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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

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**PROVIDING PROFESSIONAL AUCTION,  
APPRAISAL AND REAL ESTATE SOLUTIONS FOR  
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OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

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BUSINESS VALUATIONS AND LIQUIDATIONS, WE  
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO  
GUARANTEE PROFESSIONAL SERVICE AND  
SMALL ENOUGH TO VALUE  
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*Property Services, LLC*

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**260-982-0238**

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

**WWW.METZGERAUCTION.COM**





September 6, 2024

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 130<sup>+/-</sup> Acres being offered in 6 Tracts on Thursday, October 3, 2024 at 6:30 pm. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, FSA & soil maps, aerial map, and the terms and conditions for the auction.

If you have any questions or would prefer a private tour of the property, please do not hesitate to contact the office at 260.982.0238. You can also email [tiff@metzgerauction.com](mailto:tiff@metzgerauction.com) if that is easier for you.

We look forward to seeing you on Thursday, October 3, 2024 at 6:30 pm onsite at 5208 E. 775 S., Star City, IN 46985. The Auction will Begin at 6:30 pm!

Thanks,

Chad Metzger, CAL, CAGA  
Metzger Property Services, LLC

*130<sup>+/-</sup> Acres Being Offered in 6 Tracts!*  
*High Quality Cropland*  
*Recreational Woods*  
*Country Home & Machine Sheds*  
*Grain Storage*



# 130 ACRES

Offered in  
6 Tracts



Van Buren Twp.  
Pulaski Co., IN



**High Quality  
Cropland,  
Country Home,  
Machine Sheds,  
Grain Storage,  
Woods**

**Oct. 3** **Thur.,**  
**6:30 PM**

Location: 5208 E. 775 S., Star City, IN  
Auction held Onsite

AC31300015  
**Metzger**

**MetzgerAuction.com**

# REAL ESTATE AUCTION TERMS

***130+/- Acres with High Quality Cropland, Country Home, Machine Sheds, Grain Storage, & Woods offered in 6 Tracts!***

This property will be offered via Auction on Thursday, October 3, 2024 at 6:30 pm. 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 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. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% 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. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 November 22, 2024. Tracts 1&4: possession will be at closing; Tracts 2,3,5,&6: possession is subject to the current tenants rights. Seller retains the 2024 farm income & pays the 2024 due in 2025 taxes at closing based on the most current tax rate available with the buyer to assume all those thereafter. Real estate taxes for all tracts in 23' due in 24' were approximately \$5,262.71. 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. The Client Registration form is available upon request.

**Auction: Thursday, October 3, 2024 at 6:30 pm**

**Bid Live In-Person or Online!**

**5208 E. 775 S., Star City, IN 46985**

**Van Buren Township • Pulaski County**

**[www.BidMetzger.com](http://www.BidMetzger.com)**





# TRACT MAP

**TRACT #4**  
**5.5 Acres**

**TRACT #3**  
**22 acres**

**TRACT #1**  
**8 Acres**

**TRACT #2**  
**33 Acres**

**TRACT #5**  
**40 Acres**


**TRACT #6**  
**20 Acres**

0 200 400 600 800



## Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL		Status	Active		CDO	18	DOM	18	Auction	Yes	
MLS #	202434275	5208 E 775 S	Star City			IN	46985	LP \$0				
	Area	Pulaski County		Parcel ID	66-09-23-300-007.000-017		Type	Site-Built Home		Waterfront	No	
	Sub	None		Cross Street			Bedrms	3	F Baths	1	H Baths	0
	Township	Van Buren		Style	One Story		REO	No	Short Sale	No		
	School District	EASPC		Elem	Eastern Pulaski		JrH	Winamac		SrH	Winamac	
	Legal Description	Approximately 8+/- acres part of: 017-01133-00 PT N.2 SW SEC 23 71.776A ROYER (626) INDIAN										
	Directions	From Hwy 35, head south out of Star City & turn east onto 800 S. Turn north onto 500 E. & east onto 775 S.										
Inside City	N		City Zoning			County Zoning	A1		Zoning Description			

**Remarks** 130+/- Acres with High Quality Cropland, Country Home, Machine Sheds, Grain Storage, & Woods offered in 6 Tracts going to Auction on Thursday, October 3, 2024 at 6:30pm! Tract 1: Country retreat featuring a country home with 3 spacious bedrooms and 1 bath & multiple outbuildings situated on 8+/- acres. The main level of the home boasts 2 of the bedrooms, a cozy living room, an expansive family room, and a practical office nook for your work-from-home needs. The kitchen is complete with a breakfast nook. An enclosed mudroom offers a warm welcome as you step inside. Ascend to the upper level to find a third bedroom accompanied by a large landing room, perfect for relaxation or play. Recent updates, including a new roof, siding, and furnace, provide peace of mind and modern comfort. Outside, the property is a haven for hobbyists and entrepreneurs alike, featuring multiple outbuildings including a generous 104x48 pole barn with a gravel floor, a substantial 48x72 shop with a durable concrete floor, and a well-equipped shop with an office that

