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**PROVIDING PROFESSIONAL AUCTION,
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260-982-0238

101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Country Home with 4-Car Garage & Cropland on 16.5+/- Acres in 3 Tracts!

This property will be offered at Auction on Saturday, June 15, 2024 at 10 am. Bid Live In-Person or Online!

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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before August 2, 2024. Tract 1: Possession will be at closing, Tract 2&3: Possession after the 2024 fall harvest. Taxes will be prorated to the day of closing. Sellers will retain the first cash rent installment for 2024 with the buyer to receive the 2nd installment. Real estate taxes for the entirety in 23' due in 24' were approximately \$1080.00. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Saturday, June 15, 2024 at 10 am

Bid Live In-Person or Online!

5873 N. 500 E., Rochester, IN 46975

Newcastle Township • Fulton County

<https://bidmetzger.com/auctions/>

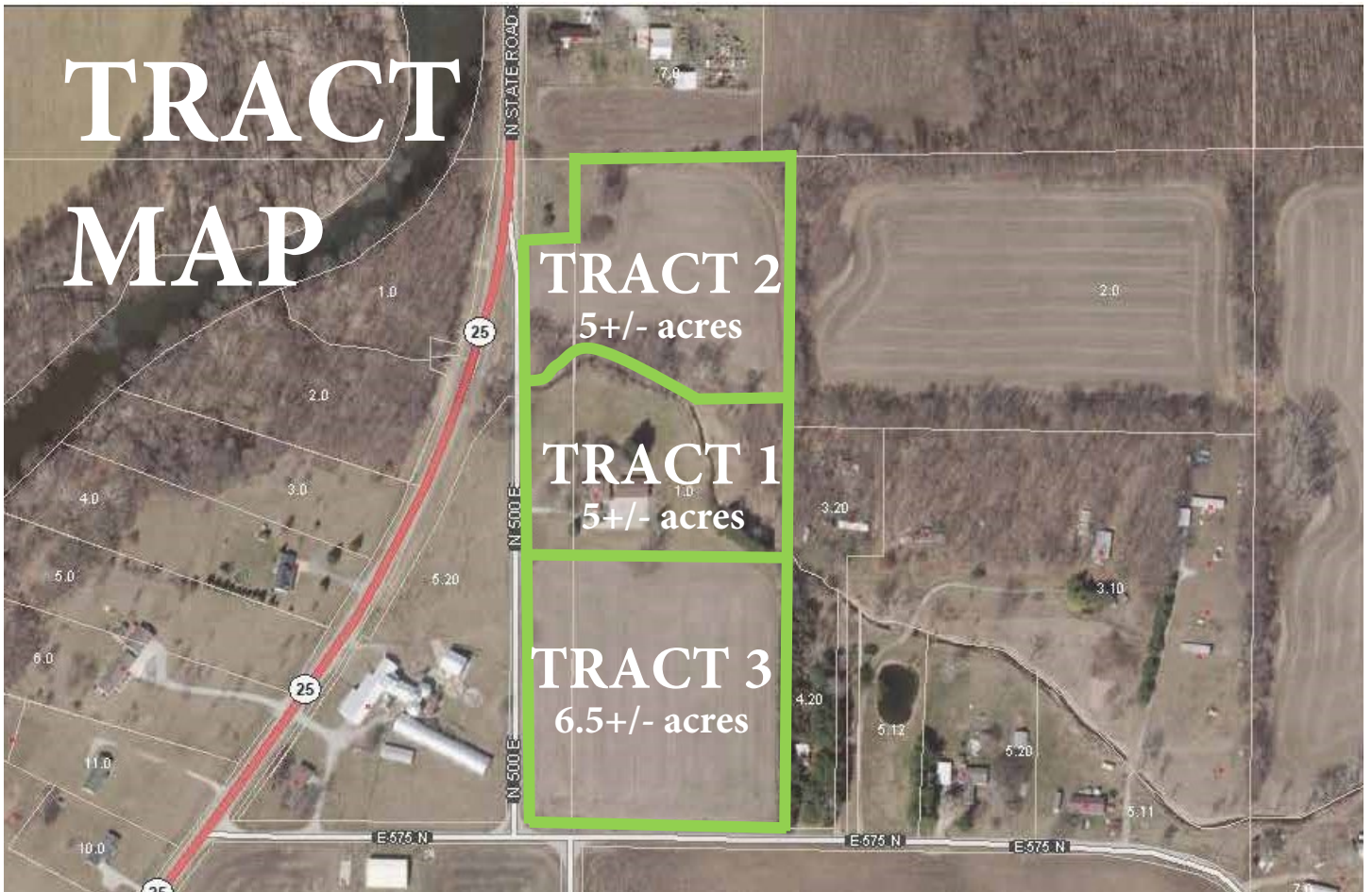


TRACT MAP

TRACT 2
5+/- acres

TRACT 1
5+/- acres

TRACT 3
6.5+/- acres





Residential Agent Full Detail Report

Schedule a Showing

Property Type	RESIDENTIAL			Status	Active		CDO	0		DOM	0		Auction	Yes	
MLS #	202417952		5873 N 500 E		Rochester			IN	46975		LP \$0				
	Area		Fulton County		Parcel ID		25-03-13-100-001.000-006		Type		Site-Built Home		Waterfront		No
	Sub		None		Cross Street				Bedrms		4		F Baths		2
	Township		Newcastle		Style		Two Story		REO		No		Short Sale		No
