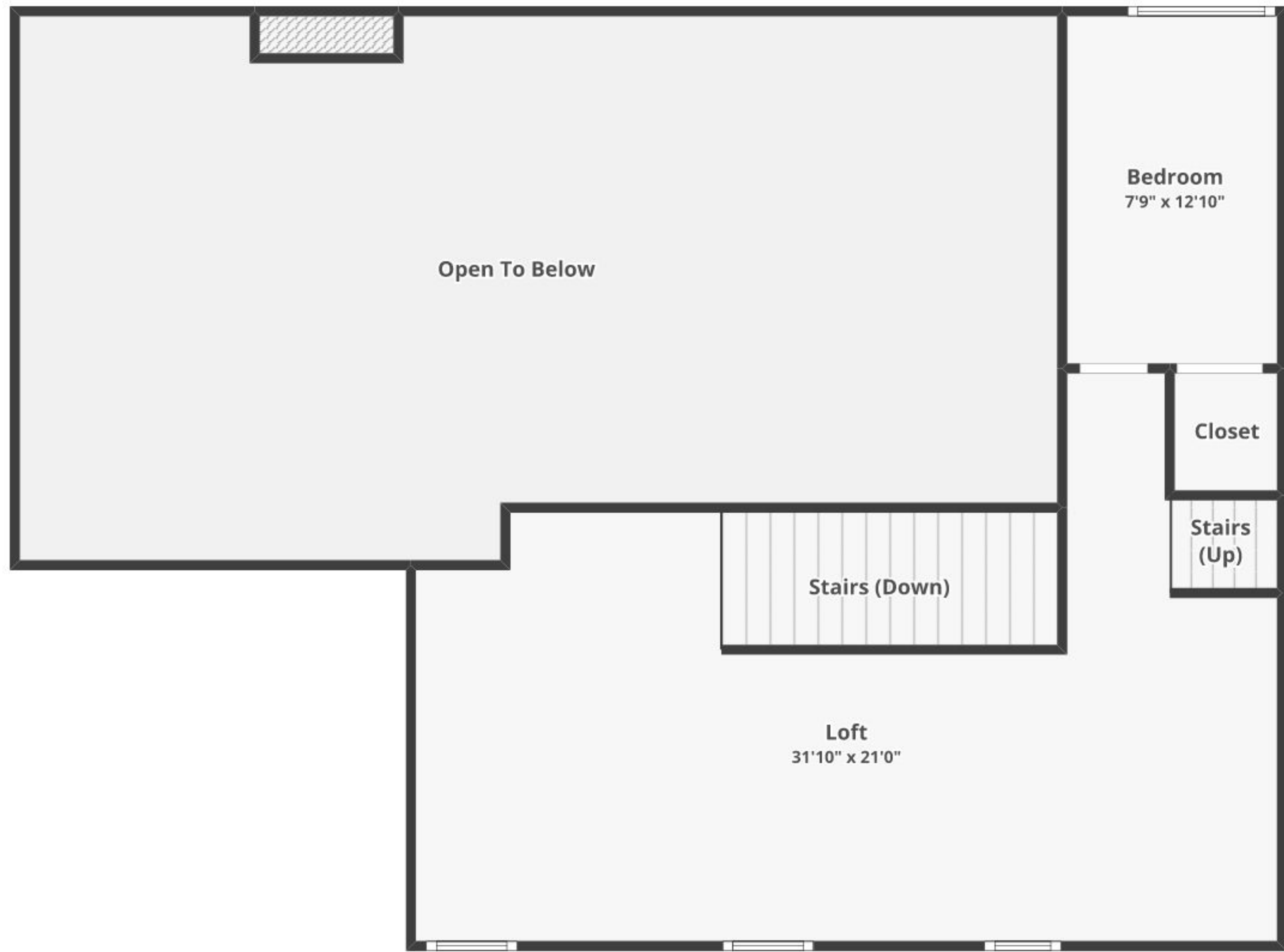
Property Highlights:

- 3.65± acres in a scenic country setting
- Distinctive barn-inspired home with metal roof and abundant architectural character
- Picture Perfect Open Kitchen, Dining & Living Room Area with soaring ceilings
- Double sided fireplace between the living room & patio
- Main-level primary suite with freestanding soaking tub & separate shower
- Loft with additional bedroom + attic storage
- Finished basement with 2 bedrooms, full bath & family/recreation/workout space
- Oversized 3- to 4-car attached garage
- Indoor basketball goal with three-point perimeter
- Separate 72x47' Pole Barn
- Insulated portion of pole barn with concrete floors, water, shower & sink
- Additional uninsulated barn/storage area
- Above-ground pool & equipment stays
- Large covered outdoor living area with additional patio/firepit entertaining space
- Beautiful landscaping, expansive lawn and mature woods
- Plenty of Room for vehicles, equipment, hobbies & recreational fun!

