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

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# REAL ESTATE AUCTION TERMS

## *Ranch Home with Pole Barn!*

This property will be offered at Simulcast Auction on Saturday, October 16, 2021 at 10:00 am. 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 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 Sellers and the Buyer(s). An earnest money deposit of \$3,000 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before November 19, 2021. Possession will be as of the date of closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$520.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Auction: Saturday, October 16, 2021 at 10:00 am**  
***Bid Live In-Person or Online!***

**Property Location: 3428 N. State Rd. 13, Pierceton, IN 46562**  
**Tippecanoe Township • Kosciusko County**

***<https://bidmetzger.com/auctions>***



**Metzger**  
PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA

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# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 09/24/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS #	202140263	3428 N State Road 13	Pierceton	IN	46562	Status	Active	LP	\$0
	Area	Kosciusko County		Parcel ID	43-08-26-300-242.000-023				
	Sub	Other		Cross Street					
	Location	Rural		Style	One Story		Bedrms	3	F Baths 3 H Baths 0
	School District	WSC	Elem	North Webster	JrH	Wawasee	REO	No	Short Sale No
	Legal Description	005-103-006 LOT 1 & PT LOT 2 SUMMERS LAKEVIEW SD							
	Directions	Head North out of Pierceton on SR 13, property is on the East side of the road just east of Kuhn Lake.							
Inside City Limits		City Zoning		County Zoning		Zoning Description		Residential	

**Remarks** Move-In Ready Ranch Home with 24x64 Pole Barn going to Auction on Saturday, October 16, 2021 at 10:00 AM! This home features Master Bedroom with Ensuite and Walk-In Closet as well as 2 additional bedrooms & 2 baths! Kitchen has all New Appliances. Nice wood burning fireplace in the Living Room. The 24x64 Pole Barn has a 12 ft overhead door & New Furnace - perfect for working on your projects all year long! Great location near Kuhn Lake! Bid Live In-Person or Online! Open House: Monday, October 11 from 5:30-6pm

**Agent Remarks** Auction: Sat. 10.16.21 10am Open House: Mon. 10.11.21 5:30-6pm TERMS: \$3,000 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot 1	Lot Ac/SF/Dim	0.3800	/	16,553	/	125 x 150	Src N	Lot Des	0-2.9999							
Township	Tippecanoe		Abv Gd Fin SqFt	1,782	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,782	Year Built	1950					
Age	71	New	No	Date Complete		Ext	Stone, Vinyl	Fndtn	Crawl		# Rooms	6					
Room	Dimensions		Baths	Full	Half	Water	WELL	Basement Material									
	DIM	L	B-Main	3	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes						
LR	x	M	B-Upper	0	0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No						
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No						
FR	x	M				Cooling	Attic Fan, Central Air	Disposal	No	Ceiling Fan	Yes						
KT	x	M	Laundry Rm		Main		x	Water Soft-Owned	Yes	Skylight	No						
BK	x		AMENITIES	1st Bdrm En Suite, Cable Ready, Ceiling Fan(s),				Water Soft-Rented	No	ADA Features	No						
DN	x		Ceilings-Vaulted, Closet(s) Walk-in, Countertops-Laminate,					Alarm Sys-Sec	No	Fence	Partial, Chain						
MB	14 x 12	M	Garage Door Opener, Generator Ready, Landscaped, Porch					Alarm Sys-Rent	No	Golf Course	No						
2B	12 x 12	M	Garage	1.0	/ Attached	/ 20	x 20 / 400.00	Garden Tub	No	Nr Wlkg Trails	No						
3B	12 x 12	M	Outbuilding	Pole/Post	64 x 26			Jet Tub	No	Garage Y/N	Yes						
4B	x		Outbuilding	Shed	12 x 10	120		Pool	No	Off Street Pk							
5B	x		Assn Dues	Not Applicable				Pool Type									
RR	x		Other Fees					SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Electric,									
LF	x		Restrictions					Range-Electric, Water Heater Electric, Water Softener-Owned, Window									
EX	x		Water Access					Treatment-Blinds									
WtrType			Wtr Frtg			Channel Frtg			FIREPLACE Extra Rm, Family Rm, Electric, Wood Burning								
Water Features				Lake Type													