**Agent Remarks** Online Auction: Thurs. 10.3.24 6:30pm Open House: Mon. 9.30.24 5:30-6pm 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. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	8.0000		/ 348,480		/ 700x500		Lot Desc		6-9.999							
Above Gd Fin SqFt			1,838	Above Gd Unfin SqFt			0	Below Gd Fin SqFt			0	Ttl Below Gd SqFt		101	Ttl Fin SqFt 1,838		Year Built	1980
Age	44	New Const	No	Date Complete			Ext	Vinyl		Bsmt		Crawl, Slab, Partial Basement, Unfinished				#	8	
Room Dimensions			Baths	Full	Hal	Water	WELL		Basement Material									
	RM DIM	LV	B-Main	1	0	Well Type	Private		Dryer Hookup Gas		No	Fireplace				No		
LR	16 x 16	M	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec		Yes	Guest Qtrs				No		
DR	x		B-Blw	0	0	Fuel /	Propane, Forced Air		Dryer Hookup G/E		No	Split FlrPln				No		
FR	16 x 24	M	Laundry Rm	Main		Heating			Disposal		No	Ceiling Fan				No		
KT	12 x 20	M	Laundry L/W	6 x 8		Cooling	Central Air		Water Soft-Owned		No	Skylight				No		
BK	8 x 10	M	AMENITIES		Dryer Hook Up Electric, Eat-In Kitchen, Main				Water Soft-Rented		No	ADA Features				No		
DN	x		Floor Laundry, Washer Hook-Up						Alarm Sys-Sec		No	Fence						
1B	14 x 16	M							Alarm Sys-Rent		No	Golf Course				No		
2B	14 x 16	M							Garden Tub		No	Nr Wlkg Trails				No		
3B	14 x 16	U	Garage	/		/		x	/	Jet Tub		No	Garage Y/N				No	
4B	x		Outbuilding 1	Pole/Post Building		104 x 48				Pool		No	Off Street Pk					
5B	x		Outbuilding 2	Pole/Post Building		72 x 48 3456				Pool Type								
RR	x		Assn Dues			Frequency		Not Applicable										
LF	x		Other Fees															
EX	x		Restrictions															

Water Access		Wtr Name		Water Frontage		Channel							
Water Features				Water Type		Lake Type							
Auctioneer Name		Chad Metzger	Lic #	AC31300015	Auction Date	10/3/2024	Time	6:30	Location	at the property			
Financing:		Existing	Proposed						Excluded Party		None		
Annual Taxes		\$3,829.34	Exemption	Homestead, Supplemental		Year Taxes Payable		2024	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		9/6/2024	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		None		Lockbox Location		n/a			Type of Sale
Pending Date				Closing Date				Selling Price					How Sold
Ttl Concessions Paid				Sold/Concession Remarks									Conc Paid By
Sell Office				Sell Agent									
Co-Sell Office				Co-Sell Agent									Sell Team
Presented		Jen Rice - Cell: 260-982-0238			/		Metzger Property Services, LLC - Off: 260-982-0238						

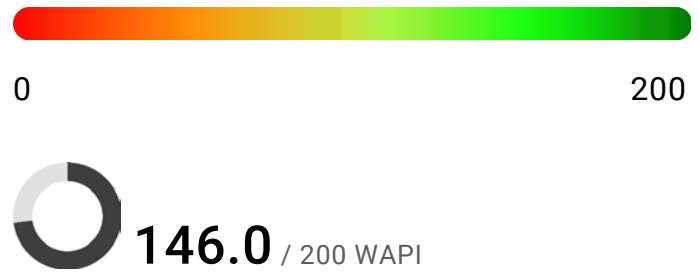
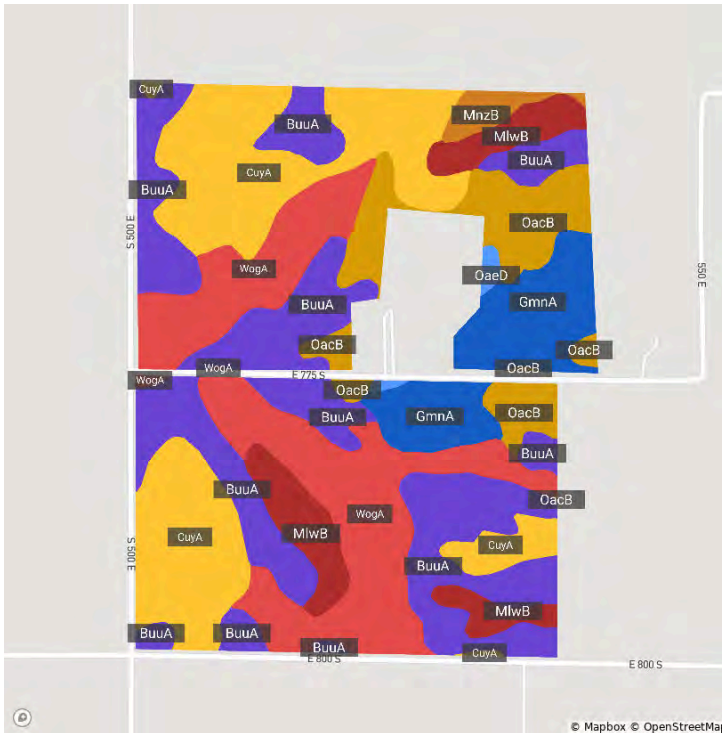
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# Soils