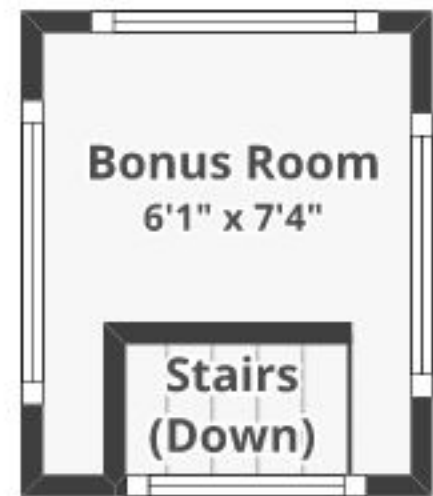




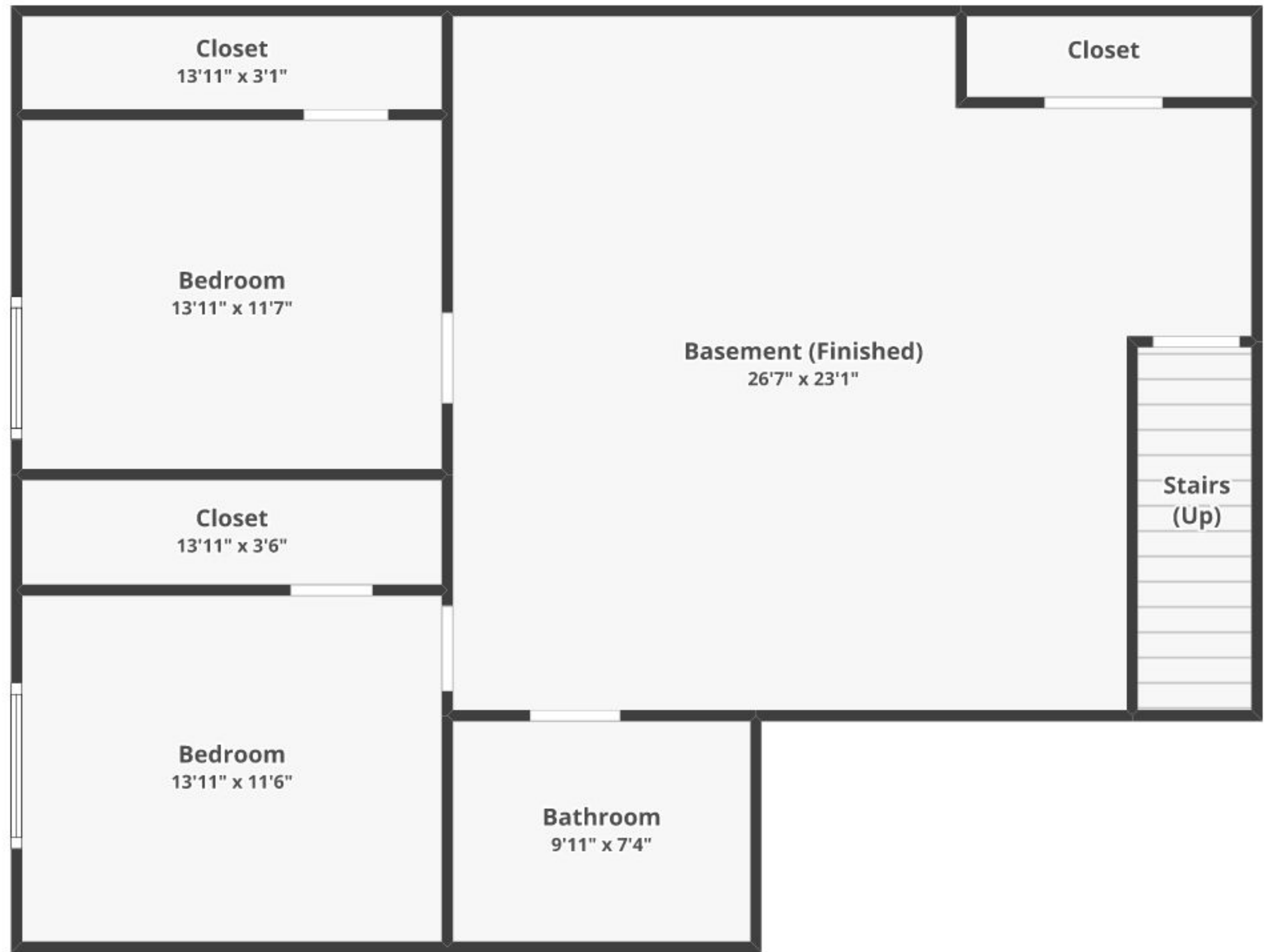
FLOOR 1



FLOOR 2



FLOOR 3



BASEMENT

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

3601 E. 700 N., Urbana, IN 46990

1. The following are in the conditions indicated:

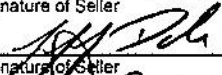
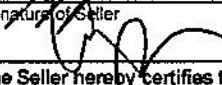
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher			X	
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor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