WtrType		Wtr Frtg		Channel Frtg		FIREPLACE		Extra Rm, Family Rm, Electric, Wood Burning			
Water Features				Lake Type							
Auction	Yes	Auctioneer Name		Chad Metzger & John Burnau		Auctioneer License #		AC31300015			
Owner Name											
Financing: Existing				Proposed				Excluded Party		None	
Annual Taxes	\$520.00	Exemptions	Homestead, Mortgage,		Year Taxes Payable	2020		Assessed Value			
Is Owner/Seller a Real Estate Licensee			No		Possession	At Closing					
List Office	Metzger Property Services, LLC - office: 260-982-0238				List Agent	Chad Metzger - Cell: 260-982-9050					
Agent E-mail	chad@metzgerauction.com				List Agent - User Code		UP388053395				
Co-List Office				Co-List Agent							
Showing Instr	Showing time or Open House						Start Showing Date				
List Date	9/23/2021	Exp Date	12/30/2021	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.5%		Vari.Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type		MECH		Lockbox Location		Door		Type of Sale	
Pending Date		Closing Date				Selling Price		How Sold		CDOM 1	
Ttl Concessions Paid		Sold/Concession Remarks									
Sell Off		Sell Agent				Co-Sell Off		Co-Sell Agent			

Presented by: Chad Metzger / Metzger Property Services, LLC  
Information is deemed reliable but not guaranteed.

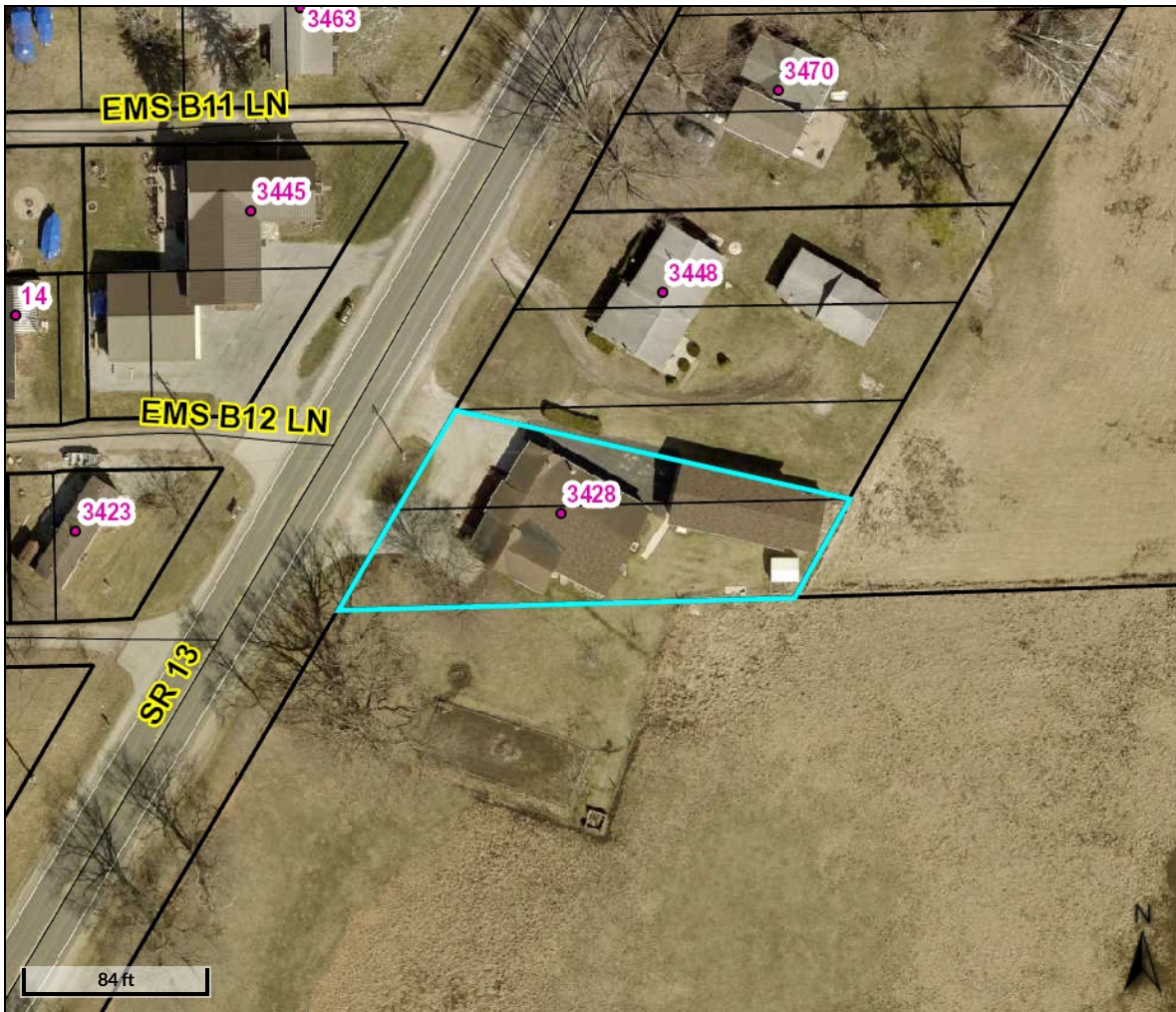
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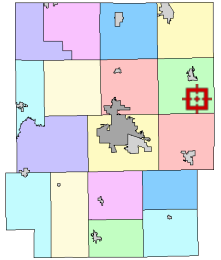