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections



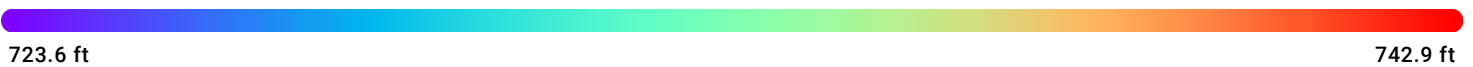
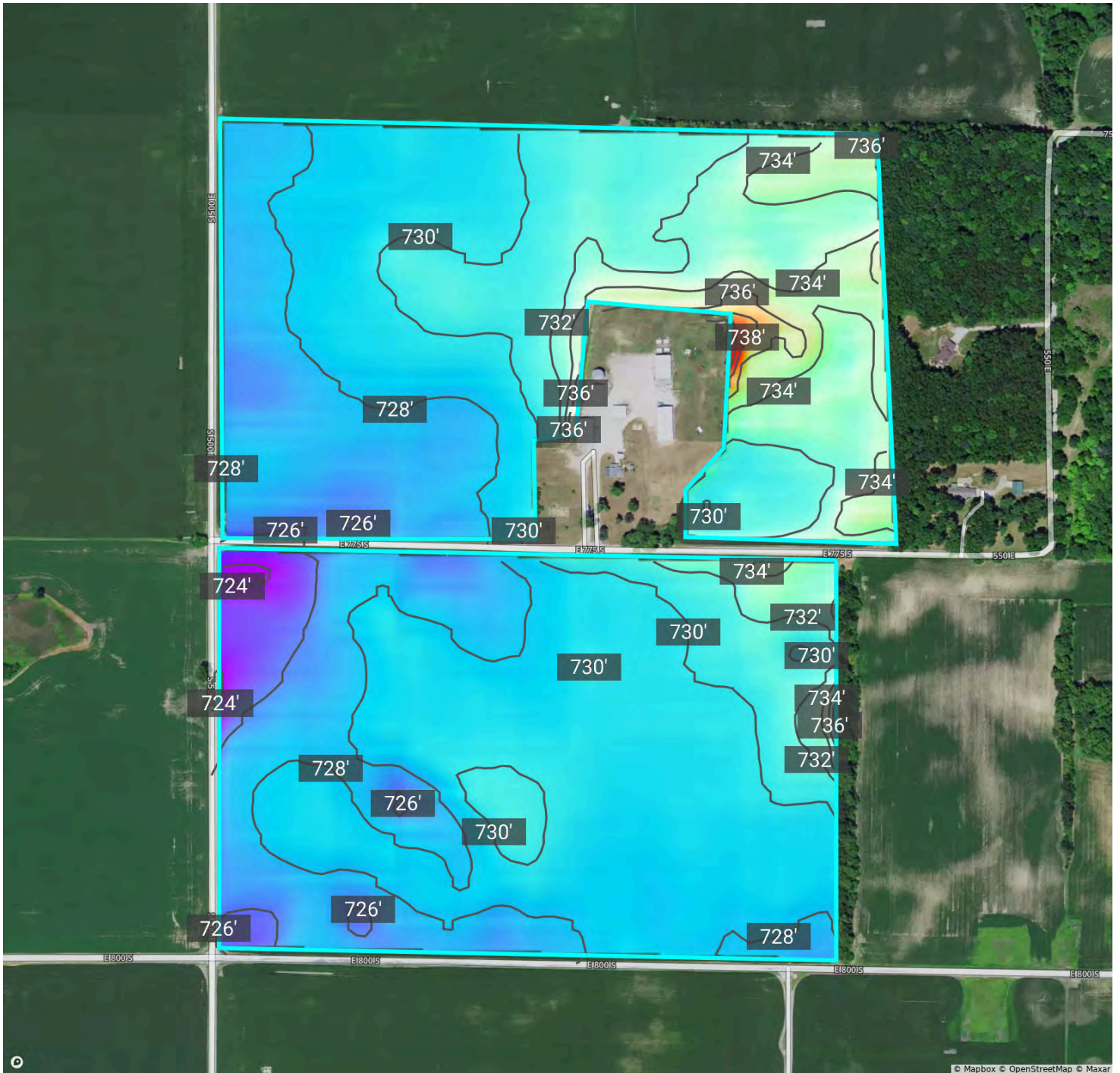
Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
BuuA	Brookston loam, 0 to 1 percent slopes	31.3	28.6%	2w	—	172.4
CuyA	Crosier fine sandy loam, 0 to 1 percent slopes	25.6	23.3%	2w	—	150.8
WogA	Williamstown fine sandy loam, 0 to 2 percent slopes	23.8	21.7%	2s	—	139.5
GmnA	Goodell-Gilford fine sandy loams, 0 to 1 percent slopes	10.0	9.1%	2w	—	149.8
OacB	Oakville-Denham fine sands, 1 to 5 percent slopes	9.7	8.8%	4s	—	84.2
MlwB	Metea-Moon loamy sands, 1 to 5 percent slopes	7.4	6.7%	3e	—	121.5
MnzB	Miami-Williamstown fine sandy loams, 2 to 5 percent slopes	1.4	1.3%	2e	—	137.0
OaeD	Oakville fine sand, 12 to 18 percent slopes	0.5	0.4%	6s	—	59.0