	School District		TIP		Elem		Akron		JrH		Tippe Valley		SrH		Tippe Valley
	Legal Description		Approximately 5+/- acres part of: NW DIV NW NW 13-31-3 13.00A E PT & Mid Div Ne Ne 14-31-3. 3.74 A.												
Directions		North of Rochester just off of Hwy 25. Head east onto 525 N, then north on 500 E. Property on east side.													
Inside City		N		City Zoning		County Zoning		A1		Zoning Description					

Remarks 16.5+/- Acres with Country Home & Cropland offered in 3 Tracts going to Auction on Saturday, June 15, 2024 at 10 am! Tract 1: Spacious 3-4 bedroom, 2 bath country home on 5+/- acres designed to offer comfort and versatility. The large eat-in kitchen has beautiful walnut cabinetry & provides a welcoming space for family meals and gatherings, while the family room, complete with a cozy gas log fireplace, sets the stage for relaxation and warmth during the colder months. The finished basement adds an extra layer of functionality and entertainment, featuring a convenient kitchenette, a recreational room, and an additional bedroom or office space & full bathroom, offering endless possibilities for customization and leisure. Outside, a concrete patio provides the perfect spot for outdoor enjoyment and dining, while the 4-car heated garage ensures ample space for vehicles, hobbies, and storage. Whether you're seeking a peaceful retreat or a spacious home for entertaining, this country property offers the perfect balance of comfort, convenience, and rural charm. Bid on each

Agent Remarks Auction: Sat. 6.15.24 10 am Open House: Mon. 6.10.24 5:30-6pm TERMS: \$10,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to

