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**WITH SPECIALISTS IN REAL ESTATE,
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YOUR BUSINESS!**



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

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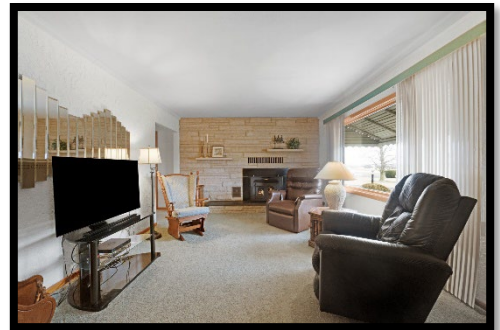
Charming Ranch Home & Pole Barn on 1.31+/- acres!

5670 N. SR 15, Wabash, IN 46992



Country Home & Pole Barn!

- 2 bedrooms, 2 full baths
- Eat-in Kitchen
- Spacious Living Room with Stone Fireplace
- Full Basement
- Large Composite Deck off Back of House
- 2-Car Attached Garage
- 24x36 Pole Barn



Charming Ranch Home & Pole Barn on 1.31+/- acres!



Country Home & Pole Barn!

Selling via Online Auction on Friday, April 18, 2025 at 6 pm

A well-maintained Ranch Home with Pole Barn nestled on 1.31+/- acres! This charming home features 2 bedrooms & 2 full baths, including a master suite with a spacious ensuite bathroom complete with a stand-up shower. The eat-in kitchen boasts convenient island seating, making it ideal for casual dining. Adjacent to the kitchen, the large living room is highlighted by a wood-burning stone fireplace, with hardwood flooring waiting to be revealed beneath the carpet! A den off the kitchen connects to the garage & provides access to a full basement that offers additional living space or storage. The main floor also includes a laundry room with a sink, enhancing functionality.

Step outside to enjoy the large composite deck off the den, perfect for outdoor gatherings & watching the sunset! The property is landscaped & features a 24x36 pole barn with a paved circle driveway & a 2-car attached garage, this ranch home is a true gem, ready for you to make it your own!

Come see all the amenities for yourself!

Open House: Monday, April 14th 5:30-6 pm

REAL ESTATE AUCTION TERMS

RANCH HOME & POLE BARN ON 1.31+/- ACRES!

This property will be offered via Online Only Auction on Friday, April 18, 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 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 Trustee's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before May 23, 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 \$44.00. 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 18, 2025
Bidding begins closing out at 6 pm