# Elevation

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections



Source: USGS 3 Meter Dem

Interval: 2.0 ft

Range: 19.3 ft

Min: 723.6

Max: 742.9

# Crop History

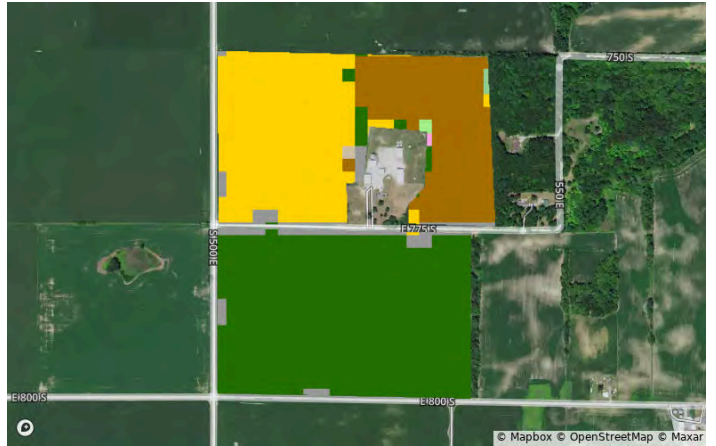
Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections

2023



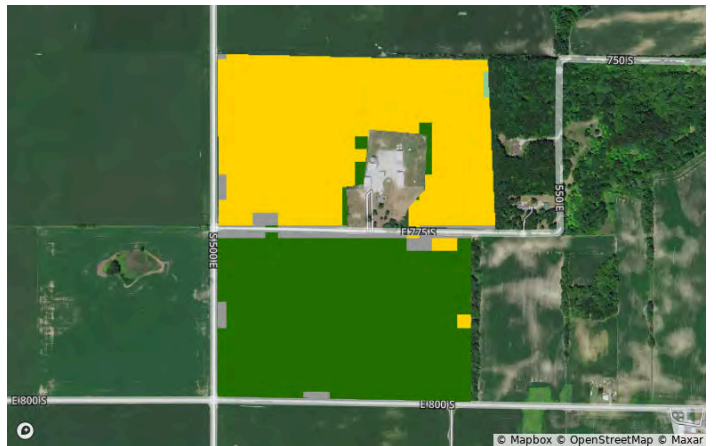
2022



2021



2020



2019



2018





# Crop History

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections

## All Selections



Crop	2023	2022	2021	2020	2019	2018
Corn	67.8%	27.2%	48.9%	47.3%	48.2%	96.4%
Soybeans	28.1%	49.8%	47.4%	49.2%	48.3%	0.6%
Winter Wheat	0.0%	18.6%	0.0%	0.0%	0.0%	0.0%
Developed/Open Space	2.4%	2.4%	2.1%	3.1%	3.1%	2.7%
Other	1.6%	2.0%	1.5%	0.4%	0.4%	0.4%

