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OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

46+/- ACRES OF RECREATIONAL LAND & COUNTRY HOME OFFERED IN 2 TRACTS!

This property will be offered via Live Simulcast Auction on Thursday, September 25, 2025 at 6 pm at First Baptist Church in Pierceton, IN. 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) and the price will be adjusted to the exact surveyed acres. 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. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance. Title work split between the buyer and seller. The Sellers will provide a Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 14, 2025. Possession will be 30 days after closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 24' due in 25' were \$4463.02. 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 & auction with your client. The Client Registration form is on the bidding website.

Auction: Thurs., September 25, 2025 • 6 pm

Bid Live In-Person or Online!

Auction at First Baptist Church - 208 W Market St., Pierceton, IN 46562

Property Location: 6701 E. 750 S., Pierceton, IN 46562

This is a Joint Venture with Mossy Oaks Properties

www.BidMetzger.com



TRACT 2 - 40 +/- ACRES VACANT LAND

TRACT 1 - 6 +/- ACRES WITH HOME

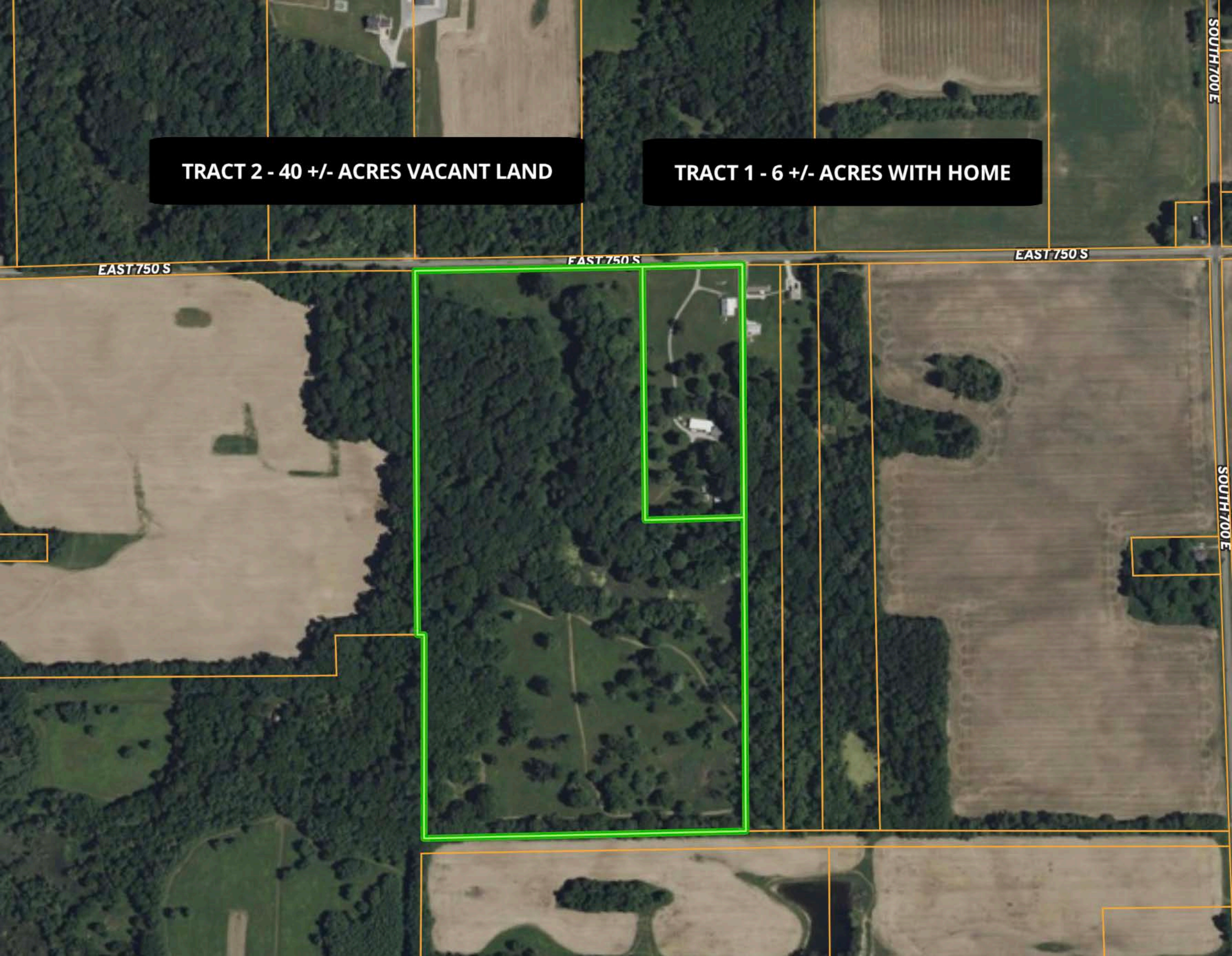
EAST 750 S

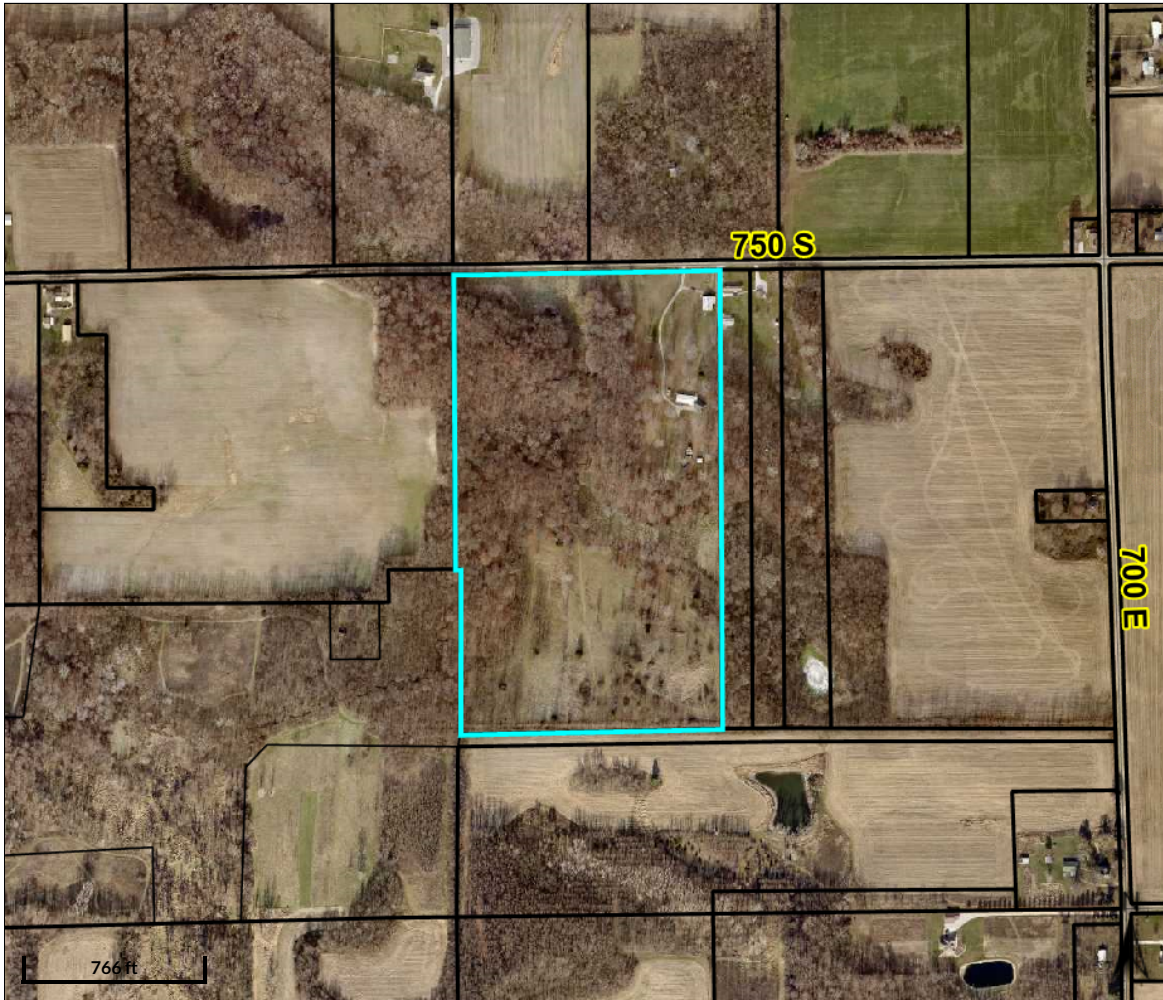
EAST 750 S

EAST 750 S

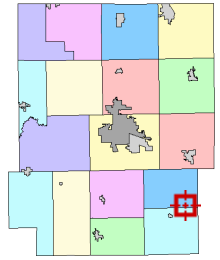
SOUTH 700 E

SOUTH 700 E





Overview



Legend

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

Parcel ID	017-092-003	Alternate ID	017-706002-30
Sec/Twp/Rng	0023-0031-7	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 40 OR MORE ACRES
Property Address	6701 E 750 S	Acreage	46.0
District	PIERCETON		
Brief Tax Description	Monroe 017-092-003 Pt W 1/2 N 3/4 Se 23-31-7 46.00A per deed (Note: Not to be used on legal documents)		

Owner Address
 Freel Jay C &
 Janet S
 6701 E 750 S
 Pierceton, IN
 46562


Date created: 8/20/2025
 Last Data Uploaded: 8/20/2025 8:58:37 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 #	202533625	6701 E 750 S	Pierceton			IN	46562	LP \$0				
	Area	Kosciusko County		Parcel ID	43-16-23-200-059.000-015		Type	Site-Built Home		Waterfront	No	
	Sub	None		Cross Street			Bedrms	2	F Baths	2	H Baths	0
	Township	Monroe		Style	One Story		REO	No	Short Sale	No		
	School District	WTK		Elem	Pierceton	JrH	Whitko	SrH		Whitko		
	Legal Description	Approximately 6+/- Acres part of: 17-92-3 PT W 1/2 N 3/4 SE 23-31-7 46.00A PER DEED										
	Directions	Head east off of SR 13 on 725 S. South on 500 E, east on 750 S. Property is on the south side of the road.										
Inside City	City Zoning			County Zoning			Zoning Description					

Remarks 46+/- Acres of Land & Country Home offered in 2 Tracts going to Auction on Thursday, September 25, 2025 at 6 pm! Don't miss this exciting opportunity to bid on a beautiful country property featuring a home and 46± acres of land, offered in two tracts or as a whole! Whether you're looking for a peaceful rural homestead, recreational ground, or future mini -farm, this property has it all. Tract 1: Home & 6± Acres This spacious 2-bedroom, 2-bath home offers 2,256 sq. ft. of open-concept living space on a slab foundation. The home features an inviting layout and includes a 24'x30' detached garage with two overhead doors. Propane tank is owned. A perfect setup for those seeking quiet country living. Bid Live In-Person or Online! Buy one tract or combine both tracts to own the full 46± acres with home and land!

