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Property Services, LLC

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

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



Metzger
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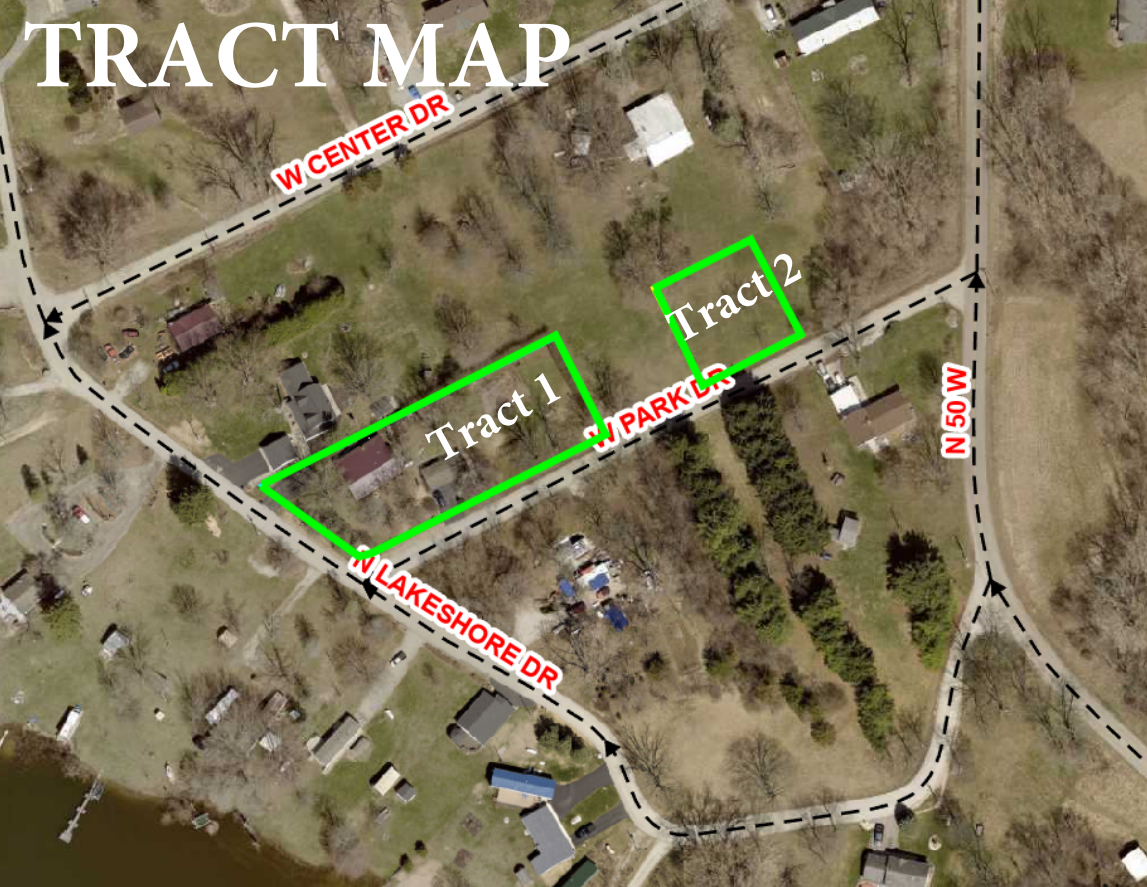
Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

TRACT MAP



W CENTER DR

Tract 2

Tract 1

W PARK DR

N 50 W

W LAKESHORE DR

LIVE REAL ESTATE AUCTION TERMS

***Port Mitchell Lake Cottage with Detached Garage & Vacant Lot Across from Port Mitchell Lake
Offered in 2 Tracts!***

This property will be offered at Auction on Sunday, October 26, 2025 at 1 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 and Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer. A 3% Buyer's Premium will be added on top of the purchase price. An earnest money deposit of \$3,000 down on each tract will be due on 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. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period 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. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 28, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '24 due in '25 were approximately \$192.20 for both tracts. Metzger Property Services LLC, Chad Metzger, and 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, and the auction if held live, your client attends. The Client Registration form is available on the bidding website.

Auction: Sunday, October 26, 2025 at 1 pm

Bid Live In-Person or Online!