## Vegetation Index (NDVI)

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

**113.94 acres, 2 selections**

2023



2022



2021



2020



2019



2018





# Vegetation Index (NDVI)

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

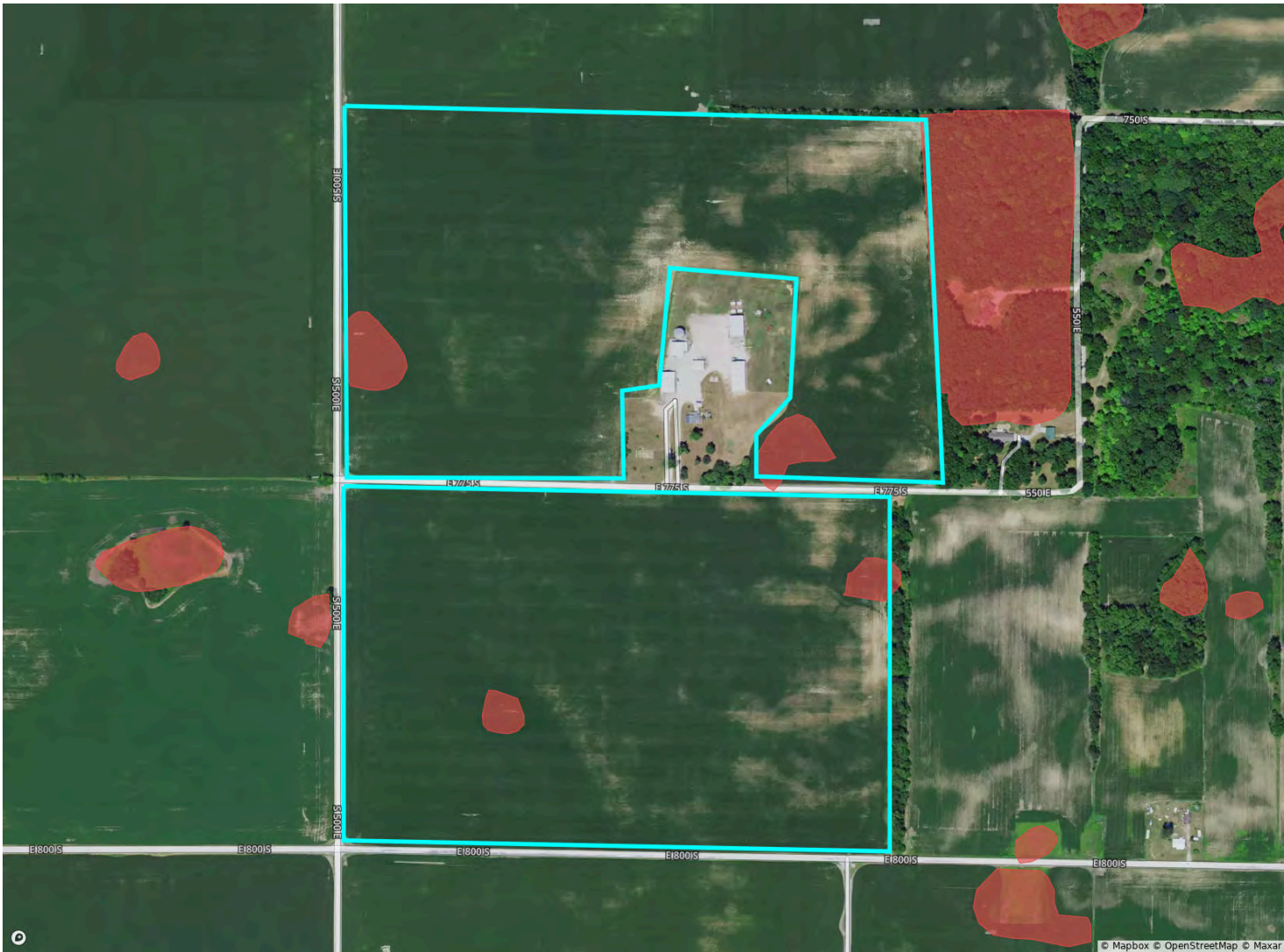
113.94 acres, 2 selections

Year	2023	2022	2021	2020	2019	2018
Standard Deviation	4	7	8	7	7	4
Mean	90	87	90	87	90	83
Min	41	46	39	45	46	54
Max	95	95	94	95	94	87

# Flood (FEMA Report)

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

113.94 acres, 2 selections



Flood Hazard Zone	% of Selection	Acres
100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
Regulatory Floodway	0.0%	0.0
No Flood Hazard Zone	100.0%	109.7
Wetlands	% of Selection	Acres
Assorted Wetlands	2.7%	3.0





## FSA Overview

Pulaski, IN • Township: Van Buren • Location: 23-29N-1W

**113.94 acres, 2 selections**



CLU		Acres
1		55.72
2		53.68

66-09-23-300-007.000-017

General Information

Parcel Number  
66-09-23-300-007.000-017

Local Parcel Number  
0170113300

Tax ID:

Routing Number  
29N-R1W

Property Class 101  
Cash Grain/General Farm

Year: 2023

Location Information

County  
Pulaski

Township  
VAN BUREN TOWNSHIP

District 017 (Local 017 )  
Van Buren Township

School Corp 6620  
EASTERN PULASKI COMMUNITY

Neighborhood 917002-017  
Ag/Res (017)

Section/Plat  
23

Location Address (1)  
5208 E 775S  
STAR CITY, IN 46985

Zoning

Subdivision

Lot

Market Model  
917002-017 - Ag/Res

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
Electricity ☐

Streets or Roads TIF  
Unpaved ☐

Neighborhood Life Cycle Stage  
Static

Printed Wednesday, July 12, 2023

Review Group 2023

ZEIDER, RICHARD, UND 1

Ownership

ZEIDER, RICHARD, UND 1  
2 INT; ZEIDER, RICHARD; JENNINGS  
5448 E 775 S  
STAR CITY, IN 46985-9111

Legal

017-01133-00 PT N.2 SW SEC 23 71.776A  
ROYER (626) INDIAN CREEK (579)



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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
04/05/2023	As Of Date	04/04/2023	03/18/2022	03/12/2021	03/02/2020	06/19/2019
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$121,800	Land	\$121,800	\$97,400	\$84,200	\$83,600	\$99,200
\$15,500	Land Res (1)	\$15,500	\$13,500	\$12,000	\$12,000	\$12,000
\$106,300	Land Non Res (2)	\$106,300	\$83,900	\$72,200	\$71,600	\$87,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$231,000	Improvement	\$231,000	\$204,400	\$204,200	\$206,500	\$202,300
\$70,500	Imp Res (1)	\$70,500	\$60,400	\$57,700	\$57,700	\$55,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$160,500	Imp Non Res (3)	\$160,500	\$144,000	\$146,500	\$148,800	\$146,400
\$352,800	Total	\$352,800	\$301,800	\$288,400	\$290,100	\$301,500
\$86,000	Total Res (1)	\$86,000	\$73,900	\$69,700	\$69,700	\$67,900
\$106,300	Total Non Res (2)	\$106,300	\$83,900	\$72,200	\$71,600	\$87,200
\$160,500	Total Non Res (3)	\$160,500	\$144,000	\$146,500	\$148,800	\$146,400

