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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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Gorgeous Estate Property on 3.5+/- Acres!



Selling via Online Auction on Friday, February 7, 2025, at 6 pm

THIS BEAUTIFUL PROPERTY IS THE ONE YOU'VE BEEN WAITING FOR!

Tucked back a long, paved circular driveway, you will find a beautiful custom home with outstanding views throughout! On the main floor, you will find a guest suite area that could easily become the master bedroom, a large living room, open concept kitchen & dining area. Right off the kitchen is an enclosed porch that takes in 360° views of the beautiful nature that surrounds this property and on the opposite side you will find a covered balcony running along the family room that can also be enjoyed. This home has a full, walk-out basement that has a master suite with double vanities & walk-in shower. It also has a second bedroom, family room, rec room & large mechanical room to round out the lower level. This home has space & could easily be converted into a 4- or 5-bedroom home! The attached 2-car garage adds convenience, and the second 2+ car detached garage is a great place for storage and a workshop area. The detached garage also has electricity & air along with an extra tall overhead door! Secluded back a long driveway, this tree-lined property is just waiting for you to call it home!

BOOK A PRIVATE SHOWING OR COME TO THE OPEN HOUSE!

Open House: Sunday, January 19th 1-2pm

Beautiful, Secluded Home on 3.5+/- Acres!

530 Posey Hill St., Roanoke, IN 46783



2,500+ SF Home on 3.5+/- Acres!

- 3 bedrooms, 2.5 baths
- Full, Finished, Walk-Out Basement
- Open Kitchen, Dining & Living Room Area
- Enclosed Porch off Kitchen to take in 360° Views
- Beautiful Kitchen with High Quality Cabinets
- Master Suite, Double Vanities, & Walk-in Shower
- Covered Balcony along Living Room
- Main Floor Laundry
- Space to convert into a 4 or 5-Bedroom Home
- Central Vac System
- Fire Suppression System in the Attached Garage & the Mechanical Room
- 2-Car Attached Garage
- 2+Car Detached Garage with Extra Tall Door
- Paved, Circular Driveway
- Tree-Lined & Landscaped



BUYER'S REAL ESTATE AUCTION TERMS

BEAUTIFUL, SECLUDED HOME WITH WALK-OUT BASEMENT ON 3.5+/- ACRES!

This property will be offered via Online Only Auction on Friday, February 7, 2025 -- 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. 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 \$20,000 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. A 3% buyer's premium will be added to the winning invoice. 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 Personal Representative's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before March 7, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$4,047.36. 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.

Online Auction: Friday, February 7 -- Starting at 6 pm

**530 Posey Hill St., Roanoke, IN 46783
Jackson Township • Huntington County**

www.BidMetzger.com

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Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL			Status	Active			CDO	0	DOM	0	Auction	Yes	
MLS #	202500424		530 Posey Hill Street		Roanoke			IN	46783		LP \$0			
	Area	Huntington County			Parcel ID	35-01-15-400-006.500-007			Type	Site-Built Home		Waterfront	No	
	Sub	None			Cross Street				Bedrms	3	F Baths	2	H Baths	1
	Township	Jackson			Style	One Story			REO	No		Short Sale	No	
	School District	HCS			Elem	Roanoke		JrH	Crestview		SrH	Huntington North		
	Legal Description	HORTONS OL PT OL 29 3.576A												
	Directions	From US 24, take 2nd St to Seminary - head north. Then west on Posy Hill. Property is on the north side of the road.												
	Inside City	Y	City Zoning	R4	County Zoning	Zoning Description								

Remarks This Estate Property is Selling via Online Auction, Fri. February 7th with the auction beginning to close out at 6 pm. Tucked back a long, paved circular driveway, you will find a beautiful custom home with outstanding views throughout! On the main floor, you will find a guest suite area that could easily become the master bedroom, a large living room, open concept kitchen & dining area. Right off the kitchen is an enclosed porch that takes in 360° views of the beautiful nature that surrounds this property and on the opposite side you will find a covered balcony running along the family room that can also be enjoyed. This home has a full, walk-out basement that has a master suite with double vanities & walk-in shower. It also has a second bedroom, family room, rec room & large mechanical room to round out the lower level. This home has space & could easily be converted into a 4- or 5-bedroom home! The attached 2-car garage adds convenience, and the second 2+ car detached garage is a great place for storage and a workshop area. The detached garage also has electricity