558 N. Lakeshore Dr., Albion, IN 46701

York Township • Noble County

Auction Manager: Rainelle Shockome 260.341.4801

www.BidMetzger.com





Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL		Status	Active		CDO	3	DOM	3	Auction	Yes	
MLS #	202540116	558 N Lakeshore Drive	Albion			IN	46701		LP \$0			
	Area	Noble County		Parcel ID	57-15-36-400-051.000-021		Type	Manuf. Home/Mobile		Waterfront	No	
	Sub	Port Mitchell Shores		Cross Street			Bedrms	1	F Baths	1	H Baths	0
	Township	York		Style	One Story		REO	No	Short Sale	No		
	School District	CNC		Elem	Albion		JrH	Central Noble Jr/Sr		SrH	Central Noble Jr/Sr	
	Legal Description	PORT MITCHELL SHORES LOT 41, 40 & 100 (400-050), (400-111)										
	Directions	South of Albion, take SR 9 to 100 N - head west. South on 50 W, west on Park Dr. Property is on the corner of Park & Lakeshore.										
Inside City	City Zoning			County Zoning			Zoning Description					

Remarks Port Mitchell Lake Cottage with Detached Garage & Vacant Lot Across from Port Mitchell Lake Offered in 2 Tracts going to Auction on Sunday, October 26, 2025 at 1 pm!
Tract 1: This property is set on a serene, park-like setting just across the street from Port Mitchell Lake. The 1-bedroom, 1-bath ranch-style cottage offers peaceful lake-area living on a spacious, tree-lined lot. The home features a large living room perfect for relaxing or entertaining, along with an open-concept kitchen and dining area that creates a warm, inviting atmosphere. A detached 2-car garage includes a workshop and separate office space—ideal for hobbies, remote work, or extra storage. An additional 18x12 shed provides even more room for tools, equipment, or recreational gear. Whether you're seeking a quiet retreat, a weekend getaway, or a cozy full-time residence, this property delivers the perfect blend of comfort, functionality, and natural beauty in a coveted lakeside location. Bid on this tract individually or in combination with the vacant lot down the street. Open House: Friday, October

Agent Remarks Auction: Sun. 10.26.25 1 pm Open House: Fri. 10.17.25 5-6:30pm 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 site. The seller has the right to accept offers prior to closing.

Sec	Lot 4140	Lot	0.6300 / 27,550 / 200X137.8				Lot Desc	Corner, Rolling, 0-2.9999, Lake													
Above Gd Fin		SqFt	1,600	Above Gd Unfin		SqFt	0	Below Gd Fin		SqFt	0	Ttl Below Gd		SqFt	0	Ttl Fin		SqFt	1,600	Year Built	1969
Age	56	New Const		No	Date Complete			Ext	Wood		Bsmt		Crawl						#	5	
<u>Room Dimensions</u>			Baths		Full	Hal	Water	WELL		<u>Basement Material</u>											
	RM DIM	LV	B-Main	1	0	Well Type	Private	Dryer Hookup Gas		No	Fireplace		No								
LR	26 x 13	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec		Yes <th colspan="2">Guest Qtrs</th> <td colspan="2">No</td> <th colspan="2"></th> <th colspan="2"></th>	Guest Qtrs		No								
DR	15 x 11	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E		No <th colspan="2">Split Flrpin</th> <td colspan="2">No</td> <th colspan="2"></th> <th colspan="2"></th>	Split Flrpin		No								
FR	15 x 11	M	Laundry Rm	Main	Heating		Disposal		No <th colspan="2">Ceiling Fan</th> <td colspan="2">Yes</td> <th colspan="2"></th> <th colspan="2"></th>	Ceiling Fan		Yes									
KT	14 x 11	M	Laundry L/W	8 x 11	Cooling	Central Air	Water Soft-Owned		Yes <th colspan="2">Skylight</th> <td colspan="2">No</td> <th colspan="2"></th> <th colspan="2"></th>	Skylight		No									
BK	x	AMENITIES			Ceiling Fan(s), Countertops-Laminate, Dryer							Water Soft-Rented		No <th colspan="2">ADA Features</th> <td>No</td>	ADA Features		No				
DN	x				Hook Up Electric, Garage Door Opener, Kitchen Island, Porch							Alarm Sys-Sec		No <th colspan="2">Fence</th> <td></td>	Fence						
1B	16 x 11	M				Open, Main Floor Laundry, Washer Hook-Up							Alarm Sys-Rent		No <th colspan="2">Golf Course</th> <td>No</td>	Golf Course		No			
2B	x											Garden Tub		No <th colspan="2">Nr Wlkg Trails</th> <td>No</td>	Nr Wlkg Trails		No				
3B	x	Garage		2.0	/ Detached	/	20 x 40 / 800.00		Jet Tub		No <th colspan="2">Garage Y/N</th> <td colspan="2">Yes</td> <th colspan="2"></th>	Garage Y/N		Yes							
4B	x	Outbuilding 1		Shed			18 x 12		Pool		No <th colspan="2">Off Street Pk</th> <th colspan="2"></th> <th colspan="2"></th>	Off Street Pk									
5B	x	Outbuilding 2				x		Pool Type													
RR	x	Assn Dues			Frequency		Not Applicable		SALE INCLUDES		Water Heater Gas, Water Softener-Owned										
LF	x	Other Fees																			
EX	x	Restrictions																			

