

260-982-0238

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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!**



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260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Ranch Home with Pole Barn!

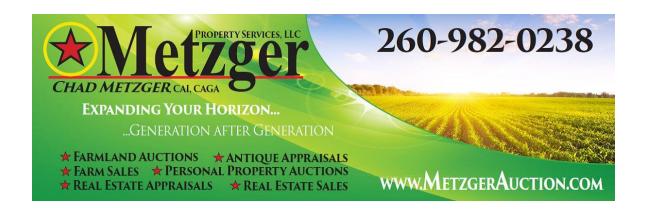
This property will be offered at Simulcast Auction on Saturday, October 16, 2021 at 10:00 am. Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes 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



Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

H Baths

Property Type RESIDENTIAL Status Active CDOM 1 DOM **Auction** Yes **LP** \$0

MLS # 202140263 3428 N State Road 13 Pierceton IN 46562 Status Active

Area Kosciusko County Parcel ID 43-08-26-300-242.000-023 Type Site-Built Home Sub Other **Cross Street** Bedrms 3 F Baths 3

Location Rural **REO** Style One Story Short Sale No **School District** WSC Elem North Webster JrH Wawasee SrH Wawasee

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.

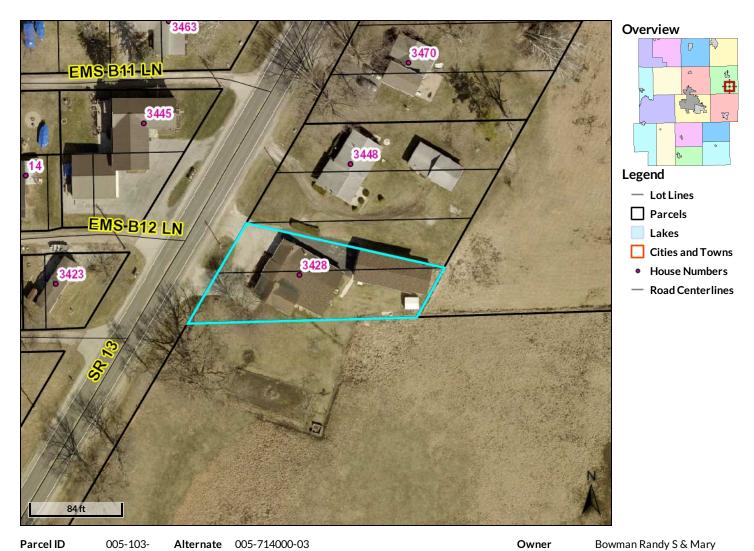
Town		1 Lot	Ac/SF/Dim	0.3800) / 16	,553	/ 125	x 150		Src N	Lot Des	0-2.999	9			
	nship T	ppecanoe	e /	Abv Gd	Fin SqFt	1,782 Be	low Gd	Fin SqF	t 0	Ttl Be	low Gd SqFt	0	Ttl Fin SqF	t 1,782	Year Built	1950
ge	71 Nev	/ No	Da	te Com	plete	E	Ext St	one, Vir	nyl	Fndtn C	rawl				# Rooms	6
Roor	n Dimens	ions	Baths	Full	Half	Water	WELL			Base	ment Material					
	DIM	L	B-Main	3	0	Sewer	Septic			Dryei	Hookup Gas	No	Fi	replace	Yes	
R	Х	M	B-Upper	0	0	Fuel	Forced	l Air		Dryei	Hookup Elec	No	G	uest Qtrs	No	
R	Х		B-Blw G	0	0	Heating				Dryei	Hook Up Gas	/Elec	No S	olit Firpin	No	
R	Х	M				Cooling	Attic Fa	an, Cen	tral Air	Dispo	sal	No	C	eiling Fan	Yes	
T	Х	M	Laundry	Rm	Main		Х			Wate	r Soft-Owned	Yes	S	kylight	No	
K	Χ					Suite, Cable		_	. , .	Wate	Soft-Rented	No	Α	DA Feature	s No	
N	Х		•		` '	Walk-in, Co erator Ready	•			Alarn	ı Sys-Sec	No	Fe	ence	Partial,	Chain
1B	14 x 12	M	Garage D	ooi Ope	andi, Gene	Jator Neau	y, Lanusi	capeu,	JIGH	Alarn	Sys-Rent	No	G	olf Course	No	
В	12 x 12	M	Garage	1.	• /	ached	/ 20	χ 20	/ 400.00) Gard	en Tub	No	N	r Wlkg Trail	s No	
В	12 x 12	M	Outbuildi	i ng Po	ole/Post	64 x 2	26			Jet T	ub	No	G	arage Y/N	Yes	
В	Х		Outbuildi	i ng Sh	hed	12 x 1	10 120			Pool	No)	0	ff Street Pk		
В	Χ		Assn Due	es		Not Applicat	ole			Pool	Туре					
R	Χ		Other Fe	es						SALE	INCLUDES	Dishwa	sher, Refrige	rator, Wash	er, Dryer-Ele	ectric,
F	X		Restriction	ons						Rang	e-Electric, Wat	er Heat	er Electric, W	/ater Soften	er-Owned, V	Vindov
X	Х		Water Ac	cess		Wtr Name	€				ment-Blinds	D E.	amailu Dua - Ela		D	
	x ype		Water Ac	cess Wtr Fr	tg		e annel Fi	rtg			nent-Blinds PLACE Extra	Rm, Fa	amily Rm, Ele	ectric, Wood	Burning	
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Chad Metzger / Metzger Property Services, LLC Information is deemed reliable but not guaranteed.

