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Providing professional auction, appraisal and real estate solutions for buyers and sellers throughout Indiana, Ohio, Michigan, Illinois and Kentucky.

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101 S. River Rd.
N. Manchester, IN 46962

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LAKEFRONT HOME

1311 Ewing Road, Rochester, IN 46975

ONLINE AUCTION - SUN, JUNE 11TH

Bidding Begins to Close: 1pm est

Lake Manitou!

Rochester, Indiana

- 50’ of Lake Frontage
- Move-In Ready
- 1 Bedroom / 1 Bath
- Open Great Room
- Large Waterfront Deck

Lakefront Home on Lake Manitou selling via Online Only Auction on Sunday, June 11, 2023. Bidding begins to close at 1pm! Move-in ready lake home with 50 ft. of lake frontage! Home has 1 bedroom & 1 bath. Kitchen has great countertop space and breakfast bar with plenty of seating for guests! Open great room has vaulted ceilings and floor-to-ceiling windows with water views! Great room opens to large waterfront deck perfect for entertaining family and friends. Don’t miss this opportunity to own lakefront property on Lake Manitou!

Full Terms Available Online.

Metzger
Property Services, LLC AC31300015
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REAL ESTATE AUCTION TERMS

Lakefront Home on Lake Manitou!

This property will be offered at Online Auction on Sunday, June 11, 2023 – Bidding begins closing out at 1 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his 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 Sellers and the Buyer(s). An earnest money deposit of $10,000 down the day 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. Buyer(s) 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) agree to pay an additional $25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before July 14, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately $4,464.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Sunday, June 11, 2023
Bidding begins closing out at 1 pm!

1311 Ewing Rd., Rochester, IN 46975

Rochester Township • Fulton County

https://bidmetzger.com/auctions/

Residential Agent Full Detail Report

Schedule a Showing

Property Type RESIDENTIAL **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202314962 **1311 Ewing Road** **Rochester** **IN** 46975 **LP** $0

Area Fulton County **Parcel ID** 25-07-09-413-001.000-009 **Type** Site-Built Home **Waterfront** Yes
Sub Baker(s) **Cross Street** **Bedrm** 1 **F** 1 **H** 0
Township Rochester **Style** One Story **REO** No **Short Sale** No
School ROCHE **Elem** Columbia / Riddle **Jr** Rochester **SrH** Rochester
Legal Description LOT 3 BAKERS
Directions Property is on the northwest side of Lake Manitou on Ewing Rd.
Inside City Y **City** R3 **County Zoning** **Zoning Description**

Remarks Lakefront Home on Lake Manitou selling via Online Only Auction on Sunday, June 11, 2023 -- Bidding begins closing out at 1 pm! Move-In Ready Lake Home with 50 ft of lake frontage! Home has 1 Bedroom & 1 Bath. Kitchen has great countertop space & breakfast bar with plenty of seating for guests! Open Great Room has Vaulted Ceilings & Floor-to-Ceiling Windows with Water Views! Great Room opens to Large Waterfront Deck perfect for entertaining friends & family! Don't miss this opportunity to own a lakefront property on Lake Manitou! Open House: Wednesday, June 7th 5:30-6pm

Agent Remarks Online Auction: Sun. 6.11.23 1pm Open House: Wed. 6.7.23 5:30-6pm TERMS: $10,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Buyer Brokers will be compensated via a 3% buyer's premium to by paid by buyer in addition to the purchase price. Seller has the right to accept bids prior to

Se **Lo** 3 **Lot** 0.0800 / 3,485 / 45X77 **Lot Desc** 0-2.9999, Lake
Above Gd Fin SqFt 1,092 **Above Gd Unfin SqFt** 0 **Below Gd Fin** 0 **Ttl Below Gd** 0 **Ttl Fin SqFt** 1,092 **Year Built** 1930
Age 93 **New Const** No **Date** **Ex** Stone, Wood **Bsm** Crawl **# Rooms** 3

Room Dimensions	RM DIM	LV
L	x	
D	x	
F	x	
K	x	
B	x	
D	x	
M	14 x 14	M
2	x	
3	x	
4	x	
5	x	
R	x	
LF	x	
E	x	

Baths **Full** **Half**
B-Main 1 0
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W x

Water CITY
Well Type
Sewer City
Fuel / Forced Air
Heating
Cooling Central Air

AMENITIES Breakfast Bar, Ceiling Fan(s), Ceilings-Vaulted, Deck Open, Deck on Waterfront, Dryer Hook Up Electric, Eat -In Kitchen, Landscaped, Open Floor Plan, Patio Open, Range /Oven Hook Up Elec, Tub/Shower Combination, Main Level

Garage / / x /
Outbuilding None x
Outbuilding x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Basement Material

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	No
Pool	No	**Off Street Pk**	
Pool Type			

Water LAKE **Wtr Name** LkManitou **Water Frontage** 50.00 **Channel** 0.00
Water Features **Water Type** Lake **Lake** Ski Lake
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction** 6/11/2023 **Time** 1 pm **Location** Online Only: bidmetzger.com
Financing: **Existing** **Proposed** **Excluded Party** None
Annual $4,464.00 **Exemptions** Mortgage **Year Taxes Payable** 2023 **Assessed Value**
Possession At closing
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 **List Team**
Co-List Office **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 5/10/2023 **Start Showing Date** **Exp Date** 7/31/2023 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Contract Type Exclusive Right to Sell **Buyer Broker Comp.** 3.0% **Variable Rate** No **Special List Cond.** None
Virtual **Lockbox Type** Mechanical/Comb **Lockbox Location** front door **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid**
Sell Office **Sell Agent** **Sell**
Co-Sell Office **Co-Sell**