Agent Remarks Auction: Thurs. 9.25.25 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	6.0000	/	261,360	/	800x320	Lot Desc	Irregular, Partially Wooded, Rolling, Slope, 6-9.999, Pasture, Wooded										
Above Gd Fin SqFt		2,256	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		2,256	Year Built	1974			
Age	51	New Const	No	Date Complete			Ext	Metal	Bsmt Slab						#	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	26 x 18	M	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec		No	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	19 x 11	M	Laundry L/W	16 x 11	Cooling	Central Air		Water Soft-Owned		No	Skylight		No						
BK	x		AMENITIES		Ceiling-9+, Ceiling Fan(s), Garage Door Opener				Water Soft-Rented		No	ADA Features		No					
DN	x		, Open Floor Plan, Range/Oven Hook Up Gas, Main Level										Alarm Sys-Sec		No	Fence			
1B	19 x 13	M	Bedroom Suite, Main Floor Laundry, Washer Hook-Up										Alarm Sys-Rent		No	Golf Course		No	
2B	19 x 13	M											Garden Tub		No	Nr Wlkg Trails		No	
3B	x		Garage	2.0	/ Detached	/	30 x 24	/	720.00	Jet Tub		No	Garage Y/N		Yes				
4B	x		Outbuilding 1	Barn		40 x 56		Pool		No	Off Street Pk								
5B	x		Outbuilding 2			x		Pool Type											
RR	19 x 12	M	Assn Dues				Frequency	Not Applicable		SALE INCLUDES		Dishwasher, Microwave, Refrigerator							
LF	x		Other Fees											FIREPLACE		Family Rm, Living/Great Rm, Wood Burning			
EX	x		Restrictions																

Water Access		Wtr Name		Water Frontage		Channel					
Water Features				Water Type		Lake Type					
Auctioneer Name		Chad Metzger & Tim Pitts	Lic #	AC31300015	Auction Date	9/25/2025	Time	6 pm	Location	First Baptist Church 208 W	
Financing: Existing		Proposed				Excluded Party		None			
Annual Taxes		\$4,463.02	Exemption	Homestead, Supplemental		Year Taxes Payable		2025		Assessed Value	
Possession		30 days after closing									
List Office		Metzger Property Services, LLC - Off: 260-982-0238			List Agent		Timothy Pitts - Cell: 317-714-0432				
Agent E-mail		tpitts5467@hotmail.com			List Agent - User Code		UP388055047		List Team		
Co-List Office		Co-List Agent									
Showing Instr		Showingtime									
List Date	8/22/2025	Start Showing Date		Exp Date	2/28/2026	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.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

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) 6701 E 750 S Piercetown, IN 46562

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clothes Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Range	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Room Air Conditioner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV Antenna/Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burglar Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage Door Opener / Controls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inside Telephone Wiring and Blocks/Jacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke/Fire Alarm(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Switches and Outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vent Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
60/100/200 Amp Service (Circle one)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Generator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: Means a condition that would have a significant "Defect" 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.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic Field/Bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Aerator System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heater/Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Heater/Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Heater/Solar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Septic and Holding Tank/Septic Mound	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Geothermal and Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Sewer System (Explain)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot Water Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Furnace Heat/Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Furnace Heat/Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar House-Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Woodburning Stove	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace Insert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Cleaner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Propane Tank	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Heating Source	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The information on this disclosure form is provided to the prospective buyer for the purchaser's use only. The purchaser acknowledges receipt of this disclosure form.	<i>[Signature]</i>	8/05/2025	certifies to the truth of the information disclosed on this disclosure form and may not be required to disclose any information as it was when the disclosure was made.	
Signature of Seller		Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller			Signature of Buyer	
The Seller hereby certifies that the information on this disclosure form is true and correct to the best of Seller's current actual knowledge as of the date of this disclosure.			was when the Seller's Disclosure was made.	
Signature of Seller (at closing)		Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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

6701 E 750 S Pierceton, IN 46562

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>10</u> Years.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use of non-conforming use? Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay for flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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	<u>[Signature]</u> 8/05/2025	Signature of Buyer	
Signature of Seller	<u>[Signature]</u> 8/05/2025	Signature of Buyer	
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)		Signature of Seller (at closing)	



FORM #03.