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Rainelle	Lic #	AC31300015	Auction Date	10/26/2025	Time	1 pm
Financing: Existing		Proposed		Location		at the property	
Annual Taxes	\$97.84	Exemption	Homestead, Over 65,	Year Taxes Payable	2025	Assessed Value	
Possession	at closing			Excluded Party None			
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Rainelle L Shockome - Cell: 260-341-4801		
Agent E-mail	rshockome@yahoo.com			List Agent - User Code	UP388037905	List Team	
Co-List Office				Co-List Agent			
Showing Instr	Showingtime or Open House						
List Date	10/3/2025	Start Showing Date		Exp Date	12/31/2025	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	Mechanical/Combo	Lockbox Location	side door	
Pending Date			Closing Date		Selling Price	Type of Sale	
Ttl Concessions Paid			Sold/Concession Remarks			How Sold	
Sell Office			Sell Agent			Conc Paid By	
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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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

10 / 1 / 2025

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

558 N. Lakeshore Dr. Albion, IN 46701

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

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

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 broker, 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 <i>Clifford Balyeat</i>	Date (mm / dd / yyyy) 9-28-2025	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

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

558 Lakeshore Dr, Albion, IN 46701

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	N/A			
Clothes Dryer			X	
Clothes Washer		X		
Dishwasher	N/A			
Disposal	N/A			
Freezer			X	
Gas Grill				X
Hood			X	
Microwave Oven	N/A			
Oven		X		
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	N/A			
Trash Compactor	N/A			
TV Antenna / Dish			X	
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	N/A			
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna	N/A			
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors	N/A			
Switches and Outlets			X	
Vent Fan(s)			X	
☐ 60 ☐ 100 ☐ 200 Amp Service				X
Generator	N/A			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	N/A			
Septic Field / Bed		1000 GAC	X	
Septic & Holding Tank / Septic Mound	N/A			
Hot Tub	N/A			
Plumbing			X	
Aerator System	N/A			
Sump Pump				
Irrigation Systems	N/A			
Water Heater / Electric	N/A			
Water Heater / Gas			X	
Water Heater / Solar	N/A			
Water Purifier	N/A			
Water Softener			X	
Well			X	
Geothermal and Heat Pump	N/A			
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment	N/A			

	Yes	No	Unknown
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?		X	
Are the structure(s) connected to a private / community sewer system?		X	

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Signature of Seller Clifford Balyeat	Date (mm / dd / yyyy) 9-28-2025	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

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

558 N. Lakeshore Dr, Albur, In 46701

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan			X	
Boiler / Radiator	N/A		X	
Central Air Conditioning			X	
Electric Heat Pump	NA			
Furnace Heat / Gas			X	
Furnace Heat / Electric	NA			
Geothermal	NA			
Solar House-Heating	NA			
Woodburning Stove			X	
Fireplace	NA			
Fireplace Insert	NA			
Air Cleaner	NA		X ON FURNACE	
Humidifier	N			
Propane Tank			X	
Other Heating Source	NA			