Sec	Lot	Lot	5.0000	/	217,800	/	310x500	Lot Desc	3-5.9999										
Above Gd Fin SqFt			2,114	Above Gd Unfin SqFt			0	Below Gd Fin SqFt			768	Ttl Below Gd SqFt		768	Ttl Fin SqFt		2,882	Year Built	1937
Age	87	New Const	No	Date Complete				Ext	Vinyl	Bsmt Crawl, Partial Basement, Finished								#	7
Room Dimensions			Baths	Full	Hal	Water	WELL		Basement Material										
RM DIM			LV	B-Main	1	0	Well Type	Private	Dryer Hookup Gas		No	Fireplace		Yes					
LR	16 x 18		B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec		No	Guest Qtrs		No						
DR	10 x 18		B-Blw	1	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E		No	Split FlrPln		No						
FR	18 x 24		Laundry Rm	Main	Heating		Disposal		No	Ceiling Fan		Yes							
KT	14 x 20		Laundry L/W	8 x 8	Cooling		Central Air	Water Soft-Owned		No	Skylight		No						
BK	x		AMENITIES Ceiling Fan(s), Closet(s) Walk-in, Eat-In Kitchen																
DN	x		, Garage Door Opener, Patio Open, Range/Oven Hook Up																
1B	14 x 16	U	Gas, Kitchenette, Tub/Shower Combination, Main Floor																
2B	12 x 10	U																	
3B	12 x 14		Garage	4.0	/	Detached	/	30 x 60	/	1,800.0									
4B	12 x 10	B	Outbuilding 1	None			x	Garden Tub		No	Nr Wlkg Trails		No						
5B	x		Outbuilding 2					x	Jet Tub		No	Garage Y/N		Yes					
RR	30 x 16	B	Assn Dues	Frequency			Not Applicable		Pool		No	Off Street Pk							
LF	x		Other Fees	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Kitchen Exhaust Hood, Water Heater Gas, Water Softener-Rented															
EX	x		Restrictions	FIREPLACE Gas Log															

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name		Chad Metzger		Lic #		AC31300015	
Financing: Existing		Proposed		Auction Date		6/15/2024	
Annual Taxes		\$1,080.00		Exemption		Homestead, Supplemental	
Possession		at closing		Year Taxes Payable		2024	
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				Co-List Agent		List Team	
Showing Instr		Showingtime or Open House					
List Date		5/20/2024		Start Showing Date		Exp Date	
Contract Type		Exclusive Right to Sell		Buyer Broker Comp.		1.0%	
Virtual Tours:		Lockbox Type		Mechanical/Combo		Lockbox Location	
Pending Date		Closing Date		Selling Price		back door	
Ttl Concessions Paid		Sold/Concession Remarks				Type of Sale	
Sell Office		Sell Agent				How Sold	
Co-Sell Office		Co-Sell Agent				Conc Paid By	
						Sell Team	

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

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

5.2.2024

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

5873 N 500E, Rochester, IN 46975

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
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	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Intercom	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarm(s)	✓			
Switches and Outlets			✓	
Vent Fan(s)	✓			
60 / 100 / 200 Amp Service (Circle one)			✓	
Generator	✓			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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 agent, 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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Sherry L. Baker</i>	5/2/24		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Sherry L. Baker</i>	5/2/24		
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
Septic Field / Bed				✓
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater / Electric	✓			
Water Heater / Gas			✓	
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener	Rented ✓			
Well			✓	
Septic & Holding Tank/Septic Mound			✓	
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			

	Yes	No	Do Not Know
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 improvements connected to a private/community water system?		✓	
Are the improvements connected to a private/community sewer system?		✓	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning			✓	
Hot Water Heat	✓			
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	gas log ✓		✓	
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

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

5813 N 500E, Rochester, IN 46975

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>6-8</u> 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. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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 13-14-1-15?			☒
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			☒

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
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?		☒	
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?		☒	
Are the furnace/woodstove/chimney/flue all in working order?	☒		
Is the property in a flood plain?		☒	
Do you currently pay flood insurance?		☒	
Does the property contain underground storage tank(s)?		☒	
Is the homeowner a licensed real estate salesperson or broker?		☒	
Is there any threatened or existing litigation regarding the property?		☒	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		☒	
Is the property located within one (1) mile of an airport?		☒	

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Signature of Seller <i>Kenneth L. Baker</i>	Date (mm/dd/yy) <u>5/2/24</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Kenneth L. Baker</i>	Date (mm/dd/yy) <u>5/2/24</u>	Signature of Buyer	Date (mm/dd/yy)
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER CAL, CAGA

260-982-0238



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Average Utilities

	Company	Average Amount
Gas	NipSCO	\$ 121 /mo.
Electric	Reme	\$ 80 /mo.
Water	2" well	\$
Other	septic pumped 2 yr. ago	\$
HOA		\$

