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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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Beautiful Brick Ranch with Outdoor Entertainment Space!



Beautiful Brick Ranch with Outdoor Entertainment Space!

Selling via Online Auction on Thursday, August 15, 2024 at 6 pm

Beautiful brick ranch features 3 bedrooms and 2.5 baths, where the allure of the great outdoors seamlessly blends with modern comfort. A spacious living room, featuring a brick wood-burning fireplace and a bay window, offers a cozy haven for relaxation and gatherings. The large master bedroom, complete with an ensuite, provides a serene retreat within this charming abode. There are 2 additional bedrooms, 1 full bath, & a half bath with laundry room that round out the main level. The unfinished basement has the potential for added living space or used as extra storage. The eat-in kitchen, open to the dining room, creates a welcoming space for culinary pursuits and shared meals. Step through the dining room's patio doors and be transported to an outdoor oasis, boasting an ultimate grilling and entertainment setup. The patio with a pergola has room for grills, smokers, a flat top, prep station, outdoor sink, and a screened-in gazebo beckons for memorable outdoor gatherings, while the fire pit and pizza ovens add a touch of culinary delight to the setting. The property also features a fenced dog kennel and house, a generator for the house, raised flower beds, rain barrels for watering flowers, and a variety of fruit trees, making it a haven for nature enthusiasts. Adding to the appeal is the 48x30 pole barn with concrete floors, 220-amp electricity, sliding door, & overhead garage door, providing ample space for storage and hobbies. With its seamless blend of indoor comfort and outdoor allure, this brick ranch offers a rare opportunity to embrace the best of both worlds in a captivating natural setting.

Come see all the amenities for yourself! Open House: Saturday, August 3rd 4-5pm

Beautiful Brick Ranch with Outdoor Entertainment Space!

6130 S. 100 E., Claypool, IN 46510



Brick Ranch on 2+/- Acres!

- **Ranch Home:**

- 3 bedrooms, 2.5 baths
- Open Kitchen & Dining Room
- Master Bedroom with Ensuite
- Unfinished Basement
- Patio off of Dining Room
- Pergola with room grills, prep station, etc.
- Screened Gazebo
- Raised Beds & Rain Barrels
- Fenced-In Dog Kennel
- 48x30 Pole Barn with electricity



REAL ESTATE AUCTION TERMS

49+/- Acres with Brick Ranch, Shop, & Recreational Land offered in 3 Tracts!

This property will be offered at Online Only Auction on Thursday, August 15, 2024 -- Bidding begins closing out at 6 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county 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 on the home, 10% down on the land 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 4, 2024. Possession will be 30 days after closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$1513.60. Metzger Property Services LLC, Chad Metzger, & their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Thursday, August 15, 2024

Bidding begins closing out at 6 pm!