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. %	Res Elig %	Market Factor	Value
9ag	A		0	1.0000	1.00	\$15,500	\$15,500	\$15,500	0%	100%	1.0000	\$15,500
4	A	BN	2	13.8758	1.28	\$1,900	\$2,432	\$33,746	0%	0%	1.0000	\$33,750
4	A	CBA	0	8.1076	0.77	\$1,900	\$1,463	\$11,861	0%	0%	1.0000	\$11,860
4	A	CHC	0	0.1198	0.50	\$1,900	\$950	\$114	0%	0%	1.0000	\$110
4	A	CTA	0	15.8035	1.02	\$1,900	\$1,938	\$30,627	0%	0%	1.0000	\$30,630
4	A	GF	0	4.9802	1.02	\$1,900	\$1,938	\$9,652	0%	0%	1.0000	\$9,650
4	A	MLB	0	2.0544	0.72	\$1,900	\$1,368	\$2,810	0%	0%	1.0000	\$2,810
4	A	MMB	0	2.1068	0.89	\$1,900	\$1,691	\$3,563	0%	0%	1.0000	\$3,560
4	A	PLB	0	6.0979	0.51	\$1,900	\$969	\$5,909	0%	0%	1.0000	\$5,910
4	A	PLE	0	1.9636	0.50	\$1,900	\$950	\$1,865	0%	0%	1.0000	\$1,870
6	A	BN	0	2.7580	1.28	\$1,900	\$2,432	\$6,707	-80%	0%	1.0000	\$1,340
6	A	CHC	0	2.7113	0.50	\$1,900	\$950	\$2,576	-80%	0%	1.0000	\$520
6	A	GF	0	1.2912	1.02	\$1,900	\$1,938	\$2,502	-80%	0%	1.0000	\$500
6	A	MLB	0	0.9083	0.72	\$1,900	\$1,368	\$1,243	-80%	0%	1.0000	\$250
6	A	MMB	0	0.1848	0.89	\$1,900	\$1,691	\$312	-80%	0%	1.0000	\$60

Data Source N/A

5208 E 775S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/14/2016	ZEIDER, RICHARD, U	20162236	QC	/	\$165,000	I
05/17/2013	ZEIDER, RICHARD -	20131064	QC	/	\$0	I
11/29/2012	ZEIDER, RICHARD &	20122472	QC	/	\$0	I
09/14/2012	ZEIDER, RICHARD &	20121940	WD	/	\$0	I
12/01/2004	ZEIDER, WAYNE D. &		WD	2004/2934	\$0	I
05/03/2002	ZEIDER, CAROLYN		WD	2002/1228	\$0	I

Agricultural

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
04/05/2023	As Of Date	04/04/2023	03/18/2022	03/12/2021	03/02/2020	06/19/2019
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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\$15,500	Land Res (1)	\$15,500	\$13,500	\$12,000	\$12,000	\$12,000
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\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$160,500	Imp Non Res (3)	\$160,500	\$144,000	\$146,500	\$148,800	\$146,400
\$352,800	Total	\$352,800	\$301,800	\$288,400	\$290,100	\$301,500
\$86,000	Total Res (1)	\$86,000	\$73,900	\$69,700	\$69,700	\$67,900
\$106,300	Total Non Res (2)	\$106,300	\$83,900	\$72,200	\$71,600	\$87,200
\$160,500	Total Non Res (3)	\$160,500	\$144,000	\$146,500	\$148,800	\$146,400

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4	A	BN	2	13.8758	1.28	\$1,900	\$2,432	\$33,746	0%	0%	1.0000	\$33,750
4	A	CBA	0	8.1076	0.77	\$1,900	\$1,463	\$11,861	0%	0%	1.0000	\$11,860
4	A	CHC	0	0.1198	0.50	\$1,900	\$950	\$114	0%	0%	1.0000	\$110
4	A	CTA	0	15.8035	1.02	\$1,900	\$1,938	\$30,627	0%	0%	1.0000	\$30,630
4	A	GF	0	4.9802	1.02	\$1,900	\$1,938	\$9,652	0%	0%	1.0000	\$9,650
4	A	MLB	0	2.0544	0.72	\$1,900	\$1,368	\$2,810	0%	0%	1.0000	\$2,810
4	A	MMB	0	2.1068	0.89	\$1,900	\$1,691	\$3,563	0%	0%	1.0000	\$3,560
4	A	PLB	0	6.0979	0.51	\$1,900	\$969	\$5,909	0%	0%	1.0000	\$5,910
4	A	PLE	0	1.9636	0.50	\$1,900	\$950	\$1,865	0%	0%	1.0000	\$1,870
6	A	BN	0	2.7580	1.28	\$1,900	\$2,432	\$6,707	-80%	0%	1.0000	\$1,340
6	A	CHC	0	2.7113	0.50	\$1,900	\$950	\$2,576	-80%	0%	1.0000	\$520
6	A	GF	0	1.2912	1.02	\$1,900	\$1,938	\$2,502	-80%	0%	1.0000	\$500
6	A	MLB	0	0.9083	0.72	\$1,900	\$1,368	\$1,243	-80%	0%	1.0000	\$250
6	A	MMB	0	0.1848	0.89	\$1,900	\$1,691	\$312	-80%	0%	1.0000	\$60