43-16-23-200-059.000-015

General Information

Parcel Number
43-16-23-200-059.000-015

Local Parcel Number
1770600230

Tax ID:

Routing Number
017-092-003

Property Class 515
1 Family Dwell - Unplatted (40 or M

Year: 2025

Location Information

County
Kosciusko

Township
MONROE

District 015 (Local 015)
MONROE TOWNSHIP

School Corp 4455
WHITKO COMMUNITY

Neighborhood 1707000-015
MONROE TWP ACREAGE - RES

Section/Plat
23-31-7

Location Address (1)
6701 E 750 S
PIERCETON, IN 46562

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Friday, April 11, 2025

Review Group 2024

FREEL JAY C & JANET S

Ownership

FREEL JAY C & JANET S
6701 E 750 S
PIERCETON, IN 46562

Legal

17-92-3
PT W 1/2 N 3/4 SE 23-31-7 46.00A PER DEED



6701 E 750 S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/14/2014	FREEL JAY C & JANE	2014110496	WD	/		I
01/01/1900	FREEL JAMES L & JO		WD	/		I

Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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 checked="" type="checkbox"/>
Land	\$304,000	\$241,500	\$54,600	\$50,200	\$47,900
Land Res (1)	\$22,000	\$20,000	\$20,000	\$20,000	\$20,000
Land Non Res (2)	\$282,000	\$221,500	\$20,800	\$16,400	\$14,100
Land Non Res (3)	\$0	\$0	\$13,800	\$13,800	\$13,800
Improvement	\$249,500	\$215,000	\$199,300	\$182,600	\$157,200
Imp Res (1)	\$244,400	\$209,300	\$180,000	\$161,900	\$140,200
Imp Non Res (2)	\$4,200	\$4,700	\$0	\$0	\$0
Imp Non Res (3)	\$900	\$1,000	\$19,300	\$20,700	\$17,000
Total	\$553,500	\$456,500	\$253,900	\$232,800	\$205,100
Total Res (1)	\$266,400	\$229,300	\$200,000	\$181,900	\$160,200
Total Non Res (2)	\$286,200	\$226,200	\$20,800	\$16,400	\$14,100
Total Non Res (3)	\$900	\$1,000	\$33,100	\$34,500	\$30,800

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	\$22,000	\$22,000	\$22,000	0%	1.0000	100.00	0.00	0.00	\$22,000
91	A	MLB	0	35.560	1.00	\$7,000	\$7,000	\$248,920	0%	1.0000	0.00	100.00	0.00	\$248,920
91	A		0	9.4400	1.00	\$7,000	\$7,000	\$66,080	-50%	1.0000	0.00	100.00	0.00	\$33,040

Review Group 2024

Data Source N/A

Collector

Appraiser

MONROE TWP ACREAGE - 1/4

Notes

9/21/2023 REA: 2024 CHANGED 5X16 OFF TO AN RFX/CONCP, CORRECTED GRADE OF 6X30 RFX FROM C TO C-1, CORRECTED DIMENSIONS OF T3 FROM 20X20 TO 18X20 & GRADE FROM C TO D & LEANTO FROM 8X20 TO 8X18 & GRADE FROM C TO D. CORRECTED GRADE OF 9X31 LEANTO FROM C TO D ALL PER PICTOMETRY

CHANGED LAND FROM AG TO RES. LETTER SENT 9/21/2023. CHANGED PROPERTY CLASS & NEIGHBORHOOD

2/4/2021 BP: #190734 SHED \$8000 FREEL JAY 9/3/19, OWNER WILL NOT BE BUILDING SHED

6/25/2019 REA: 2020 PRICED ADDN & OFF IN WITH HOUSE, CHANGED GRADE ON HOUSE FROM D-1 TO C-1. CHANGED GRADE ON DET GARAGE & RFX FROM C TO C-1 FOR REASSESSMENT

ADDED HEAT & A/C & REMOVED 1 FULL BATH & ADDED 2ND WATER HEATER PER QUESTIONNAIRE (GC)

2/28/2017 BP: #140411 TEMP MH \$15,900 JAMES FREEL 6/26/14, WAS ON PP FOR A SHORT TIME BUT UNDER THE NAME OF JAY & JANET FREEL, MH HAS SINCE MOVED TO WISCONSIN