6130 S. 100 E., Claypool, IN 46510

Clay Township • Kosciusko County

www.BidMetzger.com



EAST 600 S

EAST 600 S

EAST 600 S

EAST 600 S

EA

SOUTH 100 E

SOUTH 100 E

SOUTH 100 E

SOUTH 100 E

SOUTH 100 E

TRACT #2 - 18 ACRES

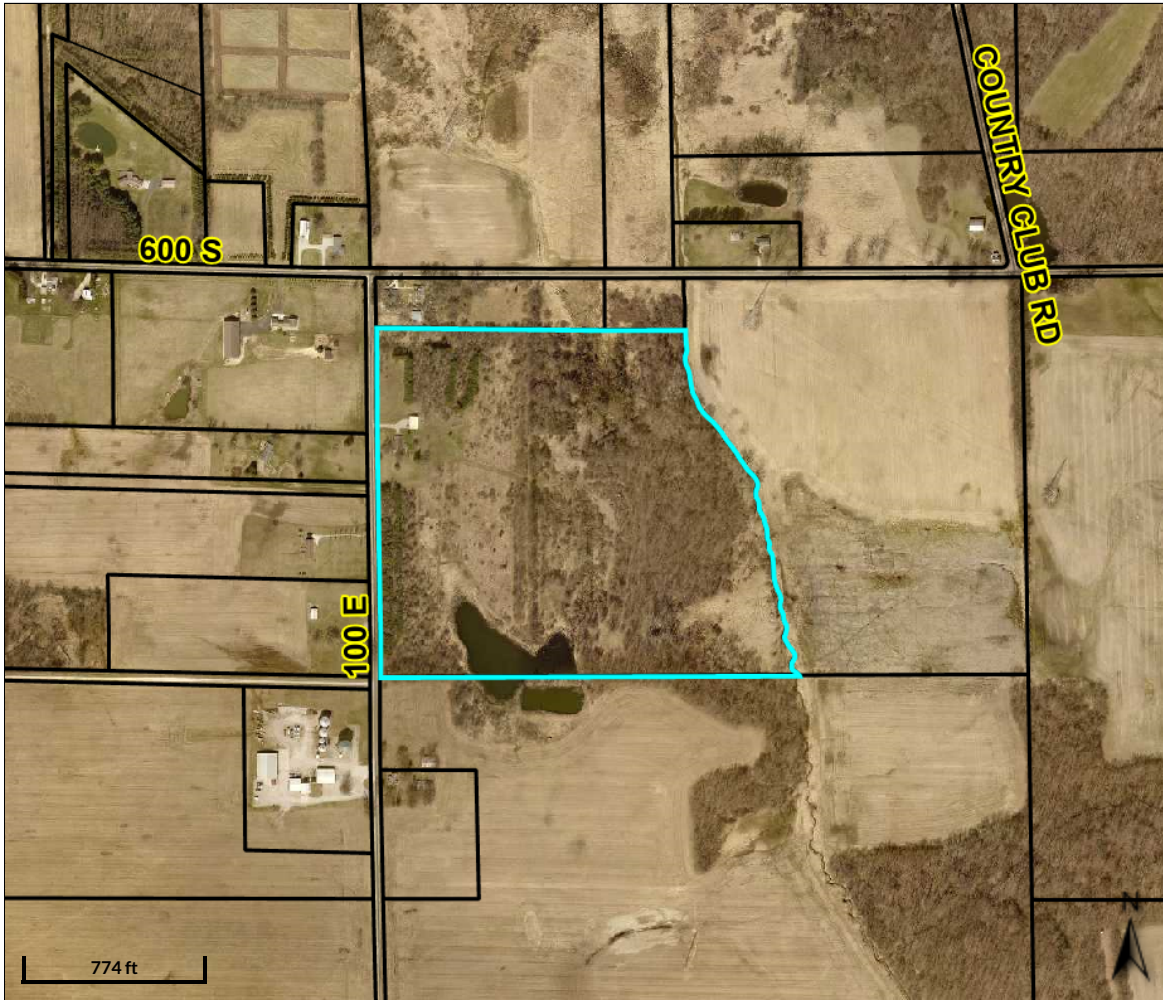
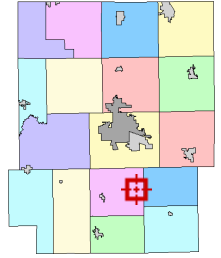
**TRACT #1
2 ACRES**

TRACT #3 - 29 ACRES

TRACT MAP

**Beacon™**

Kosciusko County, IN

**Overview****Legend**

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID 001-050-001.A
Sec/Twp/Rng 0013-0031-6
Property Address 6130 S 100 E
CLAYPOOL

Alternate ID 001-723000-20
Class AGRICULTURAL - CASH GRAIN/GENERAL FARM
Acreage 49.39

Owner Address Warren Ron W & Karen L
6130 S 100 E
Claypool, IN 46510

District Clay
Brief Tax Description 001-050-001.A
W 56 A N Side NW
13-31-6 49.39A

(Note: Not to be used on legal documents)

Date created: 6/24/2024


Last Data Uploaded: 6/24/2024 3:19:22 AM

Developed by Schneider
GEOSPATIAL



Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL		Status	Active		CDO	6	DOM	6	Auction	Yes	
MLS #	202426470	6130 S 100 E	Claypool			IN	46510	LP \$0				
	Area	Kosciusko County		Parcel ID	43-15-13-400-005.000-001		Type	Site-Built Home		Waterfront	No	
	Sub	None		Cross Street			Bedrms	3	F Baths	2	H Baths	1
	Township	Clay		Style	One Story		REO	No	Short Sale	No		
	School District	WRS		Elem	Claypool		JrH	Edgewood		SrH	Warsaw	
	Legal Description	Approximately 2+/- acres part of: 1-50-1.A W 56A N SIDE NW 13-31-6 49.39A										
Directions	Northeast of Claypool. Head east on 700 S, then north on 100 E. Property is on the east side.											
Inside City	N		City Zoning			County Zoning	A1		Zoning Description			

