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

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REAL ESTATE AUCTION TERMS

BRICK RANCH ON 2+/- ACRE WOODED LOT!

This property will be offered via Online Only Auction on Friday, April 25, 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 \$5,000 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 2% 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 May 30, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 24' due in 25' were \$1332.82. 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, April 25, 2025

Bidding begins closing out at 6 pm

**6399 S 100 W, Claypool, IN 46510
Clay Township • Kosciusko County**

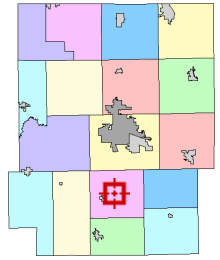
Auction Manager: Dustin Dillon 574.265.9215

www.BidMetzger.com





Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	001-061-004.A	Alternate ID	001-712000-60	Owner Address	Larue David A & Connie L
Sec/Twp/Rng	0016-0031-6	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		6399 S 100 W
Property Address	6399 S 100 W	Acreage	2.0		Claypool, IN 46510
District	Clay				
Brief Tax Description	001-061-004.A				
	Tr NE 16-31-6 2.00A				
	(Note: Not to be used on legal documents)				

Date created: 2/28/2025

Last Data Uploaded: 2/28/2025 8:38:46 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL	Status	Active	CDO	0	DOM	0	Auction	Yes	
MLS #	202510077	6399 S 100 W	Claypool		IN	46510	LP \$232,500			
	Area	Kosciusko County	Parcel ID	43-15-16-100-011.000-001	Type	Site-Built Home	Waterfront	No		
	Sub	None	Cross Street		Bedrms	3	F Baths	2	H Baths	0
	Township	Clay	Style	One Story	REO	No	Short Sale	No		
	School District	WRS	Elem	Claypool	JrH	Edgewood	SrH	Warsaw		
	Legal Description	1-61-4.A TR NE 16-31-6 2.00A								
	Directions	Northeast of Claypool. Take 700 S east to 100 W. Turn north, property is on the west side of the road.								

Inside City	City Zoning	County Zoning	Zoning Description	agriculture
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Remarks Brick Ranch on 2+/- Acre Wooded Lot selling via Online Only Auction on Friday, April 25, 2025 -- Bidding begins closing out at 6 pm! This 3-bedroom, 2-full bath brick ranch home is nestled on a serene 2-acre wooded lot. As you step inside, you'll be greeted by a cozy living room featuring a classic brick fireplace flanked by bookcases. The living room seamlessly flows into the dining room, which boasts a sliding patio door that opens to the expansive backyard. The kitchen is conveniently located adjacent to the dining area, making it easy to entertain guests while preparing meals. This home also offers a full unfinished basement, providing ample storage space or the potential for future expansion. For your vehicles and hobbies, there is a 2-car attached garage as well as a 2+ car detached garage, ensuring plenty of room for all your needs. The property had a new roof put on in 2023 & is equipped with geothermal heating, offering energy efficiency and comfort year-round. This delightful ranch home combines the tranquility of wooded surroundings with the convenience of modern

Agent Remarks Online Auction: Fri. 4.25.25 6pm Open House: Mon. 4.21.25 5:30-6pm A 2% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$225-325k 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	2.0000		/ 87,120		/ 500x160		Lot Desc	Partially Wooded, 0-2.9999											
Above Gd Fin SqFt			1,395	Above Gd Unfin SqFt			0	Below Gd Fin SqFt			0	Ttl Below Gd SqFt		1,395	Ttl Fin SqFt		1,395	Year Built	1978		
Age	47	New Const		No	Date Complete			Ext	Brick		Bsmt				Full Basement, Unfinished				#	8	
Room Dimensions			Baths	Full	Hal	Water		WELL		Basement Material			Poured Concrete								
	RM DIM	LV	B-Main	2	0	Well Type		Private		Dryer Hookup Gas			No	Fireplace		Yes					
LR	22 x 11	M	B-Upper	0	0	Sewer		Septic		Dryer Hookup Elec			No	Guest Qtrs		No					
DR	12 x 11	M	B-Blw G	0	0	Fuel /		Geothermal		Dryer Hookup G/E			No	Split FlrPln		No					
FR	x		Laundry Rm	Main		Heating				Disposal			No	Ceiling Fan		No					
KT	x		Laundry L/W	8 x 8		Cooling		Geothermal		Water Soft-Owned			Yes	Skylight		No					
BK	x		AMENITIES			Range/Oven Hook Up Elec, Stand Up Shower, Tub/Shower Combination, Main Floor Laundry, Washer Hook							Water Soft-Rented			No	ADA Features		No		
DN	x		-Up										Alarm Sys-Sec			No	Fence				
1B	15 x 11	M											Alarm Sys-Rent			No	Golf Course		No		
2B	11 x 10	M											Garden Tub			No	Nr Wlkg Trails		No		
3B	11 x 11	M	Garage	2.0	/ Attached		/ 23 x 20		/ 460.00		Jet Tub			No	Garage Y/N		Yes				
4B	x		Outbuilding 1	2nd Detached			24 x 32				Pool			No	Off Street Pk						
5B	x		Outbuilding 2	Shed			10 x 10		100		Pool Type										
RR	x		Assn Dues			Frequency		Not Applicable		SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Electric, Oven-Electric, Water Softener-Owned											
LF	x		Other Fees																		
EX	x		Restrictions			FIREPLACE Living/Great Rm															