2/3/2016 2016: ADDED IRR SHAPE 3 WALL END, 10X12 UTLSHED

2/3/2016 BP: #150292 RES ADD \$95,000 FREEL JAY 5/12/15

8/17/2015 REA: 2016 CHANGED CONDITION OF

Land Computations

Calculated Acreage	46.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	46.00
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	45.00
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	\$22,000
91/92 Value	\$282,000
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$282,000
CAP 3 Value	\$0
Total Value	\$304,000

General Information		Plumbing		
Occupancy	Single-Family	#	TF	
Description	Single-Family	Full Bath	2	6
Story Height	1	Half Bath	0	0
Style	40 newer 1 st 1961-20	Kitchen Sinks	1	1
Finished Area	2256 sqft	Water Heaters	2	2
Make		Add Fixtures	0	0

Floor Finish		Add Fixtures	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Total	5 9
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet		
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			

Accommodations	
Bedrooms	2
Living Rooms	0
Dining Rooms	0

Wall Finish		Family Rooms	1
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Total Rooms	8
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Heat Type	
<input type="checkbox"/> Fiberboard		Central Warm Air	

Roofing

☐ Built-Up ☐ Metal ☐ Asphalt ☐ Slate ☐ Tile

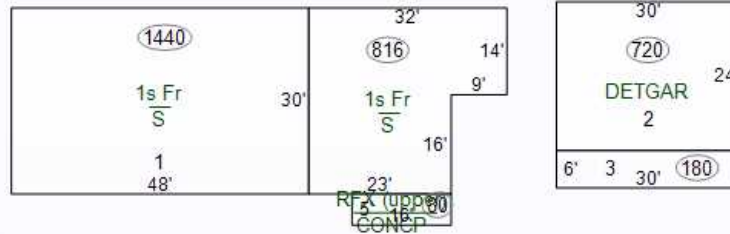
☐ Wood Shingle ☐ Other

Exterior Features		
Description	Area	Value
Patio, Concrete	80	\$600
Canopy, Roof Extension	80	\$1,300

Plumbing		
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	2	2
Add Fixtures	0	0
Total	5	9

Accommodations	
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	8

Heat Type
Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2256	2256	\$181,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		2256	0	\$0	
Total Base					\$181,900
Adjustments		1 Row Type Adj. x 1.00			\$181,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2256	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	9 – 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$191,600
	Sub-Total, 1 Units	
Exterior Features (+)	\$1,900	\$193,500
Garages (+) 0 sqft	\$0	\$193,500
Quality and Design Factor (Grade)		0.95
	Location Multiplier	0.90
	Replacement Cost	\$165,443

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	Wood Fr	C-1	1974	1993	32	A		0.90		2,256 sqft	\$165,443	26%	\$122,430	0%	100%	1.580	1.000	100.00	0.00	0.00	\$193,400
2: Detached Garage	1	Wood Fr	C-1	2004	2004	21	A	\$39.83	0.90	\$34.05	24'x30'	\$24,519	22%	\$19,130	0%	100%	1.580	1.000	100.00	0.00	0.00	\$30,200
3: RFX	1		C-1	2004	2004	21	A		0.90		6'x30'	\$2,052	22%	\$1,600	0%	100%	1.580	1.000	100.00	0.00	0.00	\$2,500

General Information

Occupancy

Barn, Pole (T3)

Description

Barn, Pole (T3)