Presented by:

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005-103-Parcel ID Alternate 005-714000-03

ID 006

Class Sec/Twp/Rng

RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED

TBE

PO Box 637

Pierceton, IN 46562

Address

3428 N SR LOT **Property**

Address 13 n/a Acreage

PIERCETON

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

Notes

9/11/2020 REA: 2021 CHANGED GRADE OF RES TO D+2 & CHANGED T3 TO POLE CONSTRUCTED

10/17/2016 REA: 2017 ADDED INFL FACTOR TO

PARTIAL LOT FOR NO WELL/SEPTIC. PRICED EFP IN WITH HOUSE & ADJUSTED EFF YR FOR

DETGAR PER PICTOMETRY

QUESTIONNAIRE 12-7-20 CS

REASSESSMENT

ADDED PREFAB FIREPLACE PER

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

Printed

Characteri	istics
Topography Level	Flood Hazard
Public Utilities Gas, Electricity	ERA
Streets or Roads Paved	TIF
Neighborhood Life Other	Cycle Stage

Wednesday, March 31, 2021 Review Group 2021

Ownership		Transf	fer of Own	ership			
BOWMAN RANDY S & MARY TBE	Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
PO BOX 637 PIERCETON, IN 46562	08/27/2004	BOWMAN RANDY S &		QC	1	\$0	I
1 IENGE 1014, IN 40302	09/12/2000	BOWMAN RANDY S		WD	QD/	\$0	- 1
	08/04/1998	BOWMAN RANDY S &	0	WD	1	\$84,000	I
Legal	10/04/1985	NABINGER RICHARD	0	WD	1	\$0	I
5-103-6 LOT 1 & PT LOT 2 SUMMERS LAKEVIEW SD	01/01/1900	HILL ANTHONY		WD	1	\$0	I

Valuation Records (Wo

Res

Val	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												
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000								
	Notice Required					~								
\$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 (Ctandand	Danthi Dan 450L	CLAFOL Book La	4. Dan 40ELV 4E0	L CLASELV 4EOIV									

	Lai	iu Data (Stail	idald Depti	1. 1/69 19	0,01130	Dase Lot. IV	163 123 A I	30 , Ci i	23 A 13	,	
	Pricing Soil Method 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

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

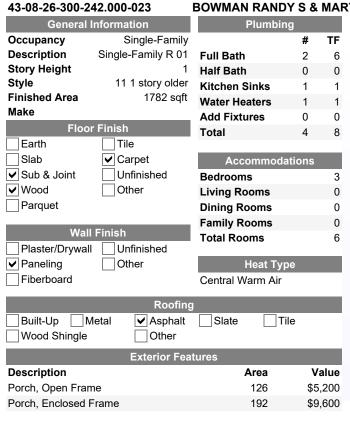
4/8/2014 BP: BP #130871 ENCLOSED PORCH & COVERED DECK \$10000 11/13/13

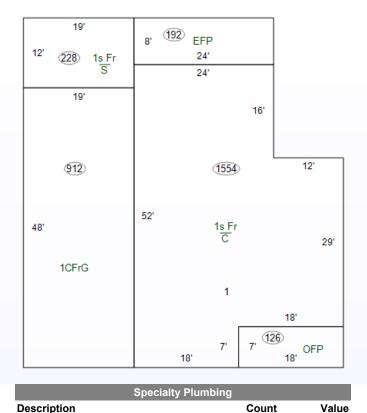
4/8/2014 2014: REMOVED 8X21 OFP & ADDED NEW 8X24 EFP. CORRECTED FOUNDATION ON 12X19 PART OF HOUSE.

Lana Computa	110113
Calculated Acreage	0.38
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 / Classifed 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

Land Computations

Collector Data Source N/A **Appraiser**





		(Cost Lac	lder	
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
Adjus	tments	1 R	ow Type	Adj. x 1.00	\$111,500
Unfin I	Int (-)				\$0
Ex Liv	Units (+)				\$0
Rec R	oom (+)				\$0
Loft (+	·)				\$0
Firepla	ace (+)			PS:1 PO:1	\$2,900
No He	ating (-)				\$0
A/C (+	·)			1:1782	\$3,800
No Ele	ec (-)				\$0
Plumb	ing (+ / -)		8 –	$5 = 3 \times 800	\$2,400
Spec I	Plumb (+)				\$0
Elevat	or (+)				\$0
			Sub-Tot	al, One Unit	\$120,600
			Sub-To	otal, 1 Units	
Exterio	or Feature	s (+)		\$14,800	\$135,400
Garag	es (+) 912	sqft		\$22,300	\$157,700
	Qualit	y and D	esign Fa	ctor (Grade)	0.90
			Locati	on Multiplier	0.92
			Replac	ement Cost	\$130,576

					5	Summary	of Impr	ovements								
Description	Res Story		Grade Yea	ar Eff	Eff Co	Base	LCM	Adj	S:	RCN	Norm	Remain.	Abn	PC Nbhd M	Mrkt	Improv
Description	Eligibl Heigh	t Construction	Grade Bui	It Year	Age nd	Rate	LCIVI	Rate	Size	e KCN	Dep	Value	Obs	PC NBIIG	IVIIKL	Value
1: Single-Family R 01	100%	Wood Frame	D+2 195	0 1980	41 A		0.92		1,782 sqft	\$130,576	38%	\$80,960	0%	100% 1.280 ⁻	1.0000	\$103,600

Total all pages \$122,700 Total this page \$103,600

								Summary	of Impi	rovement	;									
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	s	ize	RCN	Norm Dep		Abn Obs	РС	Nbhd	Mrkt	Improv Value
1: Detached Garage	0%	1	Pole	С	1987	1987	34 A	\$16.58	0.92	\$16.58	24'x	40'	\$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'x	24'	\$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'x	:12'	\$1,710	35%	\$1,110	0%	100%	1.280	1.0000	\$1,400

Total all pages \$122,700 Total this page \$19,100

Exterior Features (+)

Garages (+) 0 sqft

\$0

\$0

1.00

0.92

\$14,643

\$0

Quality and Design Factor (Grade)

Location Multiplier

Replacement Cost

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 19-15-2021

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure 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 rep between the buyer and the owne known physical condition of the pr accepted for the sale of the real e	resentation er. Indiana I operty. An o estate.	s of the agaw (IC 32- owner mus	gent, if any 21-5) gene t complete	y. This info erally requ and sign th	rmation is for disclosure only and is not ires sellers of 1-4 unit residential proper he disclosure form and submit the form to	intended ty to comp a prospec	to be a papelete this for the circle to be a papelete this for the circle buyer	art of form befo	any regar re an	contract ding the offer is
Property address (number and street, city, s 3428 11			^		IN 46562					
1. The following are in the condition	ns indicated	d:								
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM		Defective		ot	Do Not Know
Built-in Vacuum System	V		,		Cistern	Rented				
Clothes Dryer			V,		Septic Field / Bed			2	/	
Clothes Washer			V		Hot Tub	N				
Dishwasher	,	10000	1		Plumbing			2	/	
Disposal	1//				Aerator System	1/				
Freezer	V				Sump Pump	V			No.	
Gas Grill	V				Irrigation Systems	V				
Hood			/		Water Heater / Electric			1	/	
Microwave Oven					Water Heater / Gas	2.57.21				1102
Oven			V,		Water Heater / Solar	1 22				
Range			V,	P to Special	Water Purifier				/	
Refrigerator					Water Softener			1	/	
Room Air Conditioner(s)		- 12 30 10			Well		Total Control	1	/	
Trash Compactor			1		Septic & Holding Tank/Septic Mound			1	/	
TV Antenna / Dish			1		Geothermal and Heat Pump			,		
Other:		3 3 3 4 3			Other Sewer System (Explain)					
		5.		100	Swimming Pool & Pool Equipment					
						Party Charles				Do Not
建建设设置,但是是由于1000年的								Yes	No	Know
					Are the structures connected to a publi	c water sy	stem?		V	
	N. O.				Are the structures connected to a publi	c sewer sy	stem?		V	
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	Are there any additions that may require improvements to the sewage disposal system?				V	
Air Purifier	in the second				If yes, have the improvements been con sewage disposal system?	mpleted on	the		V	
Burglar Alarm					Are the improvements connected to a p	rivate/com	munity			
Ceiling Fan(s)			/		water system?				V	
Garage Door Opener / Controls			V.		Are the improvements connected to a p sewer system?	rivate/com	munity		V	
Inside Telephone Wiring and Blocks / Jacks			V		D. HEATING & COOLING SYSTEM			N Defe	ot	Do Not
Intercom			/		Attic Fan	Rented	No.	Dete		Know
Light Fixtures			0		Central Air Conditioning		1/		1	
Sauna	5.1.3	4.2	/		Hot Water Heat	1/		-		
Smoke / Fire Alarm(s)			VI		Furnace Heat / Gas	V		1		
Switches and Outlets			VI	1.00	Furnace Heat / Electric	1				
Vent Fan(s)			V		Solar House-Heating					10-117
60 / 100 (200 Amp Service		2 1	V		Woodburning Stove	Y			-	
(Circle one)					Fireplace			1/		
Generator Ready		1.5			Fireplace Insert	11				
NOTE: "Defect" means a condition the	at would have	ve a signific	cant advers	e effect	Air Cleaner	V				
on the value of the property, that wou					Humidifier	V				
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 Propane Tank						4				
premises.	cry arrect ti	ie expected	a normal in	e or the	Other Heating Source	V				
The information contained in this	Disclosur	o has hos	n furnich	ad by the					011	
substitute for any inspections or warm material change in the physical	sure form is arranties th I condition	at the pros of the pro	rranty by to spective but perty or ce	the owner yer or owner ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the diner may later obtain. At or before settlem purchaser at settlement that the condition of the co	nent, the o	form may wner is re	not l	d to d	ed as a disclose
Signature of Seller		Date (mm/dd/yy)			Signature of Buyer	ate (mm/dd/yy)				
Signature of Seller					Signature of Buyer	ate (mm/dd/	te (mm/dd/w)			
The Seller hereby certifies that the condition of the property is substantially the same								A	- D	
Signature of Seller (at closing)		Date (mm/d		any the san					to the	e Buyer.
signature of contract (at closhig)		Date (mm/d	(J/yy)		Signature of Seller (at closing)	D	ate (mm/dd	(УУ)		