Water Access		Wtr Name		Water Frontage		Channel						
Water Features				Water Type		Lake Type						
Auctioneer Name		Chad Metzger & Dustin Dillon	Lic #	AC31300015	Auction Date	4/25/2025	Time	6 pm	Location	Online Only: bidmetzger.com		
Financing:		Existing	Proposed				Excluded Party		None			
Annual Taxes		\$1,332.82	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		3/27/2025	Start Showing Date		Exp Date		6/30/2025	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					Special List Cond.		None			
Virtual Tours:		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		Jen Rice - Cell: 260-982-0238			/		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.

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**

43-15-16-100-011.000-001

General Information

Parcel Number
43-15-16-100-011.000-001

Local Parcel Number
0171200060

Tax ID:

Routing Number
001-061-004.A

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County
Kosciusko

Township
CLAY

District 001 (Local 001)
CLAY TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 9109000-001
CLAY TWP ACREAGE - RES

Section/Plat
16-31-6

Location Address (1)
6399 S 100 W
CLAYPOOL, IN 46510

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF
Unpaved

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 13, 2024

Review Group 2023

LARUE DAVID A & CONNIE L

Ownership

LARUE DAVID A & CONNIE L
6399 S 100 W
CLAYPOOL, IN 46510

Legal

1-61-4.A
TR NE 16-31-6 2.00A



6399 S 100 W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/01/1978	LARUE DAVID A & C	0	WD	/		I
01/01/1900	WILLIES CONSTRUC	0	WD	/		I
01/01/1900	LARUE DAVID A & C		WD	/		I

Res

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	☒	☐	☐	☐	☐
Land	\$25,500	\$25,500	\$25,500	\$25,500	\$23,000
Land Res (1)	\$20,000	\$20,000	\$20,000	\$20,000	\$18,000
Land Non Res (2)	\$5,500	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$5,500	\$5,500	\$5,500	\$5,000
Improvement	\$207,000	\$204,300	\$182,700	\$161,400	\$150,800
Imp Res (1)	\$202,000	\$175,300	\$156,200	\$138,200	\$128,200
Imp Non Res (2)	\$4,800	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$200	\$29,000	\$26,500	\$23,200	\$22,600
Total	\$232,500	\$229,800	\$208,200	\$186,900	\$173,800
Total Res (1)	\$222,000	\$195,300	\$176,200	\$158,200	\$146,200
Total Non Res (2)	\$10,300	\$0	\$0	\$0	\$0
Total Non Res (3)	\$200	\$34,500	\$32,000	\$28,700	\$27,600

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
91	A		0	1.000	1.00	\$5,500	\$5,500	\$5,500	0%	1.0000	0.00	100.00	0.00	\$5,500

511, 1 Family Dwell - Unplatted (0 to 9.9

CLAY TWP ACREAGE - RE 1/4

Notes

3/19/2024 2024: 2024 REMOVED MARKET FACTOR ON GEO

8/25/2022 REA: 2023 CORRECTED LENGTH OF LEANTO & CHANGED GRADE FROM C TO D PER PICTOMETRY.....

PER QUESTIONNAIRE, ADJUSTED FOUNDATION TO BE ALL UNFINISHED BSMNT. SB

10/29/2014 REA: 2015 REMOVED WOOD DECKPER PICTOMETRY FOR REASSESSMENT ALSO CHANGED 10X16 CAR SHED TO WOOD FRAME, ENCLOSED & CHANGED 18X21 CAR SHED TO METAL TYPE & PRICED PER GUIDELINES

ALSO CHANGED ASSESSMENT OF 18X21 CARSHED & REMOVED INF FACTOR PER STATE DIRECTIVE

3/1/2011 BP: #100082 LARUE CAR SHED \$1000

2/28/2008 GEO: 3 TON HCLWOD

Land Computations

Calculated Acreage	2.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$20,000
91/92 Value	\$5,500
Supp. Page Land Value	
CAP 1 Value	\$20,000
CAP 2 Value	\$5,500
CAP 3 Value	\$0
Total Value	\$25,500

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

1395 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	25	\$200
Patio, Brick	190	\$2,700