Remarks 49+/- Acres with Beautiful Brick Ranch, Shop, & Recreational Land offered in 3 Tracts selling via Online Only Auction on Thursday, August 15, 2024 -- Bidding begins closing out at 6 pm! Tract 1: Beautiful brick ranch features 3 bedrooms and 2.5 baths, where the allure of the great outdoors seamlessly blends with modern comfort. A spacious living room, featuring a brick wood-burning fireplace and a bay window, offers a cozy haven for relaxation and gatherings. The large master bedroom, complete with an ensuite, provides a serene retreat within this charming abode. There are 2 additional bedrooms, 1 full bath, & a half bath with laundry room that round out the main level. The unfinished basement has the potential for added living space or used as extra storage. The eat-in kitchen, open to the dining room, creates a welcoming space for culinary pursuits and shared meals. Step through the dining room's patio doors and be transported to an outdoor oasis, boasting an ultimate grilling and entertainment setup. The patio with a pergola has room for grills, smokers, a flat top, prep

Agent Remarks Online Auction: Thurs. 8.15.24 6pm Open House: Sat. 8.3.24 4-5pm Full terms in docs. 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 accept bids prior to auction.

Sec	Lot	Lot	2.0000	/	87,120	/	220x370	Lot Desc	0-2.9999							
Above Gd Fin SqFt		1,579	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		960	Ttl Fin SqFt		1,579	Year Built	1976
Age	48	New Const	No	Date Complete			Ext	Brick, Vinyl			Bsmt Crawl, Partial Basement, Unfinished				#	8
<u>Room Dimensions</u>			Baths	Full	Hal	Water	WELL			Basement Material						
	RM DIM	LV	B-Main	2	1	Well Type	Private			Dryer Hookup Gas	No	Fireplace	Yes			
LR	21 x 16		B-Upper	0	0	Sewer	Septic			Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	12 x 13		B-Blw	0	0	Fuel /	Electric, Forced Air			Dryer Hookup G/E	No	Split Firpln	No			
FR	x		Laundry Rm	Main		Heating				Disposal	Yes	Ceiling Fan	Yes			
KT	14 x 13		Laundry L/W	8 x 10		Cooling	Central Air			Water Soft-Owned	Yes	Skylight	No			
BK	x		AMENITIES			1st Bdrm En Suite, Ceiling Fan(s), Disposal,			Water Soft-Rented	No	ADA Features	No				
DN	x					Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener,			Alarm Sys-Sec	No	Fence					
1B	19 x 16					Open Floor Plan, Patio Open, Range/Oven Hook Up Elec,			Alarm Sys-Rent	No	Golf Course	No				
2B	16 x 16								Garden Tub	No	Nr Wlkg Trails	No				
3B	15 x 14		Garage	2.0	/	Attached	/	22 x 25	/	550.00	Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding 1	Pole/Post Building		30 x 48		Pool	No	Off Street Pk						
5B	x		Outbuilding 2			x		Pool Type								
RR	x		Assn Dues			Frequency	Not Applicable		SALE INCLUDES	Dishwasher, Kitchen Exhaust Hood, Water Heater						
LF	x		Other Fees								Electric, Water Softener-Owned					
EX	x		Restrictions								FIREPLACE	Living/Great Rm, Wood Burning				

Water Access		Wtr Name		Water Frontage		Channel					
Water Features				Water Type		Lake Type					
Auctioneer Name		Chad Metzger	Lic #	AC31300015	Auction Date	8/15/2024	Time	6 pm	Location	Online Only: bidmetzger.com	
Financing:		Existing	Proposed				Excluded Party		None		
Annual Taxes		\$1,513.60	Exemption		Disabled Vet, Homestead,		Year Taxes Payable		2024		
Possession		30 days after 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		7/17/2024	Start Showing Date		Exp Date	11/30/2024	Owner/Seller a Real Estate Licensee		No	Agent/Owner Related	No
Seller Concessions Offer Y/N		Seller Concession Amount \$									
Contract Type		Exclusive Right to Sell							Special List Cond.		None
Virtual Tours:		Unbranded Virtual Tour		Lockbox Type		Mechanical/Combo		Lockbox Location		garage	
Pending Date				Closing Date				Selling Price			
Ttl Concessions Paid				Sold/Concession Remarks				How Sold			
Sell Office				Sell Agent				Conc Paid By			
Co-Sell Office				Co-Sell Agent				Sell Team			
Presented		Tiffany Reimer - Cell: 260-571-7910			/		Metzger Property Services, LLC - Off: 260-982-0238				