Beacon™

Kosciusko County, IN



#### Overview



#### Legend

- Lot Lines
- ▭ Parcels
- Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	005-103-006	Alternate ID	005-714000-03	Owner Address	Bowman Randy S & Mary TBE PO Box 637 Pierceton, IN 46562
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED		
Property Address	3428 N SR 13 PIERCETON	Acreage	LOT n/a		
District	Tippecanoe				
Brief Tax Description	005-103-006   LOT 1 & PT LOT 2 SUMMERS LAKEVIEW SD (Note: Not to be used on legal documents)				

Date created: 9/23/2021

Last Data Uploaded: 9/23/2021 3:11:25 AM

Developed by  Schneider  
GEOSPATIAL

43-08-26-300-242.000-023

General Information

Parcel Number  
43-08-26-300-242.000-023

Local Parcel Number  
0571400003

Tax ID:

Routing Number  
005-103-006

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County  
Kosciusko

Township  
TIPPECANOE

District 023 (Local 023 )  
TIPPECANOE TOWNSHIP

School Corp 4345  
WAWASEE COMMUNITY

Neighborhood 517100-023  
TIPPECANOE TWP FF

Section/Plat  
26-33-7

Location Address (1)  
3428 N SR 13  
PIERCETON, IN 46562

Zoning  
RESIDENTIAL RESIDENTIAL

Subdivision  
Summers Lakeview SD

Lot  
1,2

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
Gas, Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Other

Printed Wednesday, March 31, 2021

Review Group 2021

BOWMAN RANDY S & MARY TB

Ownership

BOWMAN RANDY S & MARY TBE  
PO BOX 637  
PIERCETON, IN 46562

Legal

5-103-6  
LOT 1 & PT LOT 2 SUMMERS LAKEVIEW SD



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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2021	As Of Date	01/01/2021	01/01/2020	01/01/2019	01/01/2018	01/01/2017
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$17,000	Land	\$17,000	\$14,800	\$14,800	\$14,800	\$14,800
\$17,000	Land Res (1)	\$17,000	\$14,800	\$14,800	\$14,800	\$14,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$122,700	Improvement	\$122,700	\$109,700	\$101,500	\$101,600	\$97,100
\$107,400	Imp Res (1)	\$107,400	\$100,300	\$92,100	\$92,100	\$88,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$15,300	Imp Non Res (3)	\$15,300	\$9,400	\$9,400	\$9,500	\$8,900
\$139,700	Total	\$139,700	\$124,500	\$116,300	\$116,400	\$111,900
\$124,400	Total Res (1)	\$124,400	\$115,100	\$106,900	\$106,900	\$103,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$15,300	Total Non Res (3)	\$15,300	\$9,400	\$9,400	\$9,500	\$8,900

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 125' X 150', CI 125' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		50	50x200	1.11	\$230	\$255	\$12,750	0%	100%	1.0000	\$12,750
F	F		50	33x200	1.11	\$230	\$255	\$8,415	-50%	100%	1.0000	\$4,210

3428 N SR 13

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/27/2004	BOWMAN RANDY S &		QC	/	\$0	I
09/12/2000	BOWMAN RANDY S		WD	QD/	\$0	I
08/04/1998	BOWMAN RANDY S &	0	WD	/	\$84,000	I
10/04/1985	NABINGER RICHARD	0	WD	/	\$0	I
01/01/1900	HILL ANTHONY		WD	/	\$0	I

Res

510, 1 Family Dwell - Platted Lot

TIPPECANOE TWP FF/5171 1/4

Notes

9/11/2020 REA: 2021 CHANGED GRADE OF RES TO D+2 & CHANGED T3 TO POLE CONSTRUCTED DETGAR PER PICTOMETRY  
ADDED PREFAB FIREPLACE PER QUESTIONNAIRE 12-7-20 CS  
10/17/2016 REA: 2017 ADDED INFL FACTOR TO PARTIAL LOT FOR NO WELL/SEPTIC. PRICED EFP IN WITH HOUSE & ADJUSTED EFF YR FOR REASSESSMENT

3/2/2015 2015: CHANGED EFP FROM 40% TO 100% COMPLETE PER FIELD WORKERS 10/22/14

4/8/2014 BP: BP #130871 ENCLOSED PORCH & COVERED DECK \$10000 11/13/13

4/8/2014 2014: REMOVED 8X21 OFF & ADDED NEW 8X24 EFP. CORRECTED FOUNDATION ON 12X19 PART OF HOUSE.

