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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,
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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
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Ranch Home & Pole Barn on 1.5+/- Acres!

This property will be offered at Online Only Auction on Thursday, January 20, 2022— Bidding begins closing out at 6:00 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer 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 \$5,000.00 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 February 25, 2022. 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 \$1,303.52 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.

Online Auction: Thursday, January 20, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 5964 N. Clear Creek Rd., Huntington, IN 46750
Huntington Township • Huntington County

Auction Manager: Tim Holmes & Brent Ruckman

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



Metzger PROPERTY SERVICES, LLC
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...GENERATION AFTER GENERATION

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

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Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 12/28/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS #	202152044	5964 N Clear Creek Road	Huntington	IN	46750	Status	Active	LP	\$0
	Area	Huntington County	Parcel ID	35-05-04-100-144.604-004					
	Type	Site-Built Home							
	Sub	None	Cross Street	Bedrms	3	F Baths	2	H Baths	1
	Location	Rural	Style	One Story	REO	No	Short Sale	No	
	School District	HCS	Elem	Flint Springs	JrH	Crestview	SrH	Huntington North	
	Legal Description	003-01446-04 MEADOW RUN LOT 1 1.58A							
Directions	From SR 5, head east on 600 North. Turn south on Clear Creek Rd. Property is on the southwest corner of 600 N & Clear Creek Rd.								
Inside City Limits	N	City Zoning	County Zoning	R2	Zoning Description				

Remarks Ranch Home with Finished Basement & Pole Barn selling via Online Only Auction on Thursday, January 20, 2022 - Bidding begins closing out at 6 PM! This home features 3 Bedrooms, 2.5 Baths, & 1-Car Attached Garage. Main Level includes Living Room with wood burning fireplace, Dining Room, Kitchen, & Half Bathroom off of the Laundry Room. There are also 3 Bedrooms and a Full Bath on the main floor. Finished Basement has a Large Family Room & another Full Bath! Large Deck & Fenced-In Backyard are great for outdoor activities and entertaining! 30x40 Pole Barn is finished with Office Space & Half Bathroom! Great for your at-home business! The other half of the pole barn has an overhead door with open storage or space for your workshop! Great opportunity for 1.5+/- Acres in the country! Open House: Sunday, January 16 1-2pm

Agent Remarks Online Auction: Thurs. 1.20.22 6 pm Open House: Sun. 1.16.22 1-2pm TERMS: \$5,000 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	1.5800	/ 68,825	/ 350x235	Src N	Lot Des	Corner, 0-2.9999
Township	Huntington	Abv Gd Fin SqFt	1,123	Below Gd Fin SqFt	1,123	Ttl Below Gd SqFt	1,123	Ttl Fin SqFt
Age	63	New	No	Date Complete	Ext	Aluminum, Cedar Fndtn	Slab, Full Basement, Finished	# Rooms
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Poured Concrete	
DIM	L	B-Main	1	1	Sewer	Septic	Dryer Hookup Gas	No
LR	13 x 16	M	B-Upper	0	0	Fuel	Heat Pump, Radiant,	Fireplace
DR	10 x 10	M	B-Blw G	1	0	Heating	Multiple Heating	Guest Qtrs
FR	x		Cooling	Central Air, Heat Pump		Dryer Hook Up Gas/Elec	No	Split FlrPln
KT	11 x 9	M	Laundry Rm	Main	6	x 8	Disposal	Yes
BK	x		AMENITIES	Deck Open, Disposal, Garage Door Opener, Porch		Water Soft-Owned	No	Ceiling Fan
DN	x		Open, Stand Up Shower, Main Floor Laundry, Washer Hook-Up			Water Soft-Rented	No	Skylight
MB	11 x 13	M				Alarm Sys-Sec	No	ADA Features
2B	10 x 11	M	Garage	1.0 / Attached	/ 27	x 14 / 378.00	Alarm Sys-Rent	No
3B	11 x 11	B	Outbuilding	Pole/Post	40 x 30		Garden Tub	No
4B	x		Outbuilding		x		Jet Tub	No
5B	x		Assn Dues	Not Applicable			Pool	No
RR	x		Other Fees				Pool Type	
LF	x		Restrictions				SALE INCLUDES	Microwave, Water Heater Electric
EX	x		Water Access		Wtr Name		FIREPLACE	Wood Burning
WtrType			Wtr Frtg		Channel Frtg			
Water Features					Lake Type			
Auction	Yes	Auctioneer Name	Chad Metzger, Tim Holmes, & Brent Ruckman	Auctioneer License #	AC31300015			
Owner Name								
Financing: Existing		Proposed		Excluded Party	None			
Annual Taxes	\$1,303.52	Exemptions	Homestead, Mortgage,	Year Taxes Payable	2021	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	12/27/2021	Exp Date	2/28/2022	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Vari.Rate	No	Special List Cond.
Virtual Tours:		Lockbox Type	NONE	Lockbox Location	n/a	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

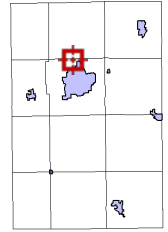
Information is deemed reliable but not guaranteed.

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Featured properties may not be listed by the office/agent presenting this brochure.

**Beacon**TM

Huntington County, IN

**Overview****Legend**

- City/Town Limits
- Parcels
- Railroad
- Road Centerlines**
 - Private Drives
 - County Roads
 - Municipal Roads
 - State Routes
 - US Route
 - Interstate

Parcel ID 35-05-04-100-144.604-004
Sec/Twp/Rng 4-28N-9E
Property Address 5964 N CLEAR CREEK RD
HUNTINGTON

Alternate ID 350504100144604004
Class Res-1-Family 0 - 9.99 acres
Acreage 1.58

Owner Address Clark, Sondra L
5964 N Clear Creek Rd
Huntington, IN 46750

District HUNT TWP R E
Brief Tax Description 003-01446-04 MEADOW RUN LOT 1 1.58A
(Note: Not to be used on legal documents)

Date created: 12/3/2021
Last Data Uploaded: 12/2/2021 10:01:25 PM

Developed by **Schneider**
GEOSPATIAL

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
35-05-04-100-144.604-004

Parent Parcel Number

Property Address
5964 N CLEAR CREEK RD

Neighborhood
3504525 HUNTINGTON TWP 1979 & OLDER

Property Class
511 Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington

Area 003 Huntington

Corporation N

District 004 Huntington Twp

Section & Plat 4

Routing Number HT4C-60

Site Description

Topography:
Level

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:

Legal Acres:
1.5800

Admin Legal
1.5800

OWNERSHIP

Clark, Sondra L
5964 N Clear Creek RD
Huntington, IN 46750 USA

003-01446-04 Meadow Run Lot 1 1.58a

Tax ID 0030144604

TRANSFER OF OWNERSHIP

Date

06/02/2014 Hawk, Andrew J \$137900

03/18/2003 SNYDER, LONNIE R & LISA M \$108500

01/20/1993 SNYDER, LONNIE & LISA M. CHAPIN \$0

RESIDENTIAL

VALUATION RECORD

Homestead Allocations

Assessment Year

01/01/2017 01/01/2018 01/01/2019 01/01/2020 01/01/2021

Reason for Change

ANNUAL ADJ 4Y Reval ANNUAL ADJ ANNUAL ADJ ANNUAL ADJ

VALUATION L 21400 21400 21400 21400 21400

Appraised Value B 112400 113300 110000 122100 139000

T 133800 134700 131400 143500 160400

VALUATION L 21400 21400 21400 21400 21400

True Tax Value B 112400 113300 110000 122100 139000

T 133800 134700 131400 143500 160400

Residential Non-Residential

18500 2900 127100 11900 145600 14800

18500 2900 127100 11900 145600 14800

LAND DATA AND CALCULATIONS

Rating Measured Table Prod. Factor

Soil ID Acreage -or- Soil ID

-or- 120 -or- Depth Factor

Actual Effective Effective -or- Base Adjusted Extended Influence

Frontage Depth Square Feet Rate Rate Value Factor Value

1 HOMESITE 1.0000 1.00 18500.00 18500.00 18500 18500

2 RESIDENTIAL EXCESS ACREAGE 0.5800 1.00 5000.00 5000.00 2900 2900

PHYSICAL CHARACTERISTICS

Occupancy: Single family
Story Height: 1.0
Finished Area: 1523
Attic: None
Basement: Full

ROOFING
Material: Asphalt shingles

FLOORING
Slab B, 1.0
Vinyl tile 1.0
Carpet B, 1.0

EXTERIOR COVER
Wood siding 1.0

INTERIOR FINISH
Drywall B, 1.0

ACCOMMODATIONS
Finished Rooms 6
Bedrooms 3
Fireplaces: 2

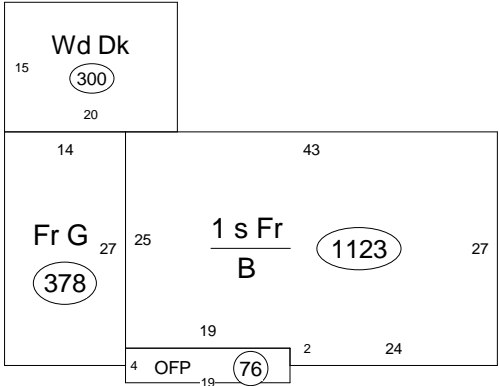
HEATING AND AIR CONDITIONING
Primary Heat: Other
Lower Full Part
/Bsmt 1 Upper Upper
Central War 400 0 0 0
Air Cond 400 1123 0 0

PLUMBING

3 Fixt. Baths 1 3
2 Fixt. Baths 1 2
Kit Sink 1 1
Water Heat 1 1
TOTAL 7

REMODELING AND MODERNIZATION
Amount Date

01



IMPROVEMENT DATA

1	Construction	Base Area	Floor Area	Finished	Value
				Sq Ft	
1	WOOD FRAME	1123	1.0	1123	78950

4	CONCRETE BLOCK	1123	Bsmt	400	25920
		0	Crawl	----	0

TOTAL BASE		104870
Row Type Adjustment		1.00%
SUB-TOTAL		104870

0	Interior Finish	0
0	Ext Lvg Units	0
0	Basement Finish	13300
	Fireplace(s)	4300
	Heating	0
	Air Condition	2890
	Frame/Siding/Roof	0
	Plumbing Fixt: 7	1600

		SUB-TOTAL ONE UNIT		126960
		SUB-TOTAL 0 UNITS		126960
Exterior Features		Garages		
Description	Value			
OFF	3630	0 Integral		0
WDDK	4600	378 Att Garage		11760
		0 Att Carports		0
		0 Bsmt Garage		0
		Ext Features		8230

		SUB-TOTAL		146950
Quality Class/Grade				C
GRADE ADJUSTED VALUE				139600

(LCM: 95.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :MAS	3400	D	DWELL	1.00	C	1958	1958	AV	0.00	Y	0.00	2246	139600	42	0	157	100	127100
MAS-STK	900	G01	ATTGAR	0.00	1			AV	31.10	N	31.10	14x 27	11760	0	0	0	100	0
		01	T3AW	10.00	C	2007	2007	AV	15.86	N	14.17	30x 40	17000	30	0	100	100	11900

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

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