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

7/3/2024

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)

6130 S-100 E, Claypool, IN 46510

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:	✓			

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			✓	
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				
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

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) 7/3/2024	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy) 7/3/2024	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) Ron Warner	Date (mm/dd/yy)	Signature of Seller (at closing) Kathie Warner	Date (mm/dd/yy)

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

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>3</u> Years.			
Does the roof leak?			
Is there present damage to the roof?			
Is there more than one layer of shingles on the house?	<input checked="" type="checkbox"/>		
If yes, how many layers? <u>1</u>			

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?			<input checked="" type="checkbox"/>
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?			<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

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?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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) <u>7/13/24</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy) <u>7/13/24</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, CAI, CAGA

260-982-0238

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Average Utilities

	Company	Average Amount
Gas		\$
Electric	REMC	\$ 250-
Water	4" Well Approx. 1990	\$
Other	Septic off of patio area	\$
HOA		\$

43-15-13-400-005.000-001

General Information

Parcel Number
43-15-13-400-005.000-001

Local Parcel Number
0172300020

Tax ID:

Routing Number
001-050-001.A

Property Class 101
Cash Grain/General Farm

Year: 2024

Location Information

County
Kosciusko

Township
CLAY

District 001 (Local 001)
CLAY TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 9109010-001
CLAY TWP ACREAGE - AG

Section/Plat
13-31-6

Location Address (1)
6130 S 100 E
CLAYPOOL, IN 46510

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 13, 2024

Review Group 2024

WARREN RON W & KAREN L

Ownership

WARREN RON W & KAREN L
6130 S 100 E
CLAYPOOL, IN 46510

Legal

1-50-1.A
W 56A N SIDE NW 13-31-6 49.39A



6130 S 100 E

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/12/1998	WARREN RON W & K	0	NA	/	\$165,000	I
01/01/1900	HEIRS & DEVISEES		WD	/		I

101, Cash Grain/General Farm

Agricultural

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$53,800	\$48,700	\$43,300	\$40,400	\$38,000
Land Res (1)	\$20,000	\$20,000	\$20,000	\$20,000	\$18,000
Land Non Res (2)	\$33,800	\$25,700	\$20,300	\$17,400	\$17,300
Land Non Res (3)	\$0	\$3,000	\$3,000	\$3,000	\$2,700
Improvement	\$227,000	\$193,500	\$181,200	\$169,000	\$156,400
Imp Res (1)	\$227,000	\$176,600	\$158,500	\$150,200	\$139,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$16,900	\$22,700	\$18,800	\$17,400
Total	\$280,800	\$242,200	\$224,500	\$209,400	\$194,400
Total Res (1)	\$247,000	\$196,600	\$178,500	\$170,200	\$157,000
Total Non Res (2)	\$33,800	\$25,700	\$20,300	\$17,400	\$17,300
Total Non Res (3)	\$0	\$19,900	\$25,700	\$21,800	\$20,100