Agent Remarks Online Estate Auction: Fri.2.7.25-6 pm Open House: Sunday, January 19, 1-2 pm. A 3% buyer's premium will be added to the winning invoice. 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 on the bidding website. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	3.5800 / 155,771 / 665x415				Lot Desc	Partially Wooded, Slope, 3-5.9999, Wooded								
Above Gd Fin SqFt		1,644	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		1,644	Ttl Below Gd SqFt		1,644	Ttl Fin SqFt		3,288	Year Built	1998
Age	27	New Const	No	Date Complete			Ext	Brick, Vinyl		Bsmt Full Basement, Walk-Out Basement, Finished				#	9	
Room Dimensions			Baths	Full	Hal	Water	CITY		Basement Material		Poured Concrete					
	RM DIM	LV	B-Main	1	1	Well Type			Dryer Hookup Gas	No	Fireplace	No				
LR	17 x 22	M	B-Upper	0	0	Sewer	City		Dryer Hookup Elec	Yes	Guest Qtrs	Yes				
DR	15 x 17	M	B-Blw G	1	0	Fuel /	Geothermal		Dryer Hookup G/E	No	Split FlrPln	Yes				
FR	21 x 17	L	Laundry Rm	Main		Heating			Disposal	Yes	Ceiling Fan	Yes				
KT	15 x 12	M	Laundry L/W	11 x 9		Cooling	Geothermal		Water Soft-Owned	Yes	Skylight	No				
BK	x		AMENITIES			1st Bdrm En Suite, ADA Features, Attic Pull					Water Soft-Rented	No	ADA Features	Yes		
DN	14 x 14	M	Down Stairs, Balcony, Ceiling-9+, Ceiling Fan(s), Central					Alarm Sys-Sec		No	Fence					
1B	15 x 18	L	Vacuum System, Closet(s) Walk-in, Deck Covered, Deck					Alarm Sys-Rent		No	Golf Course	No				
2B	15 x 12	M						Garden Tub		No	Nr Wlkg Trails	No				
3B	11 x 14	L	Garage	2.0	/ Attached		/ 25 x 26 / 650.00		Jet Tub	No	Garage Y/N	Yes				
4B	x		Outbuilding 1	2nd Detached		45 x 38 1710		Pool		No	Off Street Pk	Yes				
5B	x		Outbuilding 2	x					Pool Type							
RR	21 x 14	L	Assn Dues			Frequency	Not Applicable		SALE INCLUDES		Dishwasher, Window Treatments, Oven-Built-In, Oven-Convection, Oven-Double, Sump Pump, Water Heater Electric, Water Softener-Owned					
LF	x		Other Fees													
EX	13 x 13	M	Restrictions													

Water Access		Wtr Name		Water Frontage		Channel								
Water Features				Water Type		Lake Type								
Auctioneer Name		Chad Metzger	Lic #	AC31300015	Auction Date	1/6/2025	Time	6 pm	Location	Estate Online Only:				
Financing:		Existing	Proposed		Cash, Conventional, FHA, USDA, VA			Excluded Party		None				
Annual Taxes		\$4,047.36	Exemption		Geothermal, Homestead,			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		1/6/2025	Start Showing Date		Exp Date		4/30/2025	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			Lockbox Type		Mechanical/Combo		Lockbox Location		front door		Special List Cond.	None
Virtual Tours:		Unbranded Virtual Tour			Lockbox Type		Mechanical/Combo		Lockbox Location		front door		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		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. © 2025 IRMLS. All Rights Reserved.