Collector 10/03/2022 Field Rep

101, Cash Grain/General Farm

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/14/2016	ZEIDER, RICHARD, U	20162236	QC	/	\$165,000	I
05/17/2013	ZEIDER, RICHARD -	20131064	QC	/	\$0	I
11/29/2012	ZEIDER, RICHARD &	20122472	QC	/	\$0	I
09/14/2012	ZEIDER, RICHARD &	20121940	WD	/	\$0	I
12/01/2004	ZEIDER, WAYNE D. &		WD	2004/2934	\$0	I
05/03/2002	ZEIDER, CAROLYN		WD	2002/1228	\$0	I

Agricultural

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
04/05/2023	As Of Date	04/04/2023	03/18/2022	03/12/2021	03/02/2020	06/19/2019
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$121,800	Land	\$121,800	\$97,400	\$84,200	\$83,600	\$99,200
\$15,500	Land Res (1)	\$15,500	\$13,500	\$12,000	\$12,000	\$12,000
\$106,300	Land Non Res (2)	\$106,300	\$83,900	\$72,200	\$71,600	\$87,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$231,000	Improvement	\$231,000	\$204,400	\$204,200	\$206,500	\$202,300
\$70,500	Imp Res (1)	\$70,500	\$60,400	\$57,700	\$57,700	\$55,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$160,500	Imp Non Res (3)	\$160,500	\$144,000	\$146,500	\$148,800	\$146,400
\$352,800	Total	\$352,800	\$301,800	\$288,400	\$290,100	\$301,500
\$86,000	Total Res (1)	\$86,000	\$73,900	\$69,700	\$69,700	\$67,900
\$106,300	Total Non Res (2)	\$106,300	\$83,900	\$72,200	\$71,600	\$87,200
\$160,500	Total Non Res (3)	\$160,500	\$144,000	\$146,500	\$148,800	\$146,400

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Ext. Value	Infl. %	Res Elig %	Market Factor	Value
\$15,500	0%	100%	1.0000	\$15,500
\$33,746	0%	0%	1.0000	\$33,750
\$11,861	0%	0%	1.0000	\$11,860
\$114	0%	0%	1.0000	\$110
\$30,627	0%	0%	1.0000	\$30,630
\$9,652	0%	0%	1.0000	\$9,650
\$2,810	0%	0%	1.0000	\$2,810
\$3,563	0%	0%	1.0000	\$3,560
\$5,909	0%	0%	1.0000	\$5,910
\$1,865	0%	0%	1.0000	\$1,870
\$6,707	-80%	0%	1.0000	\$1,340
\$2,576	-80%	0%	1.0000	\$520
\$2,502	-80%	0%	1.0000	\$500
\$1,243	-80%	0%	1.0000	\$250
\$312	-80%	0%	1.0000	\$60

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1 1/4

Style1 1/2 to 3/4 Story

Finished Area1838 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 Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms4