25-03-13-100-001.000-006

General Information

Parcel Number
25-03-13-100-001.000-006

Local Parcel Number
00710200300

Tax ID:

Routing Number
03-13-000-001

Property Class 101
Cash Grain/General Farm

Year: 2021

Location Information

County
Fulton

Township
NEWCASTLE TOWNSHIP

District 006 (Local 007)
NEWCASTLE TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 07000-006
Newcastle Res Acreage Default

Section/Plat

Location Address (1)
5873 N 500 E
ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model
07000-006

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, March 16, 2021
Review Group 1

BAKER JERRY L & NANCY JEA

Ownership

BAKER JERRY L & NANCY JEAN
5873 N. 500 E.
ROCHESTER, IN 46975

Legal

NW DIV NW NW 13-31-3 13.00A E PT
629-00001-00



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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/08/2021	As Of Date	03/12/2021	03/10/2020	04/04/2019	06/20/2018	03/29/2017
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	☐	☐	☐	☐	☐
\$28,700	Land	\$28,700	\$28,600	\$31,100	\$31,000	\$33,200
\$17,300	Land Res (1)	\$17,300	\$17,300	\$17,300	\$16,800	\$16,800
\$11,400	Land Non Res (2)	\$11,400	\$11,300	\$13,800	\$14,200	\$16,400
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$132,900	Improvement	\$132,900	\$118,500	\$106,200	\$101,100	\$99,900
\$132,900	Imp Res (1)	\$132,900	\$118,500	\$106,200	\$101,100	\$99,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$161,600	Total	\$161,600	\$147,100	\$137,300	\$132,100	\$133,100
\$150,200	Total Res (1)	\$150,200	\$135,800	\$123,500	\$117,900	\$116,700
\$11,400	Total Non Res (2)	\$11,400	\$11,300	\$13,800	\$14,200	\$16,400
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' 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
9	A		0	1.0000	1.00	\$16,500	\$16,500	\$16,500	0%	100%	1.0500	\$17,330
4	A	Gf	0	1.1800	1.02	\$1,290	\$1,316	\$1,553	0%	0%	1.0000	\$1,550
4	A	Co	0	3.1200	0.89	\$1,290	\$1,148	\$3,582	0%	0%	1.0000	\$3,580
4	A	BsA	0	7.16	0.68	\$1,290	\$877	\$6,279	0%	0%	1.0000	\$6,280
81	A		0	0.1900	1.00	\$1,290	\$1,290	\$245	-100%	0%	1.0000	\$00
82	A		0	0.3500	1.00	\$1,290	\$1,290	\$452	-100%	0%	1.0000	\$00

101, Cash Grain/General Farm

5873 N 500 E

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
06/21/2005 BAKER JERRY L & N WD / \$0 I

Agricultural

Newcastle Res Acreage De 1/2

Notes

1/11/2019 : PER CYCLICAL REVIEW BY JB
CORRECTED SIZE OF GAR TO 30X60. NO
OTHER CHANGES SEEN. 1-11-19 JD

5/8/2013 : PER CYCLICAL REVIEW 11/12 BY RAD
NO CHGS SEEN. 5-8-13 JD

3/1/2009 : RTO. CYC./REV. 2008, ADD PAT. 16 X
20.,

Land Computations

Calculated Acreage	13.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	13.00
81 Legal Drain NV	0.19
82 Public Roads NV	0.35
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	11.46
Farmland Value	\$11,410
Measured Acreage	11.46
Avg Farmland Value/Acre	996
Value of Farmland	\$11,410
Classified Total	\$0
Farm / Classified Value	\$11,400
Homesite(s) Value	\$17,300
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$17,300
CAP 2 Value	\$11,400
CAP 3 Value	\$0
Total Value	\$28,700