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

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25-07-09-413-001.000-009

General
Bills
Payments
Deductions
Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(2)
OwnerName	Dunnuck Charles E
StateParcelNumber	25-07-09-413-001.000-009
PropertyNumber	010-106106-00
MapNumber	
LegalDescription	Lot 3 Bakers
Acreage	0.0000

General Information

Parcel Number
25-07-09-413-001.000-009

Local Parcel Number
01010610600

Tax ID:

Routing Number
07-09-400-124

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County
Fulton

Township
ROCHESTER TOWNSHIP

District 009 (Local 010)
ROCHESTER CITY

School Corp 2645
ROCHESTER COMMUNITY

Neighborhood 10109-009
Lake Manitou

Section/Plat

Location Address (1)
1311 EWING RD
ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model
10109-009

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 26, 2022
Review Group 4

Ownership

DUNNUCK CHARLES E
15025 ST RD 331
BOURBON, IN 46504

Legal

LOT 3 BAKERS

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/07/2010	DUNNUCK CHARLES	01000882	WD	/	$160,000	V
06/21/2005	MORRIS WILLIAM J		WD	/	$0	I
02/04/1997	ECK KLAUS D & HAR		WD	/	$0	I
04/23/1990	LOWELL FIEDLER & J		WD	/	$0	I
12/30/1987	ANNEXED TO CITY		WD	/	$0	I
05/12/1982	CAROL FEIDLER		WD	/	$0	I

Notes

10/27/2021 22RS: Per cyc/rev: Land Adjustment - Dwelling concp added, constr Fr to 92 lc/kah

11/4/2011 : CYC/REV. 7/26/11--RTO--NO CHGS.--12 PAY 13 ---DM.

5/4/2011 : PER DUDLEY CORRECTED GRADE FROM C TO C- 5-4-11 JD

4/29/2011 : PER APPEA: GAVE LAND 4% OBS AND CORRECTED GRADE OF HOUSE FROM A TO C FOR 2010 PAY 2011 4-29-11 JD

TAXPAYER AND ASSESSOR AGREED TO CHGS 4-20-11 JD

3/1/2009 : CHGD. DWELL. GR. FROM D TO A COND. FROM A TO G, ADDED TRIM 3 X 90' 4.

Res

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
02/16/2022	As Of Date	03/08/2022	03/12/2021	03/10/2020	04/04/2019	06/20/2018
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	☐	☐	☐	☐	☐
$113,900	**Land**	**$113,900**	**$109,300**	**$109,300**	**$109,300**	**$109,300**
$113,900	Land Res (1)	$113,900	$109,300	$109,300	$109,300	$109,300
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$109,300	**Improvement**	**$109,300**	**$91,700**	**$62,900**	**$54,800**	**$49,800**
$109,300	Imp Res (1)	$109,300	$91,700	$62,900	$54,800	$49,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$223,200	**Total**	**$223,200**	**$201,000**	**$172,200**	**$164,100**	**$159,100**
$223,200	Total Res (1)	$223,200	$201,000	$172,200	$164,100	$159,100
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 150', CI 150' 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. %	Res Elig %	Market Factor	Value
F	F		45	45x77	0.71	$3,600	$2,556	$115,020	0%	100%	0.9900	$113,870

Data Source External Only **Collector** 10/27/2021 PM **Appraiser** AVS

Land Computations

Calculated Acreage	0.08
Actual Frontage	45
Developer Discount	☐
Parcel Acreage	0.08
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.08
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$113,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$113,900**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1092 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
Wood Deck	171	$3,200
Patio, Concrete	990	$5,100

Plumbing

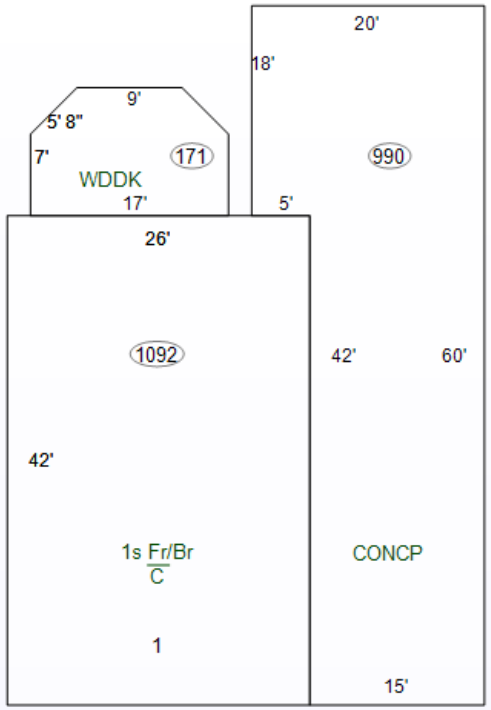
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	5	7

Accommodations

Bedrooms	1
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	3

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1092	1092	$87,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1092	0	$6,100	
Slab					
			Total Base		$94,000
Adjustments			**1 Row Type Adj. x 1.00**		$94,000
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1092	$3,100
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $800	$1,600
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$98,700
				Sub-Total, 1 Units	
Exterior Features (+)				$8,300	$107,000
Garages (+) 0 sqft				$0	$107,000
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.88
				Replacement Cost	$89,452

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family	100%	1	2/6 Masonry	C-1	1930	1960	62	G		0.88		1,092 sqft	$89,452	37%	$56,350	0%	100%	1.000	1.9400	$109,300

Total all pages $109,300 **Total this page** $109,300

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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