5670 N. SR 15, Wabash, IN 46992
Paw Paw Township • Wabash County

www.BidMetzger.com

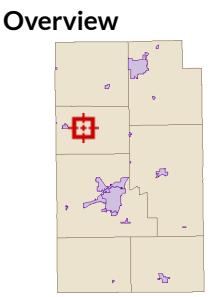
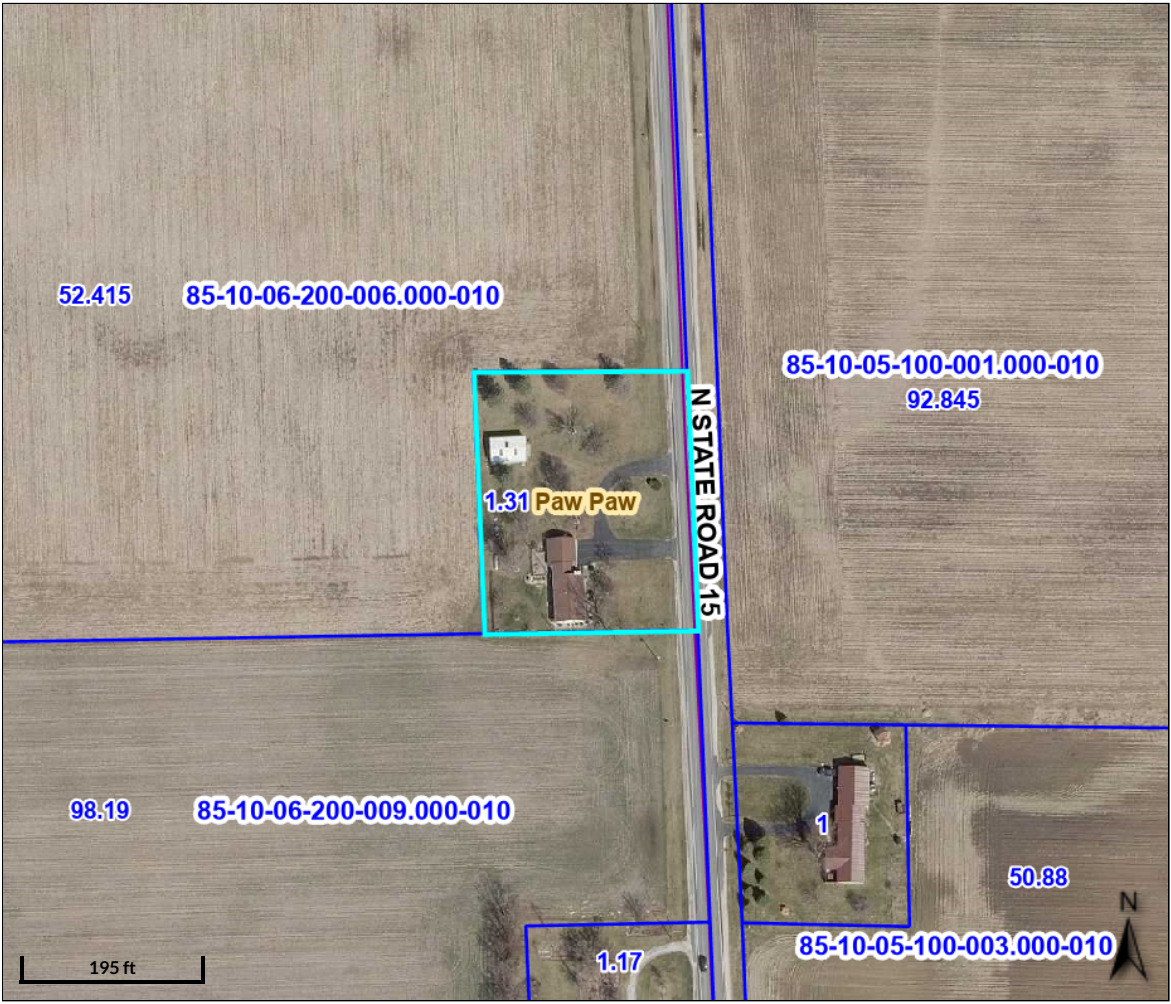


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
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...GENERATION AFTER GENERATION

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★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Legend
 Parcels
 Road Centerlines

Parcel ID	85-10-06-200-007.000-010	Alternate ID	n/a	Owner Address	SHOEMAKER HOWARD C & BERNIECE G CO-TRUSTEES, MRR TRUST 5670 N STATE RD 15 WABASH, IN 46992
Sec/Twp/Rng	06-28-06	Class	Res-1-Family 0 - 9.99		
Property Address	5670 N STATE ROAD 15 WABASH	Acres	1.31		
District	PAW-PAW				
Brief Tax Description	PT NE1/4 6-28-6 1.24AC & .07AC DITCH 515 <i>(Note: Not to be used on legal documents)</i>				

Date created: 1/8/2025
 Last Data Uploaded: 1/8/2025 2:44:41 AM

Property Type RESIDENTIAL	Status Active	CDO 19	DOM 19	Auction Yes
MLS # 202508264	5670 N State Road 15	Wabash	IN 46992	LP \$199,900
	Area Wabash County	Parcel ID 85-10-06-200-007.000-010	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 2	F Baths 2
	Township Paw Paw	Style One Story	REO No	H Baths 0
	School District WAC	Elem Metro North/Sharp	JrH Northfield	SrH Northfield

Legal Description PT NE1/4 6-28-6 1.24AC & .07AC DITCH 515
Directions West side of SR 15 just south of SR 16.