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

2

Style

N/A

Finished Area

2114 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joint

☒ Wood

☐ Parquet

☐ Tile

☐ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☒ Other

Exterior Features

Description

Area

Value

Patio, Concrete

320

\$1,600

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

4

6

Accommodations

Bedrooms

3

Living Rooms

Dining Rooms

0

Family Rooms

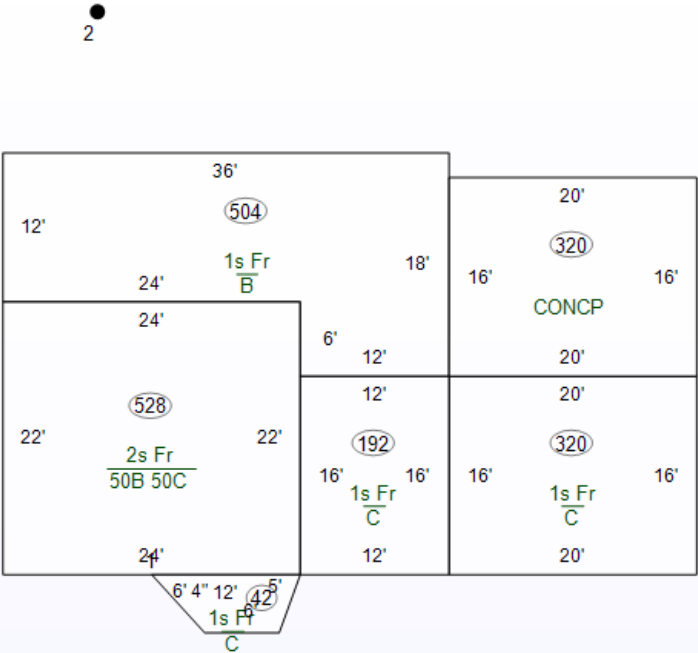
0

Total Rooms

7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1586	1586	\$95,900
2	1Fr	528	528	\$25,500
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		768	0	\$21,100
Crawl		818	0	\$5,000
Slab				
Total Base				\$147,500
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				2:528
No Elec (-)				\$0
Plumbing (+ / -)				6 - 5 = 1 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$153,500
Sub-Total, 1 Units				
Exterior Features (+)				\$1,600
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.88
Replacement Cost				\$136,488

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt
1: Single-Family	100%	2	Wood Frame	C	1900	1937	84	G		0.88		2,882 sqft	\$136,488	40%	\$81,890	0%	100%	1.000	1.4500
2: Garage-Pole	100%	1	Pole	C	1975	1975	46	A	\$13.79	0.88	\$13.79	30'x60'	\$21,843	35%	\$14,200	0%	100%	1.000	1.0000

Summary

Fulton, IN • Township: Newcastle
Locations: 13-31N-3E, 14-31N-3E

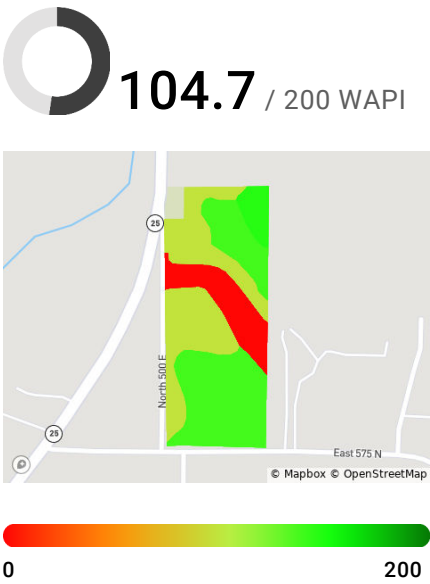
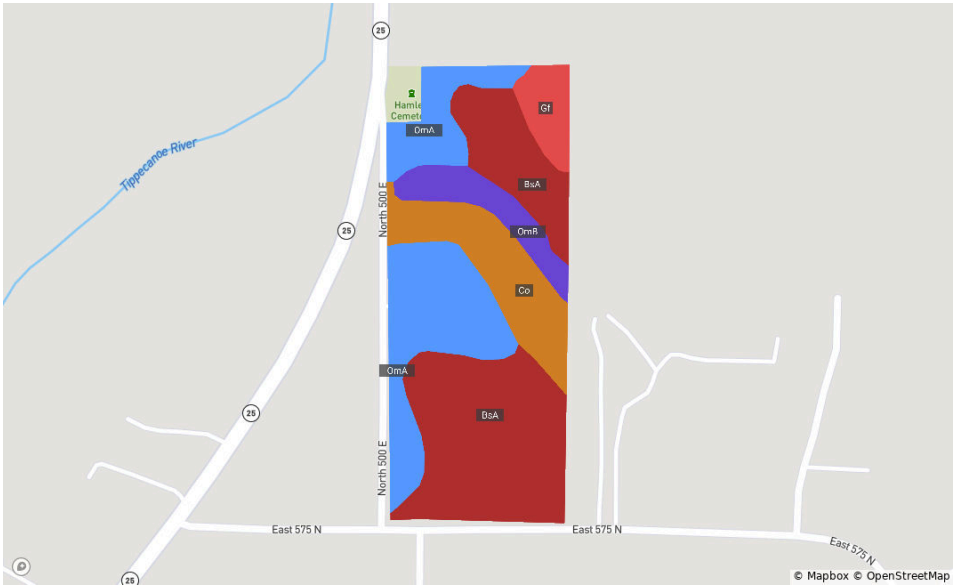
15.39 acres, 2 selections