Plumbing

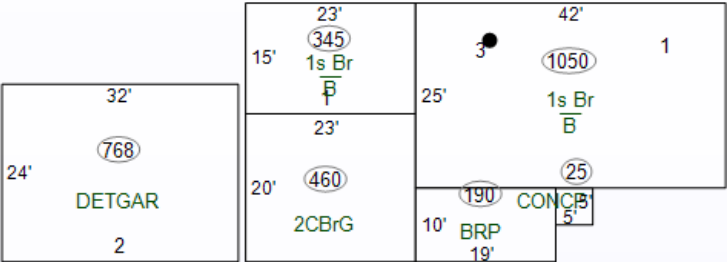
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Geothermal Only



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1395	1395	\$107,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1395	0	\$32,800	
Crawl					
Slab					

Total Base

\$140,700

Adjustments

1 Row Type Adj. x 1.00

\$140,700

Unfin Int (-)

\$0

Ex Liv Units (+)

\$0

Rec Room (+)

\$0

Loft (+)

\$0

Fireplace (+)

MS:1 MO:1

\$4,500

No Heating (-)

1:1395

(\$6,300)

A/C (+)

\$0

No Elec (-)

\$0

Plumbing (+ / -)

8 - 5 = 3 x \$800

\$2,400

Spec Plumb (+)

\$0

Elevator (+)

\$0

Sub-Total, One Unit

\$141,300

Sub-Total, 1 Units

Exterior Features (+)

\$2,900

\$144,200

Garages (+) 460 sqft

\$14,700

\$158,900

Quality and Design Factor (Grade)

1.00

Location Multiplier

0.92

Replacement Cost

\$146,188

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	1978	1978	46 A		0.92		2,790 sqft	\$146,188	35%	\$95,020	0%	100%	1.730	1.000	100.00	0.00	0.00	\$164,400
2: Detached Garage	1	Wood Fr	C	1975	1975	49 A	\$28.90	0.92	\$26.59	24'x32'	\$20,420	35%	\$13,270	0%	100%	1.730	1.000	100.00	0.00	0.00	\$23,000
3: Geothermal	1		C	2000	2000	24 A		0.92			\$12,880	22%	\$10,050	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,100

General Information

Occupancy

Car Shed

#

TF

Description

Car Shed

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐Earth

☐Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☐Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Wood Shingle

☐Metal

☐Other

☐Asphalt

☐Slate

☐Tile

Exterior Features

Plumbing

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

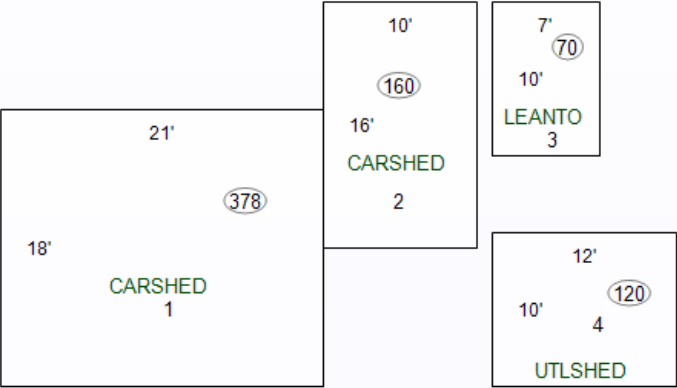
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
Total Base				
Row Type Adj.				
Adjustments				
Unfin Int (-)				
Ex Liv Units (+)				
Rec Room (+)				
Loft (+)				
Fireplace (+)				
No Heating (-)				
A/C (+)				
No Elec (-)				
Plumbing (+ / -)				
Spec Plumb (+)				
Elevator (+)				
Sub-Total, One Unit				\$0
Sub-Total, 1 Units				
Exterior Features (+)				\$0 \$0
Garages (+) 0 sqft				\$0 \$0
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.92
Replacement Cost				\$3,512

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: Car Shed	1		C	2011	2011	13	A	\$10.10	0.92	\$9.29	21'x18'	\$3,512	25%	\$2,630	0%	100%	1.730	1.000	100.00	0.00	0.00	\$4,500
2: Car Shed 2	1		D	1996	1996	28	A	\$30.17	0.92	\$22.21	160 sqft	\$3,553	50%	\$1,780	0%	100%	1.730	1.000	0.00	100.00	0.00	\$3,100
3: Lean-To	1	Earth Flo	D	1996	1996	28	A	\$5.58	0.92		10'x7' x 10'	\$287	50%	\$140	0%	100%	1.730	1.000	0.00	0.00	100.00	\$200
4: Utility Shed	1		C	1996	1996	28	A	\$21.97	0.92	\$20.21	10'x12'	\$2,425	60%	\$970	0%	100%	1.730	1.000	0.00	100.00	0.00	\$1,700

...Generation after Generation



Metzger
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