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

Description

Area

Value

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

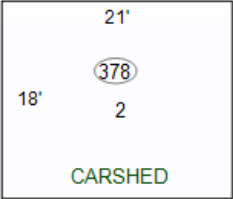
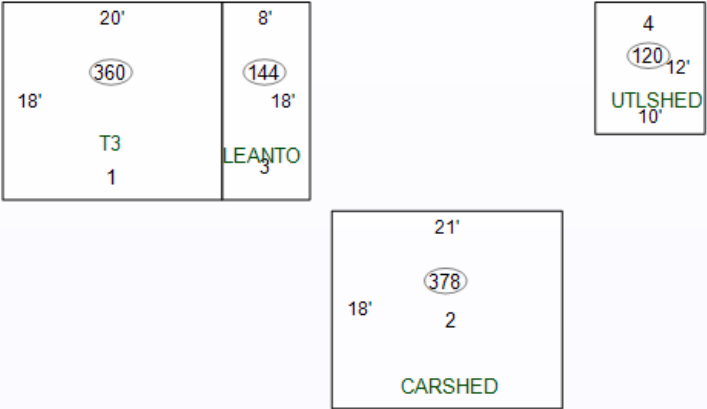
Living Rooms

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				
Adjustments				
Row Type Adj.				
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
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				
Location Multiplier				0.90
Replacement Cost				\$4,998

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: Barn, Pole (T3)	1	T3AW	D	1985	1985	40	F	\$26.25	0.90		18' x 20' x 8'	\$4,998	60%	\$2,000	0%	100%	1.580	1.000	0.00	100.00	0.00	\$3,200
2: Car Shed	1		D	2005	2005	20	A	\$10.10	0.90	\$2.89	18'x20'	\$1,091	40%	\$650	0%	100%	1.580	1.000	0.00	100.00	0.00	\$1,000
3: Lean-To	1	Earth Flo	D	1985	1985	40	F	\$4.69	0.90		18'x8' x 8'	\$486	60%	\$190	0%	100%	1.580	1.000	0.00	0.00	100.00	\$300
4: Utility Shed	1		C	2015	2015	10	A	\$21.97	0.90	\$19.77	10'x12'	\$2,373	30%	\$1,660	0%	100%	1.580	1.000	100.00	0.00	0.00	\$2,600

General Information

Occupancy Barn, Pole (T3)
Description Barn, Pole (T3)
Story Height 0
Style N/A
Finished Area
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
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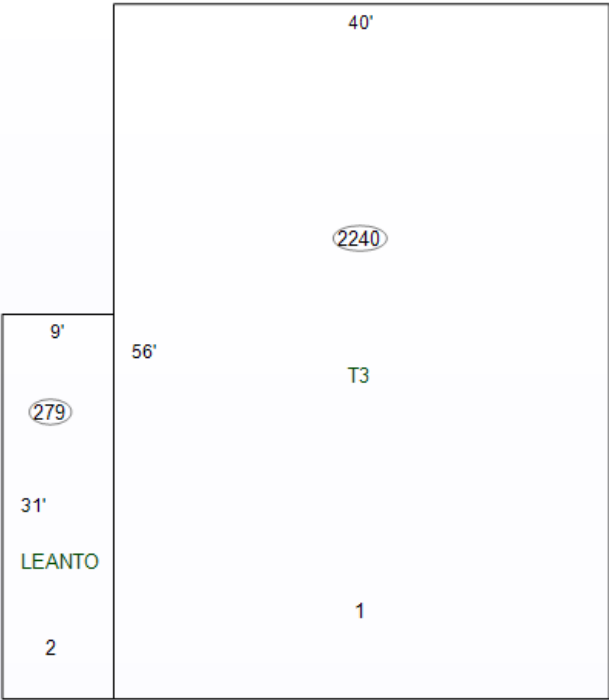
Plumbing

TF
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
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments	Total Base	Row Type	Adj.
-------------	------------	----------	------

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
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	
Location Multiplier	0.90
Replacement Cost	\$33,099

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: Barn, Pole (T3)	1	T3AW	C	1969	1969	56	F	\$16.42	0.90		56' x 40' x 14'	\$33,099	70%	\$9,930	0%	100%	1.580	1.000	100.00	0.00	0.00	\$15,700
2: Lean-To	1	Earth Flo	D	1900	1900	125	F	\$6.39	0.90		31'x9' x 12'	\$1,284	70%	\$390	0%	100%	1.580	1.000	0.00	0.00	100.00	\$600

...Generation after Generation



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