2. ROOF	Yes	No	Unknown
Age, if known: 2016 Years. STEEL ROOF			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			
3. WATER HEATER			
Age, if known: _____ Years.			
4. FURNACE			X
Age, if known: 2025 Years.			
5. CENTRAL AIR CONDITIONING			
Age, if known: 2025 Years.			
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
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?		X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

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 broker, 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 Elifford Balyeat	Date (mm / dd / yyyy) 9-28-2025	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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Property address (number and street, city, state, and ZIP code)

558 N Lakeshore Dr. Albion, In 46701

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)



Lots & Land Agent Full Detail



Listings as of 10/06/2025

Page 1 of 1

Property Type	LOTS AND LAND			Status	Active		CDOM	3		DOM	3		Auction	Yes	
MLS	202540119		** W Park Drive		Albion		IN 46701		Status Active		LP \$0				
	Area		Noble County			Parcel ID		57-15-36-400-109.000-021		Type		Residential Land			
	Sub		None			Cross Street		Lot #							
	School District		CNC	Elem	Albion		JrH	Central Noble Jr/Sr		SrH	Central Noble Jr/Sr				
	REO		No			Short Sale		No		Waterfront Y/N		N			
	Legal Description		PORT MITCHELL SHORES LOT 98												
	Directions		South of Albion, take SR 9 to 100 N - head west. South on 50 W, west on Park Dr.												
	Inside City Limits		City		County Zoning		Zoning Description								

Remarks Port Mitchell Lake Cottage with Detached Garage & Vacant Lot Across from Port Mitchell Lake Offered in 2 Tracts going to Auction on Sunday, October 26, 2025 at 1 pm! Tract 2: Enjoy the perfect getaway on this 0.23-acre vacant lot just a short walk from Port Mitchell Lake. Nestled in a peaceful, natural setting, this property offers a rare opportunity to experience lake-area living with convenient access to fishing, boating, and outdoor recreation. Bid on this tract individually or in combination with the home.

Agent Remarks Auction: Sun. 10.26.25 1 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 site. The seller has the right to accept offers prior to closing.

Sec	Lot 98	Lot Ac/SF/Dim		0.2300	/	10,000	/	100X100		
Parcel Desc	Lake, 0-2.9999	Platted Development		No					Platted Y/N	Yes
Township	York	Date Lots Available						Price per Acre	\$ \$0.00	
Type Use	Residential, Recreational	Road Access	County	Road Surface	Tar and Stone		Road Frontage	County		
Water Type	None	Well Type		Easements		Yes				
SEWER TYPE	None			Water Frontage						
Type Fuel	None			Assn Dues						Not Applicable
Electricity	Available			Other Fees						

Features

DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? No

Water Access

Water Name Lake Type

Water Features

Water Frontage

Auction	Yes	Auctioneer Name	Chad Metzger & Rainelle Shockome		Auctioneer License #	AC31300015	
Auction Location	at the property		Auction Start Date		10/26/2025		
Financing:	Existing		Proposed		Excluded Party None		
Annual Taxes	\$94.36	Exemption	No Exemptions		Year Taxes Payable	2025	Assessed Value
Is Owner/Seller a Real Estate Licensee	No		Possession		at closing		
List Office	Metzger Property Services, LLC - Off: 260-982-0238				List Agent	Rainelle L Shockome - Cell: 260-341-4801	
Agent ID	RB14043378		Agent E-mail	rshockome@yahoo.com			
Co-List Office			Co-List Agent				

Showing Instr

List Date 10/3/2025 **Exp Date** 12/31/2025

Contract Type Exclusive Right to Sell **Special Listing Cond.** None

Seller Concessions Offer Y/N **Seller Concession Amount \$**

Virtual Tours:		Type of Sale			
Pending Date	Closing Date	Selling Price		How Sold	CDOM 3
Total Concessions Paid		Sold/Concession Remarks			
Sell Office	Sell Agent		Sell Team		
Co-Sell	Co-Sell Agent				

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.