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

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

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

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Signature of Seller 	Date (mm / dd / yyyy) 9-29-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 9/29/26	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)

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3601 E. 700 N., Urbana, IN 46990

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning			X	
Electric Heat Pump			X	
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace			X	
Fireplace Insert			X	
Air Cleaner	X			
Humidifier	X			
Propane Tank				
Other Heating Source				

2. ROOF	Yes	No	Unknown
Age, if known: <u>9</u> Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			

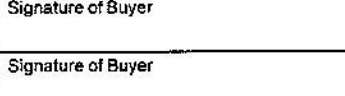
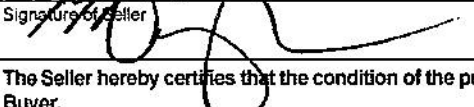
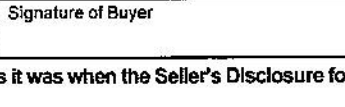
3. WATER HEATER	Yes	No	Unknown
Age, if known: <u>9</u> Years.			

4. FURNACE	Yes	No	Unknown
Age, if known: <u>9</u> Years.			

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: <u>9</u> 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?		X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.17?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain:			

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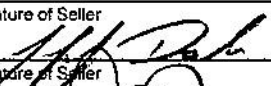
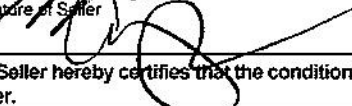
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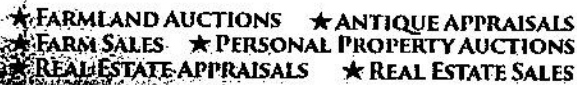
7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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[illegible]

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	3672 sqft
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
Porch, Open Frame	96	\$5,600
Porch, Open Frame	440	\$16,700

Plumbing

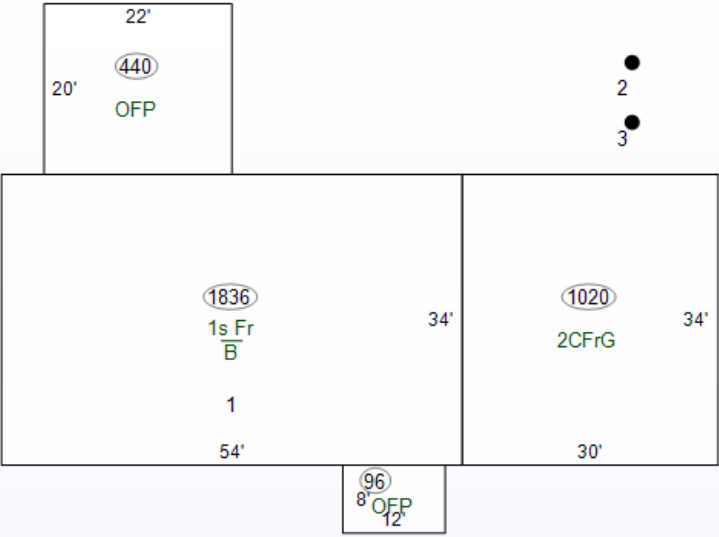
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	
Total Rooms	6

Heat Type

Heat Pump



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1836	1836	\$196,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1836	1836	\$154,400	
Crawl					
Slab					

Total Base	\$350,500
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Adjustments	1 Row Type Adj. x 1.00	\$350,500
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1836	\$4,700
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$1,400	\$7,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$362,200
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Sub-Total, 1 Units	
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Exterior Features (+)	\$22,300	\$384,500
Garages (+) 1020 sqft	\$42,100	\$426,600
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.91	
Replacement Cost		\$407,616

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	C+1	2017	2017	9 A		0.91		3,672 sqft	\$407,616	8%	\$375,010	0%	100%	1.270	1.000	100.00	0.00	0.00	\$476,300
2: Barn, Pole (T3)	1	T3AW	C	2017	2017	9 A	\$31.60	0.91		40' x 56' x 14'	\$78,794	20%	\$63,040	0%	100%	1.000	1.000	100.00	0.00	0.00	\$63,000
3: Lean-To	1	Earth Flo	C	2017	2017	9 A	\$9.03	0.91		7'x16' x 5'	\$920	20%	\$740	0%	100%	1.000	1.000	100.00	0.00	0.00	\$700

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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