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	1.0000	1.00	\$20,000	\$20,000	\$20,000	0%	1.0000	100.00	0.00	0.00	\$20,000
92	A		0	1.0800	1.00	\$5,500	\$5,500	\$5,940	-50%	1.0000	0.00	100.00	0.00	\$2,970
5	A	ATA	0	0.9500	0.85	\$2,280	\$1,938	\$1,841	-60%	1.0000	0.00	100.00	0.00	\$740
5	A	CLB	0	0.3300	0.51	\$2,280	\$1,163	\$384	-60%	1.0000	0.00	100.00	0.00	\$150
5	A	CLC	0	1.0000	0.50	\$2,280	\$1,140	\$1,140	-60%	1.0000	0.00	100.00	0.00	\$460
5	A	CRB	0	4.4700	1.02	\$2,280	\$2,326	\$10,397	-60%	1.0000	0.00	100.00	0.00	\$4,160
5	A	GF	0	1.5700	0.94	\$2,280	\$2,143	\$3,365	-60%	1.0000	0.00	100.00	0.00	\$1,350
5	A	HX	0	2.6300	1.11	\$2,280	\$2,531	\$6,657	-60%	1.0000	0.00	100.00	0.00	\$2,660
5	A	MAC	0	6.7500	0.89	\$2,280	\$2,029	\$13,696	-60%	1.0000	0.00	100.00	0.00	\$5,480
5	A	MBB	0	1.3900	0.72	\$2,280	\$1,642	\$2,282	-60%	1.0000	0.00	100.00	0.00	\$910
5	A	MEB	0	6.0600	0.72	\$2,280	\$1,642	\$9,951	-60%	1.0000	0.00	100.00	0.00	\$3,980
5	A	RXB	0	1.7800	0.72	\$2,280	\$1,642	\$2,923	-60%	1.0000	0.00	100.00	0.00	\$1,170
5	A	WLB	0	4.0900	0.89	\$2,280	\$2,029	\$8,299	-60%	1.0000	0.00	100.00	0.00	\$3,320
5	A	WLC	0	1.8300	0.77	\$2,280	\$1,756	\$3,213	-60%	1.0000	0.00	100.00	0.00	\$1,290
6	A	CLB	0	0.6700	0.51	\$2,280	\$1,163	\$779	-80%	1.0000	0.00	100.00	0.00	\$160

Data Source N/A

Collector

Appraiser

CLAY TWP ACREAGE - AG 1/4

Notes

7/20/2023 REA: 2024 CHANGED EFF AGE OF RES FROM 1976 TO 1981 FOR UPDATES & CORRECTED DIMENSIONS OF WDDK PER PICTOMETRY

10/8/2019 REA: 2020 CORRECTED LAND PER PICTOMETRY & AG LAD REPORT CORRECTED BATH COUNT PER QUESTIONNAIRE 12/4/19 CS

9/1/2015 REA: 2016 REMOVED T2 & CONCP, ADDED WDDK & GAZEBO, CHANGED GRADE & COND OF HOUSE PER PICTOMETRY

Land Computations

Calculated Acreage	49.39
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	49.39
81 Legal Drain NV	2.69
82 Public Roads NV	0.35
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.08
Total Acres Farmland	44.27
Farmland Value	\$30,820
Measured Acreage	44.27
Avg Farmland Value/Acre	696
Value of Farmland	\$30,810
Classified Total	\$0
Farm / Classified Value	\$30,800
Homesite(s) Value	\$20,000
91/92 Value	\$3,000
Supp. Page Land Value	
CAP 1 Value	\$20,000
CAP 2 Value	\$33,800
CAP 3 Value	\$0
Total Value	\$53,800

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

1579 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

6

11

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

1

Family Rooms

0

Total Rooms

8

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☒ Metal

☐ Asphalt

☐ Slate

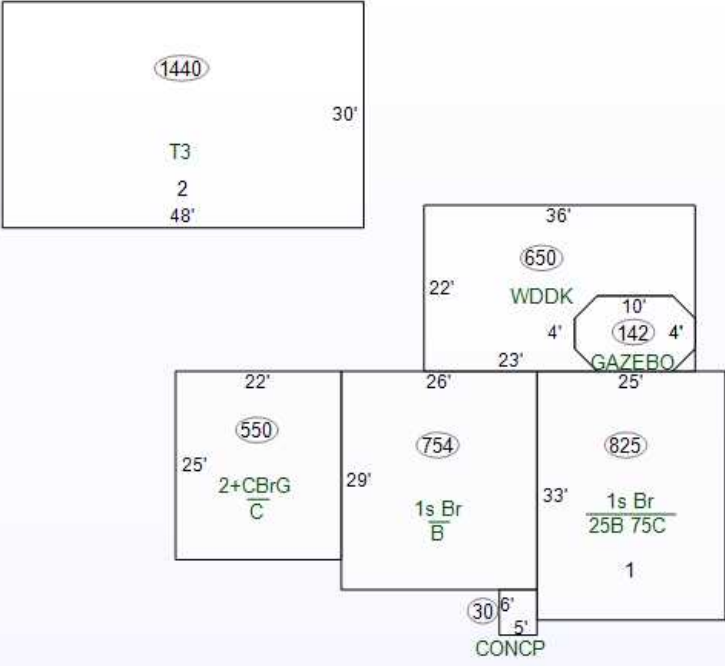
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	30	\$200
Wood Deck	650	\$9,900