57-15-36-400-051.000-021

General Information

Parcel Number
57-15-36-400-051.000-021

Local Parcel Number
15-100069-00

Tax ID:
15-100069-00

Routing Number
- - - - -

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2025

Location Information

County
Noble

Township
YORK TOWNSHIP

District 021 (Local 015)
YORK TOWNSHIP

School Corp 6055
CENTRAL NOBLE COMMUNITY

Neighborhood 2150400
York Twp Port Mitchell Village Off th

Section/Plat
036

Location Address (1)
558 N LAKESHORE DR
ALBION, IN 46701

Zoning

Subdivision

Lot

Market Model
DW Eff 1980-1989

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Friday, April 25, 2025

Review Group 2023

BALYEAT CLIFFORD CHARLEN

Ownership

BALYEAT CLIFFORD CHARLENE
0558 N LAKE SHORE DRIVE
ALBION, IN 46701

Legal

PORT MITCHELL SHORES LOT 41, 40 & 100
(400-050), (400-111)



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

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
02/27/2025	As Of Date	04/04/2025	07/01/2024	04/11/2024	04/07/2023	04/15/2022
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	☐	☒	☐	☐	☐
\$8,100	Land	\$8,100	\$8,100	\$8,100	\$7,800	\$7,400
\$8,100	Land Res (1)	\$8,100	\$8,100	\$8,100	\$7,800	\$7,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$107,900	Improvement	\$107,900	\$98,700	\$98,700	\$96,700	\$106,700
\$107,900	Imp Res (1)	\$107,900	\$98,700	\$98,700	\$96,200	\$106,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$500	\$500
\$116,000	Total	\$116,000	\$106,800	\$106,800	\$104,500	\$114,100
\$116,000	Total Res (1)	\$116,000	\$106,800	\$106,800	\$104,000	\$113,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$500	\$500

Land Data (Standard Depth: Res 200', CI 100' Base Lot: Res 150' X 200', 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
F	F		50	50x188	0.97	\$76	\$74	\$3,700	0%	1.0000	100.00	0.00	0.00	\$3,700
F	F		50	50x163	0.92	\$76	\$70	\$3,500	0%	1.0000	100.00	0.00	0.00	\$3,500
R	F		100	100x100x275	0.12	\$76	\$9	\$900	0%	1.0000	100.00	0.00	0.00	\$900

Neighborhood Life Cycle Stage
Static

Printed Friday, April 25, 2025

Review Group 2023

Data Source External Only

Collector 09/30/2022 JB

540, Mobile or Manufactured Home - Pla

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I

01/01/1900 BALYEAT CLIFFORD WD / I

Res

York Twp Port Mitchell Vill 1/2

Notes

10/14/2022 : 23-24 REASS CORR SIZE OF HOME - JB

10/1/2021 : 22-23 REASS CHANGED GRADE TO D+2 ON HOME -JB

6/21/2016 : 17-18 REASS CORRECTED LOT SIZE

5/19/2011 : 12-13 CHANGED GR AND MADE EFP PART OF THE HSE, CHANGED GR AND SIZE OF DET GAR PER TK REASS

3/4/2010 : CORRECTED BASE SQ FT VS FIN SQ FT REPORT BY BRIAN 09-10 F-122

3/10/2009 : GAVE OVER RIDE ON MARKET FACTOR FOR CONVERTED MOHO

2/24/2009 : CONV TO STICK /1-1-08 DLGF MEMO

1/22/2009 : INFLU FACTOR REMOVED PER TRENDING FOR PAY 09

9/5/2008 : COMBINED #S 57-15-36-400-111 57-15-36-400-050 W/ THIS ONE FOR BENEFIT OF HMSTD EXEM.---ALSO DID 122 TO CORRECT INF FACTOR

Land Computations

Calculated Acreage	0.63
Actual Frontage	200
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$8,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,100