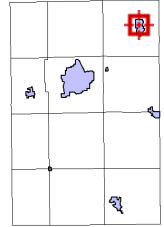


Beacon™

Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad
- Road Centerlines
 - Private Drives
 - County Roads
 - Municipal Roads
 - State Routes
 - US Route
 - Interstate

Parcel ID	35-01-15-400-006.500-007	Alternate ID	n/a	Owner Address	Kummer, Charles A & Maryann
Sec/Twp/Rng	n/a	Class	1 Family Dwell - Unplatted (0 to 9.99 Acres)		530 Posey Hill St
Property Address	530 Posey Hill St	Acreage	3.576		Roanoke, IN 46783-9116
District	ROANOKE TOWN				
Brief Tax Description	HORTONS OL PT OL 29 3.576A				
	(Note: Not to be used on legal documents)				

Date created: 11/5/2024

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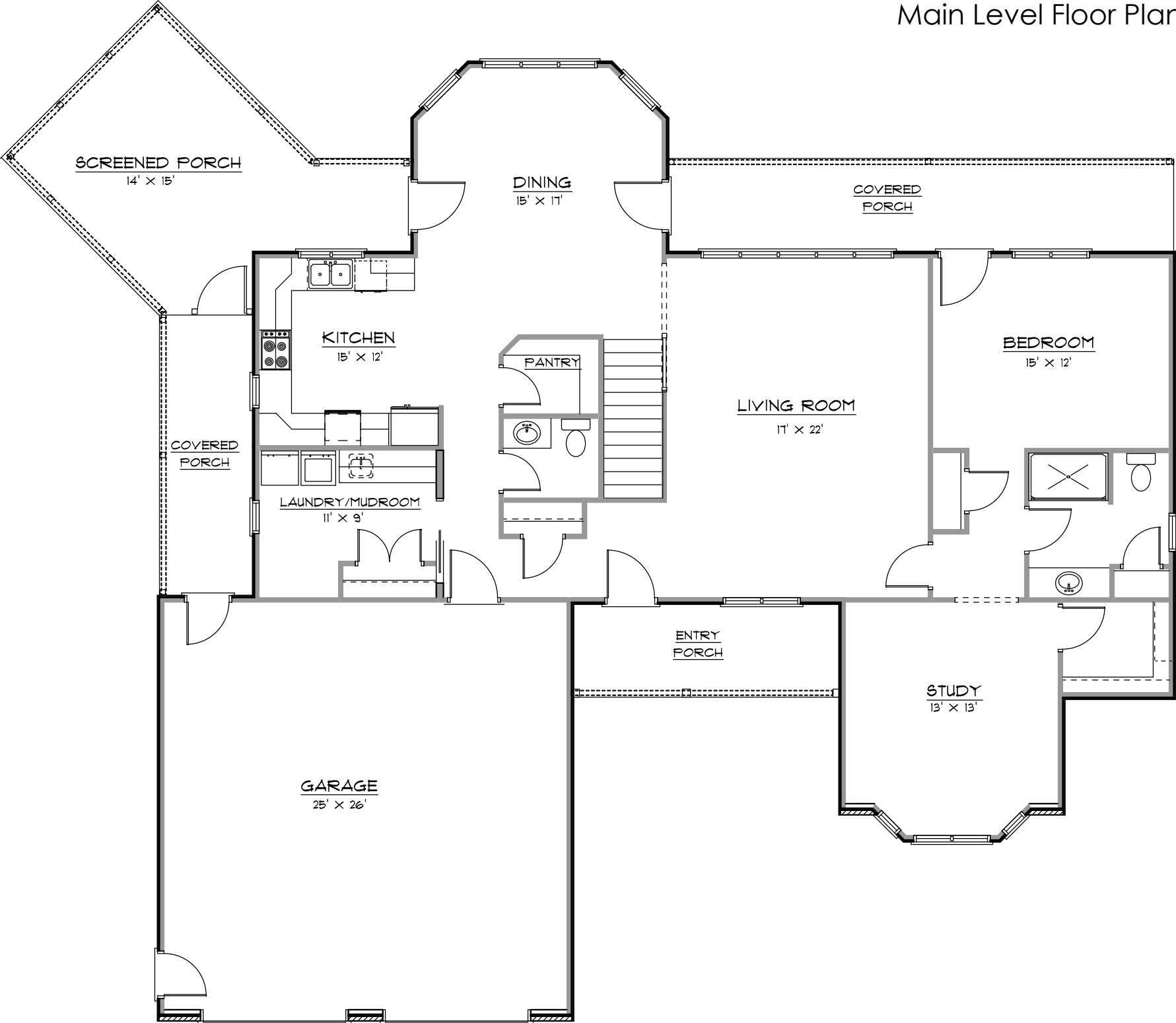
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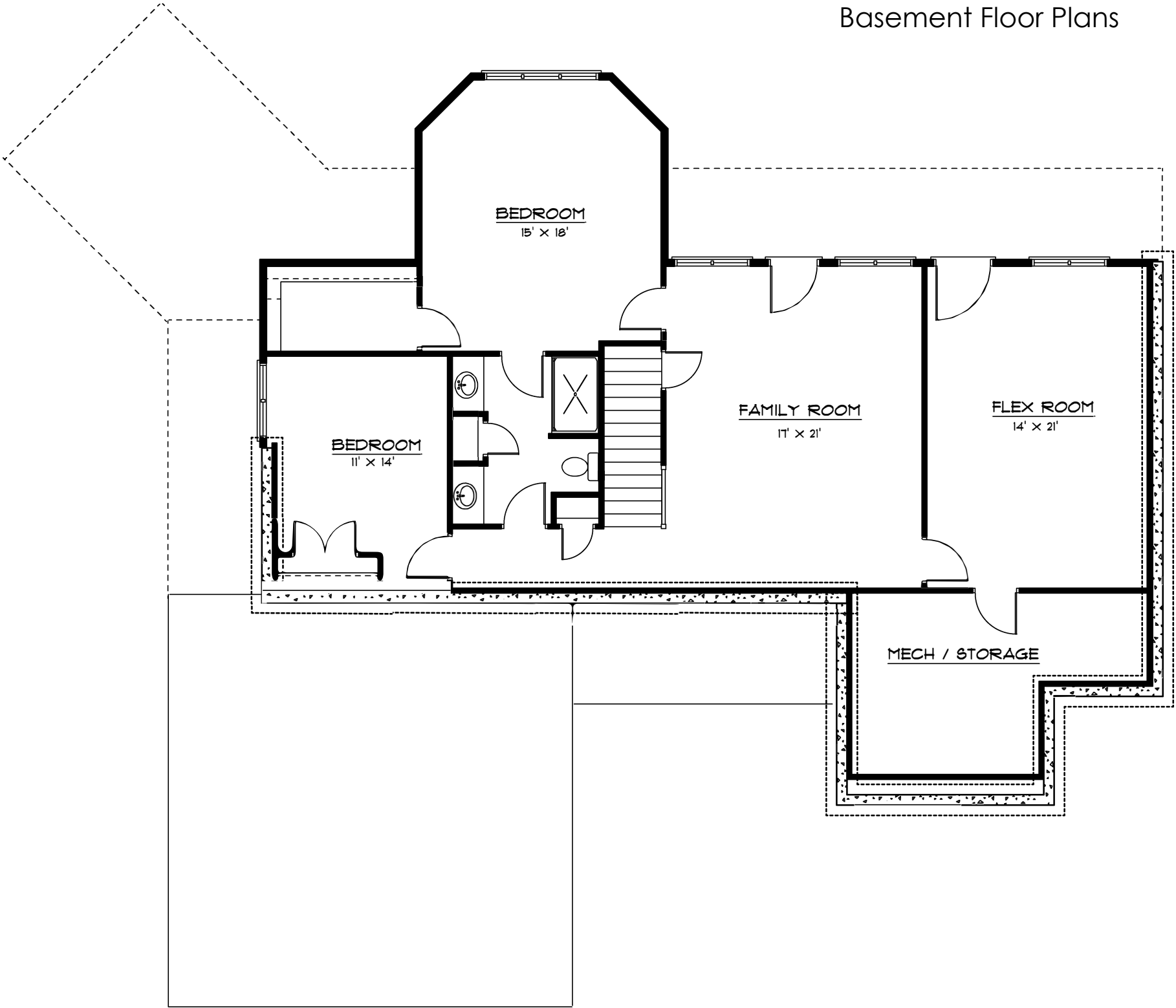
Average Utilities

Utility	Company	Average Amount
Gas		\$
Electric	AEP	\$ 400/month
Water	City Water, Sewer, & Trash to the Town of Roanoke	\$ 102/month
Septic/Sewer		\$
HOA	n/a	\$
Other		\$
Additional Notes	Water Heater - 2 years old	
	There is a fire suppression system in the attached garage & mechanical room.	
	There is a whole house vacuum system.	