Inside City N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks Charming Ranch Home & Pole Barn on 1.31+/- acres selling via Online Auction on Fri. April 18, 2025 -- Bidding begins closing at 6 pm! A well-maintained Ranch Home with Pole Barn nestled on 1.31+/- acres! This charming home features 2 bedrooms & 2 full baths, including a master suite with a spacious ensuite bathroom complete with a stand-up shower. The eat-in kitchen boasts convenient island seating, making it ideal for casual dining. Adjacent to the kitchen, the large living room is highlighted by a wood-burning stone fireplace, with hardwood flooring waiting to be revealed beneath the carpet! A den off the kitchen connects to the garage & provides access to a full basement that offers additional living space or storage. The main floor also includes a laundry room with a sink, enhancing functionality. Step outside to enjoy the large composite deck off the den, perfect for outdoor gatherings & watching the sunset! The property is landscaped & features a 24x36 pole barn with a paved circle driveway & a 2-car attached garage, this ranch home is a true gem,

Agent Remarks Online Estate Auction: Fri. 4.18.25 6pm Open House: Mon. 4/14 5:30-6pm A 3% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$175-275k 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	1.3100	/	57,064	/	220x260	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,480	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	942	Ttl Fin SqFt	1,480	Year Built	1957		
Age	68	New Const	No	Date Complete		Ext	Aluminum, Stone	Bsmnt	Partial Basement, Partially Finished, Outside	#	9		
Room Dimensions		Baths		Full		Hal		Water	WELL	Basement Material	Block		
RM DIM	LV	B-Main	2	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace	Yes		
LR	x	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	x	B-Blw G	0	0	Fuel /	Propane, Forced Air,		Dryer Hookup G/E	No	Split FlrPln	No		
FR	x	Laundry Rm	Main		Heating			Disposal	No	Ceiling Fan	Yes		
KT	x	Laundry L/W	x		Cooling	Central Air		Water Soft-Owned	No	Skylight	No		
BK	x	AMENITIES	1st Bdrm En Suite, Bar, Breakfast Bar, Ceiling Fan(s), Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Kitchen Island,					Water Soft-Rented	No	ADA Features	No		
DN	x							Alarm Sys-Sec	No	Fence			
1B	14 x 16	M						Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 10	M						Garden Tub	No	Nr Wlkg Trails	No		
3B	x	Garage	2.0	/	Attached	/	26 x 24	/	624.00	Jet Tub	No	Garage Y/N	Yes
4B	x	Outbuilding 1	Pole/Post Building 24 x 36					Pool	No	Off Street Pk	Yes		
5B	x	Outbuilding 2	x					Pool Type					
RR	x	Assn Dues			Frequency	Not Applicable		SALE INCLUDES	Cooktop-Electric, Oven-Built-In, Sump Pump				
LF	x	Other Fees						FIREPLACE	Living/Great Rm, Wood Burning, One				
EX	x	Restrictions											

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	4/18/2025	Time	6 pm
Financing: Existing		Proposed		Location	Online Only: BidMetzger.com		
Annual Taxes	\$44.00	Exemption	Homestead, Over 65,	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	3/14/2025	Start Showing Date		Exp Date	5/31/2025	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Seller Concession Amount \$		Agent/Owner Related	No		
Contract Type	Exclusive Right to Sell					Special List Cond.	None
Virtual Tours:	Unbranded Virtual Tour			Lockbox Type	None	Lockbox Location	n/a
Pending Date		Closing Date		Selling Price		Type of Sale	
Ttl Concessions Paid		Sold/Concession Remarks		How Sold		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.

General Information	
Parcel Number	85-10-06-200-007.000-010
Local Parcel Number	0070045100

Ownership	
SHOEMAKER HOWARD C & BERNIE	
5670 N STATE RD 15	
WABASH, IN 46992	

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/04/2009	SHOEMAKER HOWA		WD	/		I
01/01/1900	SHOEMAKER HOWA		WD	/		I

Notes
8/11/2023 RP: Reassessment Packet 2024

Tax ID:

Routing Number
32.12

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

Legal
PT NE1/4 6-28-6 1.24AC & .07AC DITCH 515



Year: 2024

Location Information

County
Wabash

Township
PAW PAW TOWNSHIP

District 010 (Local 010)
PAW PAW TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Valuation Records						
Assessment Year	2024	2023	2022	2021	2020	
Reason For Change	GenReval	AA	AA	AA	GenReval	
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Land	\$18,500	\$18,500	\$18,500	\$15,400	\$15,400	
Land Res (1)	\$18,000	\$18,000	\$18,000	\$15,000	\$15,000	
Land Non Res (2)	\$500	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$0	\$500	\$500	\$400	\$400	
Improvement	\$181,400	\$170,900	\$153,900	\$143,900	\$137,000	
Imp Res (1)	\$181,400	\$166,600	\$149,600	\$140,500	\$133,100	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$4,300	\$4,300	\$3,400	\$3,900	
Total	\$199,900	\$189,400	\$172,400	\$159,300	\$152,400	
Total Res (1)	\$199,400	\$184,600	\$167,600	\$155,500	\$148,100	
Total Non Res (2)	\$500	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$0	\$4,800	\$4,800	\$3,800	\$4,300	

Neighborhood 8510510-010
PAW PAW HOMESITE & RURAL R

Section/Plat
06

Location Address (1)
5670 N STATE ROAD 15
WABASH, IN 46992

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Zoning

Subdivision

Lot

Market Model
N/A

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	\$18,000	\$18,000	\$18,000	0%	1.0000	100.00	0.00	0.00	\$18,000
91	A		0	0.1000	1.00	\$5,000	\$5,000	\$500	0%	1.0000	0.00	100.00	0.00	\$500
82	A	BR	0	0.2100	1.28	\$2,280	\$2,918	\$613	-100%	1.0000	0.00	100.00	0.00	\$0

Land Computations	
Calculated Acreage	1.31
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.31
81 Legal Drain NV	0.00
82 Public Roads NV	0.21
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.10
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	\$18,000
91/92 Value	\$500
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$500
CAP 3 Value	\$0
Total Value	\$18,500

Characteristics	
Topography Level	Flood Hazard <input type="checkbox"/>
Public Utilities Electricity	ERA <input type="checkbox"/>
Streets or Roads Paved	TIF <input type="checkbox"/>
Neighborhood Life Cycle Stage	Static

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1480 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Patio, Concrete	88	\$600
Wood Deck	432	\$6,000
Stoop, Masonry	36	\$1,500

Plumbing

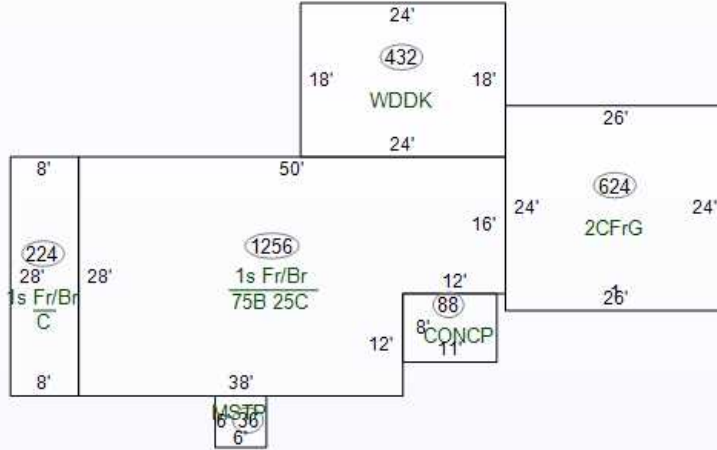
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1480	1480	\$102,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	942	0	\$25,800	
Crawl	538	0	\$4,700	
Slab				

Total Base			\$133,100
Adjustments	1 Row Type Adj. x 1.00		\$133,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1480	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$142,800
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Sub-Total, 1 Units

Exterior Features (+)	\$8,100	\$150,900
Garages (+) 624 sqft	\$18,600	\$169,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.87

Replacement Cost		\$147,465
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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 R 01	1	1/6 Maso	C	1957	1991	33	G		0.87		2,422 sqft	\$147,465	24%	\$112,070	0%	100%	1.580	1.000	100.00	0.00	0.00	\$177,100
2: Barn, Pole (T3) R 01	1	T3AW	C	1974	1974	50	A	\$20.97	0.87		24' x 36' x 10'	\$12,209	65%	\$4,270	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,300

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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