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1579	1579	\$115,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		960	0	\$25,800	
Crawl		1169	0	\$6,300	
Slab					
				Total Base	\$148,000
Adjustments				1 Row Type Adj. x 1.00	\$148,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:1579	\$3,800
No Elec (-)					\$0
Plumbing (+ / -)				11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$161,100
				Sub-Total, 1 Units	
Exterior Features (+)				\$10,100	\$171,200
Garages (+) 550 sqft				\$16,800	\$188,000
Quality and Design Factor (Grade)				1.00	
Location Multiplier				0.92	
				Replacement Cost	\$172,960

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	Brick	C	1976	1981	43	A		0.92		2,539 sqft	\$172,960	30%	\$121,070	0%	100%	1.730	1.000	100.00	0.00	0.00	\$209,500
2: Barn, Pole (T3)	1	T3AW	C	1996	1996	28	A	\$18.39	0.92		30' x 48' x 12'	\$23,693	50%	\$11,850	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,900
3: Gazebo	1		C	2008	2008	16	A	\$35.29	0.92	\$32.47	142 sqft	\$4,610	30%	\$3,230	0%	100%	1.730	1.000	100.00	0.00	0.00	\$5,600

CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	
CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION <div style="text-align: center;">18 085</div>	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) KOSCIUSKO COUNTY FARM SERVICE AGENCY 217 E. BELL DRIVE WARSAW, IN46582-9350		2. SIGN-UP NUMBER <div style="text-align: center;">50</div>	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (574) 267-7445		3. CONTRACT NUMBER <div style="text-align: center;">11159</div>	
6. TRACT NUMBER <div style="text-align: center;">2618</div>		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) <div style="text-align: center;">10-01-2017 09-30-2027</div>	
8. SIGNUP TYPE: SAFE - Indiana American Woodcock SAFE			
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.			
9A. Rental Rate Per Acre \$ 161.78		10. Identification of CRP Land (See Page 2 for additional space)	
9B. Annual Contract Payment \$ 5,743.00		A. Tract No. <div style="text-align: center;">2618</div>	B. Field No. <div style="text-align: center;">0004</div>
9C. First Year Payment \$		C. Practice No. <div style="text-align: center;">CP38E-4D</div>	D. Acres <div style="text-align: center;">35.50</div>
(Item 9C is applicable only when the first year payment is prorated.)		E. Total Estimated Cost-Share <div style="text-align: center;">\$ 0.00</div>	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DONALD WARREN 1130 S 100 E DAYTON, IN45410-9900	(2) SHARE <div style="text-align: center;">0.00 %</div>	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) DONALD WARREN 1130 S 100 E DAYTON, IN45410-9900	(2) SHARE <div style="text-align: center;">0.00 %</div>	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE <div style="text-align: center;">%</div>	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE	
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.		B. DATE (MM-DD-YYYY)	
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.			

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

USDA Farm 72 Tract 2618

Administered by: Kosciusko County, Indiana

OP: WARREN, RONALD

OW: WARREN, KAREN

Source: Primarily USDA NAIIP 2022 Imagery; IDHS or Dynamap roads; FSA data 2024-03-30 11:54:24

2024 Certification map prepared on: 3/30/2024

49.26 Tract acres

35.5 Cropland acres

35.5 CRP acres

Crops are non-irrigated, intended use is grain, and types are YEL (corn), COM (soybeans), and SRW (wheat) unless noted.

☐ CRP
☐ CLU

Wetland Determination Identifiers:

● Restricted Use

▼ Limited Restrictions *Kosciusko*

■ Exempt from Conservation Compliance

Provisions



CLU	Acres	HEL	Contract	Prac	Yr
4	35.5	N	1115938E-41D7		



USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIIP imagery. The producer accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCs.

Abbreviated 156 Farm Record

Operator Name : RONALD WARREN
CRP Contract Number(s) : 11159
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
49.26	35.50	35.50	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00		0.00	0.00		35.50	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

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Tract Number : 2618

Description : H11 A2 NW 1/4 SEC 13 CLAY TWP 64-R
FSA Physical Location : INDIANA/KOSCIUSKO
ANSI Physical Location : INDIANA/KOSCIUSKO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : RONALD WARREN, KAREN WARREN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.26	35.50	35.50	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	35.50	0.00	0.00	0.00

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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