Main Level Floor Plans



Basement Floor Plans



ADMINISTRATIVE INFORMATION			OWNERSHIP	Tax ID 0200006500	TRANSFER OF OWNERSHIP			Printed 04/09/2024	Card No. 1	of 1
PARCEL NUMBER	35-01-15-400-006.500-007		Kummer, Charles A & Maryann		Date					
	35-01-15-400-006.500-007		530 Posey Hill St							
			Roanoke, IN 46783 USA							
Parent Parcel Number			HORTONS OL PT OL 29	3.576A	02/19/2004		KUMMER, MARY ANN & CHARLES A			\$0
Property Address	530 Posey Hill St									
Neighborhood	3507517		ROANOKE CORP							
Property Class	511		Res 1 fam unplatted 0-9.99 ac							

TAXING DISTRICT INFORMATION

Jurisdiction	35	Huntington
Area	004	Jackson
Corporation	N	
District	007	Roanoke Corp
Section & Plat	15	
Routing Number	20FS14-1-C25	

Site Description

Topography:	
Level	
Public Utilities:	
All	
Street or Road:	
Paved	
Neighborhood:	
Static	
Zoning:	
Legal Acres:	
3.5760	
Admin Legal	
3.5760	

RESIDENTIAL

VALUATION RECORD						Homestead Allocations		
Assessment Year		01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023	01/01/2024	Residential
Reason for Change		ANNUAL ADJ	ANNUAL ADJ	ANNUAL ADJ	4Y Reval	ANNUAL ADJ	ANNUAL ADJ	
VALUATION	L	37900	37900	37900	45500	45500	45500	45500
Appraised Value	B	236400	260400	284900	284400	303800	319700	319700
	T	274300	298300	322800	329900	349300	365200	365200
VALUATION	L	37900	37900	37900	45500	45500	45500	45500
True Tax Value	B	236400	260400	284900	284400	303800	319700	319700
	T	274300	298300	322800	329900	349300	365200	365200

LAND DATA AND CALCULATIONS

		Rating	Measured	Table	Prod. Factor				Influence		
		Soil ID	Acreage	150	-or-				Factor		
		-or-	-or-		Depth Factor						
		Actual	Effective	Effective	-or-	Base	Adjusted	Extended			
		Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value			
Land Type											
Zoning:	1	RESIDENTIAL EXCESS ACREAGE		2.5760	1.00	6000.00	6000.00	15460			15460
Legal Acres:	2	HOMESITE		1.0000	1.00	30000.00	30000.00	30000			30000
3.5760											
Admin Legal											
3.5760											

001: F3-C4
CY18: CYCLICAL REASSESSMENT 2018
changed wddk to ofp, added ofp under wddk
CY22: CYCLICAL REASSESSMENT 2022
added obso for finished sq ft

Supplemental Cards		Supplemental Cards	
MEASURED ACREAGE	3.5760	TRUE TAX VALUE	45460
FARMLAND COMPUTATIONS			
Parcel Acreage	3.5760	Measured Acreage	
		Average True Tax Value/Acre	
81 Legal Drain NV	[-]	TRUE TAX VALUE FARMLAND	
82 Public Roads NV	[-]		
83 UT Towers NV	[-]	Classified Land Total	
9 Homesite(s)	[-]	Homesite(s) Value	(+)
91/92 Excess Acreage	[-]	Excess Acreage Value	(+)
TOTAL ACRES FARMLAND		Supplemental Cards	
TRUE TAX VALUE		TOTAL LAND VALUE	45500

319700

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**

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