Living Rooms1

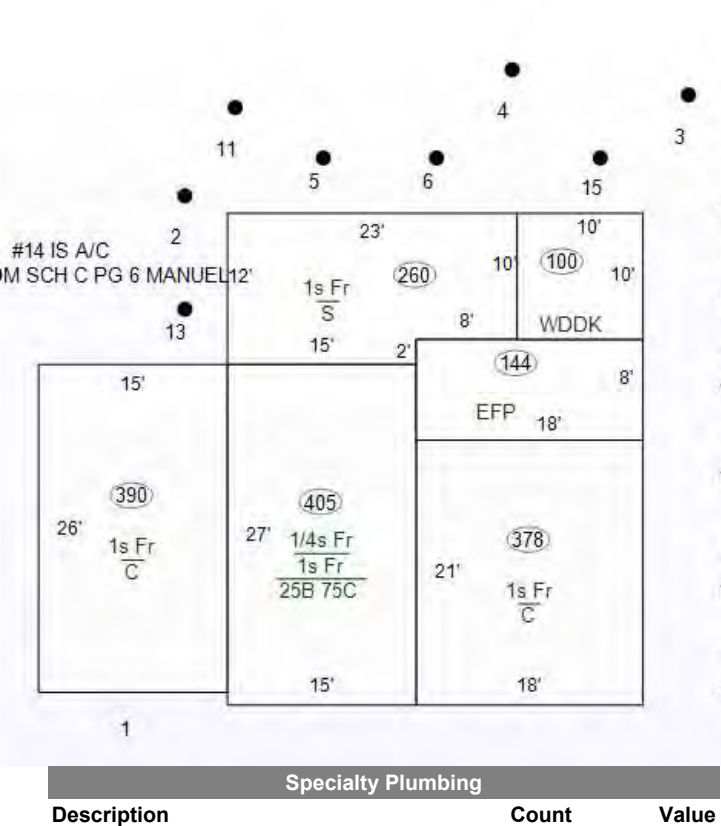
Dining Rooms0

Family Rooms0

Total Rooms8

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1433	1433	\$98,900	
2					
3					
4					
1/4	1Fr	405	405	\$14,700	
1/2					
3/4					
9	Attic				
	Bsmt	101	0	\$13,200	
	Crawl	1072	0	\$6,000	
10	Slab	260	0	\$0	
				Total Base	\$132,800
Adjustments				1 Row Type Adj. x 1.00	\$132,800
14	Unfin Int (-)				\$0
	Ex Liv Units (+)				\$0
	Rec Room (+)				\$0
	Loft (+)				\$0
12	Fireplace (+)				\$0
	No Heating (-)				\$0
	A/C (+)			1:1433	\$3,500
8	No Elec (-)				\$0
	Plumbing (+ / -)			5 - 5 = 0 x \$0	\$0
	Spec Plumb (+)				\$0
	Elevator (+)				\$0
				Sub-Total, One Unit	\$136,300
				Sub-Total, 1 Units	
Exterior Features (+)				\$11,100	\$147,400
Garages (+) 0 sqft				\$0	\$147,400
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.90	
				Replacement Cost	\$119,394

Summary of Improvements																						
Description	Res Eligibl	Story Height	Construction	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	Improv Value		
1: Single-Family R 01	100%	1 1/4	Wood Frame	D+2	1900	1980	43	A		0.90		1,939 sqft	\$119,394	38%	\$74,020	0%	100%	0.950	1.0000	\$70,300		
2: A/C R	0%	1	SV	D	2007	2007	16	A		0.90				45%		0%	100%	1.000	1.0000	\$3,100		
3: Barn, Pole 10X16	0%	1	SV	E	2011	2011	12	A		0.90		16' x 10' x 4'		25%		0%	100%	0.950	1.0000	\$1,000		
4: Barn, Pole 10X16	0%	1	SV	E	2011	2011	12	A		0.90		16' x 10' x 4'		25%		0%	100%	0.950	1.0000	\$1,000		
5: Barn, Pole 10X16	0%	1	SV	E	2011	2011	12	A		0.90		10' x 16' x 4'		25%		0%	100%	0.950	1.0000	\$1,000		
6: Barn, Pole 10X16	0%	1	SV	E	2011	2011	12	A		0.90		10' x 16' x 4'		25%		0%	100%	0.950	1.0000	\$1,000		
7: Barn, Pole 12X32	0%	1	T31SO	C+1	2007	2007	16	G	\$19.09	0.90		12' x 32' x 8'	\$7,754	25%	\$5,820	0%	100%	0.950	1.0000	\$5,500		
8: Barn, Pole 30X43	0%	1	T3AW	C	1962	1962	61	A	\$18.92	0.90		30' x 43' x 12'	\$21,337	65%	\$7,470	0%	100%	0.950	1.0000	\$7,100		
9: Barn, Pole 42X48	0%	1	T3AW	C	2007	2007	16	A	\$16.87	0.90		42' x 48' x 16'	\$47,330	30%	\$33,130	0%	100%	0.950	1.0000	\$31,500		
10: Barn, Pole 48X104	0%	1	T3AW	C	2011	2011	12	A	\$13.36	0.90		48' x 104' x 16'	\$61,163	25%	\$45,870	0%	100%	0.950	1.0000	\$43,600		
11: Barn, Pole 48X72	0%	1	T3AW	C	2000	2000	23	A	\$14.69	0.90		48' x 72' x 16'	\$46,641	45%	\$25,650	0%	100%	0.950	1.0000	\$24,400		
Total all pages							\$231,000					Total supplemental page				\$41,500			Total this page			\$189,500



Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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	Improv Value
12: Barn, Pole 48X72	0%	1	T3AW	C	2008	2008	15	A	\$14.69	0.90		48' x 72' x 16'	\$35,381	30%	\$24,770	0%	100%	0.950	1.0000	\$23,500
13: Patio (free standing) 1	100%	1	SV	D	2010	2010	13	A		0.90		12'x12'		15%		0%	100%	1.000	1.0000	\$200
14: Steel Grain Bin 36x26	0%	1		C	1998	1998	25	A		0.90		36' x 26'	\$40,521	55%	\$18,230	0%	100%	0.950	1.0000	\$17,300
15: Utility Shed 10x12	0%	1	SV	D	2010	2010	13	A		0.90		10'x12'		40%		0%	100%	1.000	1.0000	\$500

***This is a Live, In-Person Auction!***  
***However, if you prefer, you are welcome to bid online.***  
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- 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!***

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