Overview

Selections		Acres	Parcel ID Number	Owner
1		13.00	25-03-13-100-001.000-006	JERRY L BAKER
2		2.39	25-03-14-200-004.000-006	JERRY L BAKER



Soils



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
BsA	Branch loamy sand, 0 to 2 percent slopes	6.5	43.6%	3s	—	140
OmA	Ormas loamy sand, 0 to 2 percent slopes	4.2	28.2%	3s	—	100
Co	Cohoctah fine sandy loam, occasionally flooded	2.3	15.4%	2w	—	0
OmB	Ormas loamy sand, 2 to 6 percent slopes	1.1	7.6%	3e	—	100

See full report for all soil data

Overview 15.39 acres, 2 selections

Fulton, IN • Township: Newcastle • Location: 13-31N-3E Type: Parcel



Acres	Parcel ID Number	Property Address
13.00	25-03-13-100-001.000-006	5873 N 500 E Rochester, IN 46975-7454
Owner 1	Owner 2	Owner Address
JERRY L BAKER	BAKER NANCY JEAN	5873 500 Rochester, IN 46975-7454

Fulton, IN • Township: Newcastle • Location: 14-31N-3E Type: Parcel

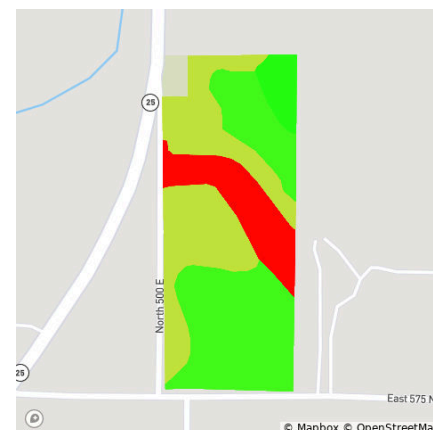
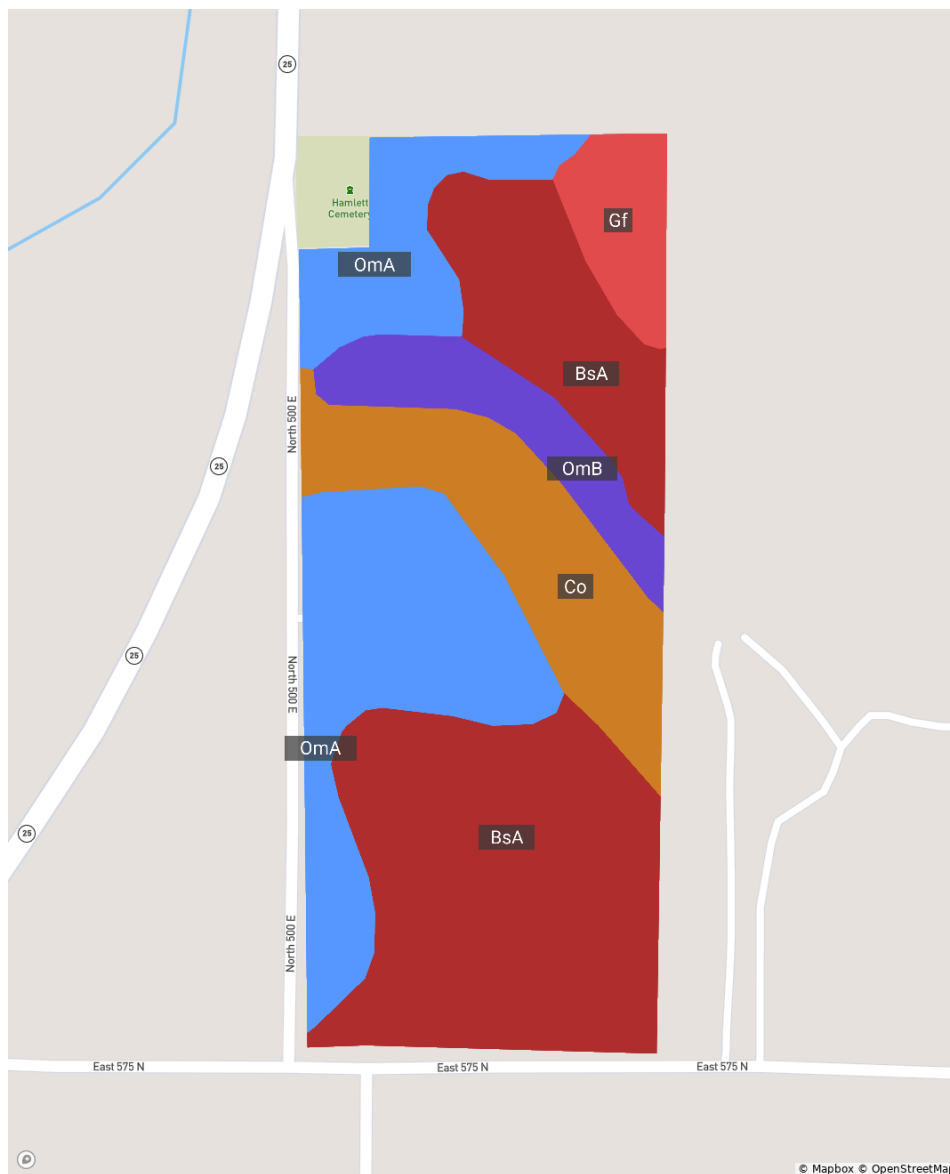


Acres	Parcel ID Number	Property Address
2.39	25-03-14-200-004.000-006	500E Rochester, IN 46975
Owner 1	Owner 2	Owner Address
JERRY L BAKER	NANCY JEAN BAKER	5873 500 Rochester, IN 46975-7454

Soils

Fulton, IN • Township: Newcastle
Locations: 13-31N-3E, 14-31N-3E

15.39 acres, 2 selections



Quality Gradient • WAPI



104.7 / 200 WAPI

Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
BsA	Branch loamy sand, 0 to 2 percent slopes	6.5	43.6%	3s	—	140
OmA	Ormas loamy sand, 0 to 2 percent slopes	4.2	28.2%	3s	—	100
Co	Cohoctah fine sandy loam, occasionally flooded	2.3	15.4%	2w	—	0
OmB	Ormas loamy sand, 2 to 6 percent slopes	1.1	7.6%	3e	—	100

Soils

Fulton, IN • Township: Newcastle
Locations: 13-31N-3E, 14-31N-3E

15.39 acres, 2 selections

	Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
●	Gf	Gilford fine sandy loam, 0 to 2 percent slopes, gravelly subsoil	0.8	5.2%	3w	—	150

This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

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
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