Land Computations

Calculated Acreage	0.38
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
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	\$17,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,000



General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

11 1 story older

Finished Area

1782 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☒ Sub & Joint

☐ 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
Porch, Open Frame	126	\$5,200
Porch, Enclosed Frame	192	\$9,600

Plumbing

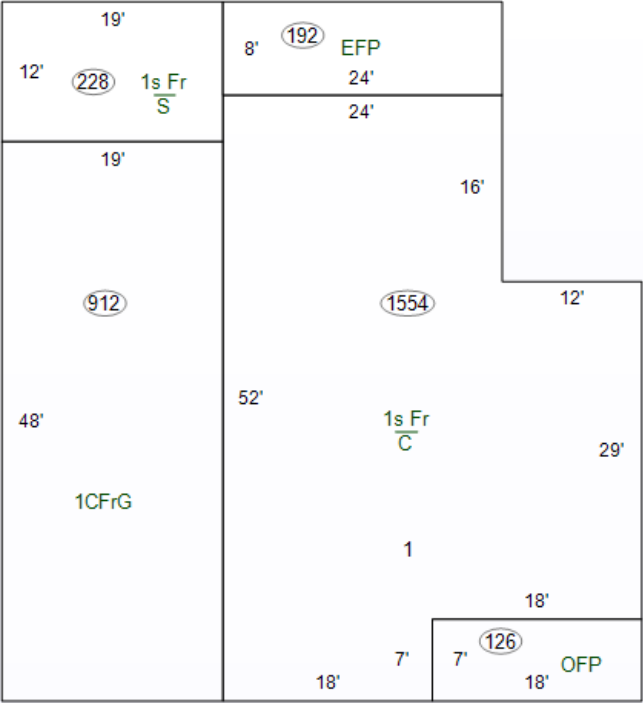
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1782	1782	\$104,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1554	0	\$6,600	
Slab		228	0	\$0	
		Total Base			\$111,500
Adjustments		1 Row Type Adj. x 1.00			\$111,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)			PS:1 PO:1		\$2,900
No Heating (-)					\$0
A/C (+)			1:1782		\$3,800
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$120,600
Sub-Total, 1 Units					
Exterior Features (+)				\$14,800	\$135,400
Garages (+) 912 sqft				\$22,300	\$157,700
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.92
Replacement Cost					\$130,576

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+2	1950	1980	41	A		0.92		1,782 sqft	\$130,576	38%	\$80,960	0%	100%	1.280	1.0000	\$103,600

General Information

Occupancy

Detached Garage

Description

Detached Garage

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joint

☐ 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

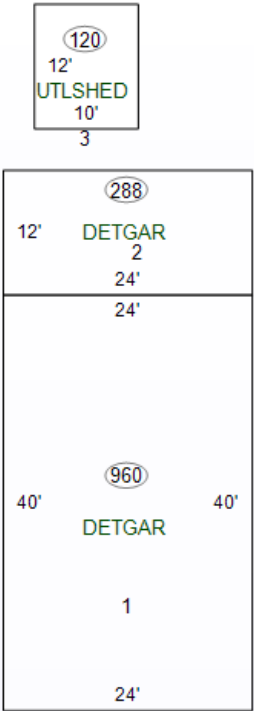
Living Rooms

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	\$0
Garages (+) 0 sqft			\$0	\$0
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.92
Replacement Cost				\$14,643

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Detached Garage	0%	1	Pole	C	1987	1987	34	A	\$16.58	0.92	\$16.58	24'x40'	\$14,643	26%	\$10,840	0%	100%	1.280	1.0000	\$13,900
2: Detached Garage R 01	100%	1	Pole	D	1989	1989	32	A	\$25.70	0.92	\$20.17	12'x24'	\$4,275	30%	\$2,990	0%	100%	1.280	1.0000	\$3,800
3: Utility Shed	0%	1		D	2010	2010	11	A	\$19.36	0.92	\$19.36	10'x12'	\$1,710	35%	\$1,110	0%	100%	1.280	1.0000	\$1,400







*...Generation after Generation*



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