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

N/A

Finished Area

1600 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Unfinished

☒ Paneling

☐ Other

☒ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Porch, Open Frame

280

\$13,200

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

3

Living Rooms

Dining Rooms

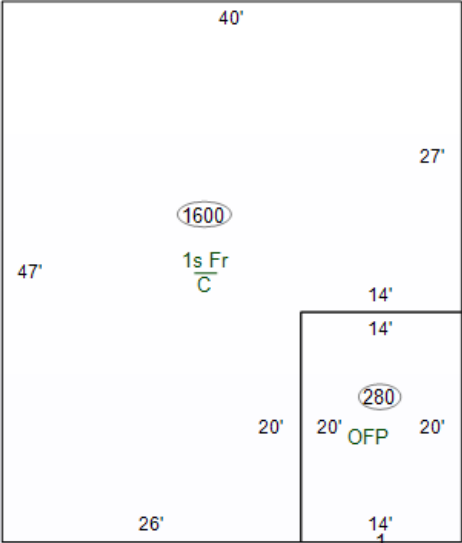
Family Rooms

Total Rooms

5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1600	1600	\$140,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1600	0	\$9,700	
Slab					
		Total Base			\$150,100
Adjustments		1 Row Type Adj. x 1.00			\$150,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)		1:1600			\$5,000
No Elec (-)					\$0
Plumbing (+ / -)		5 – 5 = 0 x \$0			\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$155,100
		Sub-Total, 1 Units			
Exterior Features (+)		\$13,200			\$168,300
Garages (+) 0 sqft		\$0			\$168,300
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.96
		Replacement Cost			\$145,411

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	D+2	1969	1985	40	A		0.96		1,600 sqft	\$145,411	34%	\$95,970	0%	100%	1.190	0.820	100.00	0.00	0.00	\$93,600
2: DETACHED GARAGE	1	Wood Fr	D	1978	1978	47	A	\$37.41	0.96	\$28.73	20'x40'	\$22,985	40%	\$13,790	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,800
3: UTILITY SHED	1		D	1977	1977	48	F	\$20.44	0.96	\$15.70	12'x18'	\$3,391	70%	\$1,020	50%	100%	1.000	1.000	100.00	0.00	0.00	\$500

57-15-36-400-109.000-021

General Information

Parcel Number
57-15-36-400-109.000-021

Local Parcel Number
15-100077-00

Tax ID:
15-100077-00

Routing Number
- - - - -

Property Class 500
Vacant - Platted Lot

Year: 2025

Location Information

County
Noble

Township
YORK TOWNSHIP

District 021 (Local 015)
YORK TOWNSHIP

School Corp 6055
CENTRAL NOBLE COMMUNITY

Neighborhood 2150400
York Twp Port Mitchell Village Off th

Section/Plat
036

Location Address (1)
W PARK DR
ALBION, IN 46701

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Gas, Electricity

ERA
☐

Streets or Roads
Unpaved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Friday, April 25, 2025

Review Group 2023

BALYEAT CLIFFORD CHARLEN

Ownership

BALYEAT CLIFFORD CHARLENE
0558 N LAKESHORE DRIVE
ALBION, IN 46701

Legal

PORT MITCHELL SHORES LOT 98



W PARK DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
03/05/2002	BALYEAT CLIFFORD		WD		/		

500, Vacant - Platted Lot

York Twp Port Mitchell Vill 1/2

Notes

9/26/2022 : 23-24 REAS - NO CHANGE --JDP
9/29/2021 : cyclical 2-D: No change. JB
6/21/2016 : 16-17 REASS NO CHANGE
1/22/2009 : REMOVED VAC FACOTR PER TRENDING FOR PAY 09

Res

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

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
02/27/2025	As Of Date	04/04/2025	07/01/2024	04/11/2024	04/07/2023	04/15/2022
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	☐	☒	☐	☐	☐
\$5,500	Land	\$5,500	\$5,500	\$5,500	\$5,300	\$5,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$5,500	Land Non Res (2)	\$5,500	\$5,500	\$5,500	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$5,300	\$5,100
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$5,500	Total	\$5,500	\$5,500	\$5,500	\$5,300	\$5,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$5,500	Total Non Res (2)	\$5,500	\$5,500	\$5,500	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$5,300	\$5,100

Land Data (Standard Depth: Res 200', CI 100' Base Lot: Res 150' X 200', 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
F	F		100	100x100	0.73	\$76	\$55	\$5,500	0%	1.0000	0.00	100.00	0.00	\$5,500

Land Computations

Calculated Acreage	0.23
Actual Frontage	100
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$5,500
CAP 3 Value	\$0
Total Value	\$5,500

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM