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**PROVIDING PROFESSIONAL AUCTION,
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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

This property will be offered at Online Only Auction on Thursday, January 27, 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 \$2,000.00 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 March 4, 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 \$221.00 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.

Online Auction: Thursday, January 27, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 3141 E. Armstrong Rd., Leesburg, IN 46538
Plain Township • Kosciusko County
Auction Manager: Brent Ruckman
<https://bidmetzger.com/auctions/>



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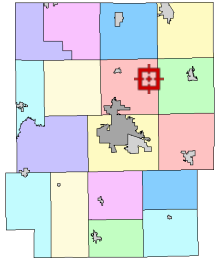


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID	029-050-004	Alternate ID	029-708015-30
Sec/Twp/Rng	0013-0033-6		
Property Address	3141 E ARMSTRONG RD LEESBURG	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
		Acreage	0.85
District	Plain		
Brief Tax Description	029-050-004 Pt Nw S Road 13-33-6.85 A (Note: Not to be used on legal documents)		

Owner Address	Vance Betty M C/O Gary Studebaker 5275 W 100 S Larwill, IN 46764
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Date created: 12/8/2021
Last Data Uploaded: 12/8/2021 3:26:00 AM

Developed by Schneider
GEOSPATIAL




Residential Agent Full Detail Report



Listings as of 12/27/2021

Page 1 of 1

Property Type	RESIDENTIAL			Status	Active			CDOM	0			DOM	0			Auction	Yes		
MLS #	202151986		3141 E Armstrong Road			Leesburg			IN	46538			Status	Active			LP \$0		
	Area	Kosciusko County			Parcel ID	43-07-13-400-027.000-016			Type	Site-Built Home									
	Sub	None			Cross Street				Bedrms	3		F Baths	1		H Baths	1			
	Location	Rural			Style	One Story			REO	No		Short Sale	No						
	School District	WRS	Elem	Leesburg			JrH	Edgewood			SrH	Warsaw							
	Legal Description	029-050-004 Pt Nw S Road 13-33-6 .85 A																	
	Directions	From SR 13, head west on 200 N. Turn north on 400 E, then west on Armstrong Road. Property is on the south side of the road.																	
	Inside City Limits	N			City Zoning				County Zoning	A1		Zoning Description							

Remarks Ranch Home with Detached Garage minutes from Tippecanoe Lake selling via Online Only Auction on Thursday, January 27, 2022 -- Bidding begins closing out at 6:00 PM! Main level includes 3 Bedrooms, 1.5 Baths, Kitchen, & Open Dining/Living Room. Large stone double-sided Fireplace can be enjoyed from both the large Living Room & Den! Lots of natural light from the floor-to-ceiling windows in the living room! The Oversized 1-Car Detached Garage has plenty of space for your workshop or extra storage! Nice starter home or downsizing option! Great Location just minutes from Tippecanoe Lake! Open House: Thursday, January 20 5:30-6pm

Agent Remarks Online Auction: Thurs. 1.27.22 6pm Open House: Thurs. 1.20.22 5:30-6pm TERMS: \$2,000 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	Lot Ac/SF/Dim	0.8500	/	37,026	/	150x250	Src	N	Lot Des	0-2.9999		
Township	Plain	Abv Gd Fin SqFt		1,924	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,924	Ttl Fin SqFt	1,924	Year Built	1958	
Age	63	New	No	Date Complete		Ext	Brick, Wood	Fndtn	Crawl	# Rooms		10	
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material						
	DIM	L	B-Main	1	1	Sewer	Septic <th>Dryer Hookup Gas</th> <td>No</td> <th>Fireplace</th> <td>Yes</td>	Dryer Hookup Gas	No	Fireplace	Yes		
LR	x	B-Upper	0	0	Fuel	Gas, Forced Air <th>Dryer Hookup Elec</th> <td>No</td> <th>Guest Qtrs</th> <td>No</td>	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	x	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FirPln	No			
FR	x				Cooling	None	Disposal	Yes	Ceiling Fan	Yes			
KT	x	Laundry Rm	Main		x		Water Soft-Owned	No	Skylight	No			
BK	x	AMENITIES	Ceiling Fan(s), Disposal, Garage Door Opener, Tub/Shower Combination, Main Floor Laundry, Washer Hook					Water Soft-Rented	No	ADA Features	No		
DN	x		-Up				Alarm Sys-Sec	No	Fence	Wood			
MB	10 x 8	M	Garage	1.0	/ Detached	/ 30	x 16	/ 480.00	Alarm Sys-Rent	No	Golf Course	No	
2B	10 x 12	M	Outbuilding	None		x			Garden Tub	No	Nr Wlkg Trails	No	
3B	10 x 12	M	Outbuilding			x			Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding			x			Pool	No	Off Street Pk		
5B	x		Assn Dues	Not Applicable					Pool Type				
RR	x		Other Fees						SALE INCLUDES	Dishwasher, Kitchen Exhaust Hood, Oven-Double, Water Heater Gas			
LF	x		Restrictions						FIREPLACE	Den, Living/Great Rm			
EX	x		Water Access	Wtr Name									
WtrType		Wtr Frtg		Channel Frtg									
Water Features		Lake Type											
Auction	Yes <th colspan="2">Auctioneer Name</th> <td colspan="4">Chad Metzger & Brent Ruckman<th colspan="2">Auctioneer License #</th><td colspan="3">AC31300015</td></td>	Auctioneer Name		Chad Metzger & Brent Ruckman <th colspan="2">Auctioneer License #</th> <td colspan="3">AC31300015</td>				Auctioneer License #		AC31300015			
Owner Name													
Financing:		Existing		Proposed				Excluded Party		None			
Annual Taxes	\$221.00 <th>Exemptions</th> <td colspan="4">Homestead, Mortgage, Over 65,</td> <th>Year Taxes Payable</th> <td colspan="2">2020<th colspan="3">Assessed Value</th></td>	Exemptions	Homestead, Mortgage, Over 65,				Year Taxes Payable	2020 <th colspan="3">Assessed Value</th>		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 <th>Exp Date</th> <td>3/31/2022<th>Publish to Internet</th><td>Yes<th>Show Addr to Public</th><td>Yes<th>Allow AVM</th><td>Yes<th>Show Comments</th><td>Yes</td></td></td></td></td>	Exp Date	3/31/2022 <th>Publish to Internet</th> <td>Yes<th>Show Addr to Public</th><td>Yes<th>Allow AVM</th><td>Yes<th>Show Comments</th><td>Yes</td></td></td></td>	Publish to Internet	Yes <th>Show Addr to Public</th> <td>Yes<th>Allow AVM</th><td>Yes<th>Show Comments</th><td>Yes</td></td></td>	Show Addr to Public	Yes <th>Allow AVM</th> <td>Yes<th>Show Comments</th><td>Yes</td></td>	Allow AVM	Yes <th>Show Comments</th> <td>Yes</td>	Show Comments	Yes		
IDX Include	Y <th>Contract Type</th> <td colspan="2">Exclusive Right to Sell</td> <th>Buyer Broker Comp.</th> <td colspan="2">1.5%</td> <th>Vari.Rate</th> <td>No<th>Special List Cond.</th><td>None</td></td>	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.5%		Vari.Rate	No <th>Special List Cond.</th> <td>None</td>	Special List Cond.	None		
Virtual Tours:		Lockbox Type		NONE		Lockbox Location		n/a <th colspan="3">Type of Sale</th>		Type of Sale			
Pending Date		Closing Date		Selling Price		How Sold		CDOM		0			
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.

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

3141 E. Armstrong Rd., Leesburg, IN

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			
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. 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?		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 13-14-1-15?		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:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
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	
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	
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?			X
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

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 <i>Chris Stuchlik POA</i>	Date (mm/dd/yy) 12/18/21	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Mark Hill POA</i>	Date (mm/dd/yy) 12-18-21	Signature of Buyer	Date (mm/dd/yy)
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



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PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.

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Average Utilities

	Company	Average Amount
Gas	<u>NIPSCO</u>	<u>\$ 52.25 / 12mo</u>
Electric	<u>MIPSEO</u>	<u>\$ 57.16 / 12mo</u>
Water	<u>—</u>	<u>\$</u>
Other	<u>—</u>	<u>\$</u>
HOA	<u>—</u>	<u>\$</u>

43-07-13-400-027.000-016

General Information

Parcel Number
43-07-13-400-027.000-016

Local Parcel Number
2970801530

Tax ID:

Routing Number
029-050-004

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2021

Location Information

County
Kosciusko

Township
PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2906900-016
PLAIN HOMESITE TYPICAL AREA

Section/Plat
13-33-6

Location Address (1)
3141 E ARMSTRONG RD
LEESBURG, IN 46538

Zoning
AG AGRICULTURE

Subdivision

Lot

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 Monday, March 29, 2021

Review Group 2021

VANCE BETTY M

Ownership

VANCE BETTY M
C/O GARY STUEBAKER
5275 W 100 S
LARWILL, IN 46764-9754

Legal

29-50-4
PT NW S ROAD 13-33-6 .85A



3141 E ARMSTRONG RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/08/2008	VANCE BETTY M	2008100773	QC	/	\$0	I
01/01/1900	VANCE BETTY MARI	0	WD	/	\$0	I
01/01/1900	HOFFER BETTY MAR		WD	/	\$0	I

Res

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$21,100	Land	\$21,100	\$19,200	\$19,200	\$19,200	\$19,200
\$21,100	Land Res (1)	\$21,100	\$19,200	\$19,200	\$19,200	\$19,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$105,100	Improvement	\$105,100	\$97,800	\$94,000	\$92,600	\$87,300
\$104,900	Imp Res (1)	\$104,900	\$97,600	\$93,800	\$92,400	\$87,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Imp Non Res (3)	\$200	\$200	\$200	\$200	\$200
\$126,200	Total	\$126,200	\$117,000	\$113,200	\$111,800	\$106,500
\$126,000	Total Res (1)	\$126,000	\$116,800	\$113,000	\$111,600	\$106,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Total Non Res (3)	\$200	\$200	\$200	\$200	\$200

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. %	Res Elig %	Market Factor	Value
9	A		0	0.8500	1.13	\$22,000	\$24,860	\$21,131	0%	100%	1.0000	\$21,130

PLAIN HOMESITE TYPICA

1/2

Notes

6/17/2020 REA: 2021 ADDED 2/6TH BRICK TO CONSTRUCTION PER PICTURES

6/27/2016 REA: 2017 CHANGED CARSHED TO LEAN-TO & CHANGED GRADE & CONDITION. CHANGED GRADE & CONDITION ON DETGAR PER PICTOMETRY.

9/26/2008 MEM: 2006 REMOVED CA PER HOMEOWNER

Land Computations

Calculated Acreage	0.85
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.85
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.85
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	\$21,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$21,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,100

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 11 1 story older
Finished Area 1924 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
Patio, Concrete	396	\$2,000
Patio, Concrete	135	\$700

Plumbing

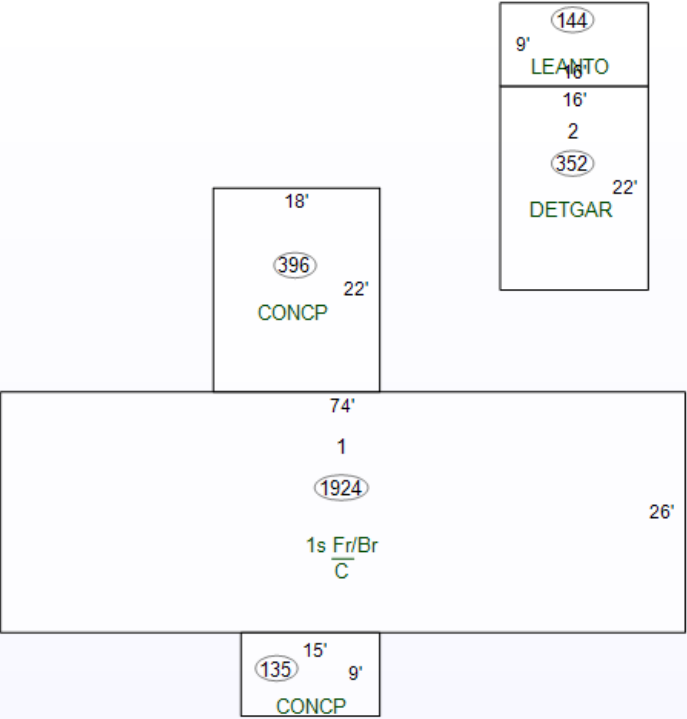
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 92	1924	1924	\$115,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1924	0	\$7,500	
Slab				

Total Base \$122,800

Adjustments 1 Row Type Adj. x 1.00 \$122,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$8,600
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$133,000

Sub-Total, 1 Units

Exterior Features (+)	\$2,700	\$135,700
Garages (+) 0 sqft	\$0	\$135,700
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.92	
Replacement Cost		\$124,844

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: Single-Family R 01	100%	1	2/6 Masonry	C	1958	1958	63 A		0.92		1,924 sqft	\$124,844	42%	\$72,410	0%	100%	1.360 1.0000	\$98,500
2: Detached Garage R 01	100%	1	Wood Frame	D	1958	1958	63 A	\$34.55	0.92	\$34.55	16'x22'	\$8,951	47%	\$4,740	0%	100%	1.360 1.0000	\$6,400
3: Lean-To	0%	1	Earth Floor	D	1958	1958	63 A	\$3.95	0.92	\$3.95	9'x16' x 8'	\$419	65%	\$150	0%	100%	1.360 1.0000	\$200

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**

...Generation after Generation



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