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

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REAL ESTATE AUCTION TERMS

Move-In Ready Ranch Home!

This property will be offered at Online Only Auction on Thursday, February 10, 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before March 11, 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 \$1,076.00 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, February 10, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 820 Davis Rd., Logansport, IN 46947
Clay Township • Cass County

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



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes
 MLS # 202201559 820 Davis Road Logansport IN 46947 Status Active LP \$0



Area Cass County **Parcel ID** 09-07-20-220-013.000-005 **Type** Site-Built Home
Sub Other **Cross Street**
Location **Style** One Story **Bedrms** 4 **F Baths** 2 **H Baths** 0
School District LOGA Elem **Columbia** **JrH** Columbia/Logansport **SrH** Logansport
Legal Description Oneill 2 Lot 7 Pt E fri 7 27 2e E of lot 7 Oneill 2 N 20ft Lot 8 04-010-014,015
Directions From SR 25, head east on 100 North. Turn south on 200 East (Davis Rd.). Property will be on the east side of the road on the corner
Inside City Limits Y **City Zoning** R1 **County Zoning** **Zoning Description**

Remarks Move-In Ready Ranch Home with 2-Car Attached Garage selling via Online Only Auction on Thursday, February 10, 2022 -- Bidding begins closing out at 6 PM! This home features Hardwood Floors, Built-Ins, & New Oak Cabinets in the Kitchen! There is a Large Family Room in the rear of the home as well as another Living Room. Master Bedroom is spacious with Ensuite featuring Tiled Walk-In Shower! There are 3 additional Bedrooms & another Full Bath! Home also has a 2-Car Attached Garage & Paved Driveway. Great Location on a Large Corner Lot! Open House: Wednesday, February 2 5:30-6pm

Agent Remarks Online Auction: Thurs. 2.10.22 6pm Open House: Wed. 2.2.22 5:30-6pm 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 7	Lot Ac/SF/Dim	0.5836 / 25,420 / 220x125	Src N	Lot Des Corner, 0-2.9999						
Township	Clay	Abv Gd Fin SqFt	2,374	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,374	Year Built	1952
Age	70	New	No	Date Complete	Ext	Vinyl	Fndtn	Crawl	# Rooms	8	
Room Dimensions	Baths	Full	Half	Water	WELL		Basement Material				
DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No	
LR	24 x 16	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	24 x 14	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes
FR	24 x 16	M				Cooling	Central Air	Disposal	No	Ceiling Fan	Yes
KT	24 x 12	M	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES 1st Bdrm En Suite, Built-In Bookcase, Ceiling Fan(s), Dryer Hook Up Electric, Range/Oven Hook Up Gas, Split Br Floor Plan, Stand Up Shower, Tub/Shower Combination,				Water Soft-Rented	No	ADA Features	No	
DN	x							Alarm Sys-Sec	No	Fence	
MB	24 x 16	M						Alarm Sys-Rent	No	Golf Course	No
2B	16 x 12	M	Garage	2.0 / Attached	/ 22	x 24 / 528.00		Garden Tub	No	Nr Wlkg Trails	No
3B	12 x 12	M	Outbuilding	None		x		Jet Tub	No	Garage Y/N	Yes
4B	14 x 12	M	Outbuilding			x		Pool	No	Off Street Pk	
5B	x		Assn Dues		Not Applicable			Pool Type			
RR	x		Other Fees					SALE INCLUDES	Microwave, Refrigerator, Washer, Dryer-Electric, Range-Gas		
LF	x		Restrictions								
EX	x		Water Access		Wtr Name						
WtrType			Wtr Frtg		Channel Frtg						
Water Features					Lake Type						
Auction	Yes	Auctioneer Name	Chad Metzger		Auctioneer License #	AC31300015					
Owner Name											
Financing: Existing				Proposed				Excluded Party	None		
Annual Taxes	\$1,076.00	Exemptions	Homestead, Supplemental		Year Taxes Payable	2020		Assessed Value			
Is Owner/Seller a Real Estate Licensee	No										
List Office	Metzger Property Services, LLC - Off: 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											
Showing Instr	Showing time or Open House							Start Showing Date			
List Date	1/17/2022	Exp Date	6/30/2022	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:											
Pending Date		Closing Date		Lockbox Type	NONE		Lockbox Location	n/a		Type of Sale	
Ttl Concessions Paid		Selling Price		Sold/Concession Remarks							
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent		How Sold		CDOM	0

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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Cass County, IN

820 DAVIS ROAD, LOGANSPORT, IN 46947
09-07-20-220-013.000-005



Parcel Information

Parcel Number: 09-07-20-220-013.000-005
Alt Parcel Number: 004-04-010-013
Property Address: 820 DAVIS ROAD
LOGANSPORT, IN 46947
Neighborhood: O'Neill's Add'n
Property Class: 1 Family Dwell - Platted Lot
Owner Name: Baer, Rebecca B Rev Tr
Owner Address: 820 Davis Rd
Logansport, IN 46947
Legal Description: Oneill 2 Lot 7 Pt E frl 7 27 2e E
of lot 7 Oneill 2 N 20ft Lot 8
04-010-014,015

Taxing District

Township: CLAY TOWNSHIP
Corporation: LOGANSPORT COMMUNITY SCHOOL CORPORAT

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
F	None	100x215
F	None	20x200

09-07-20-220-013.000-005

Baer, Rebecca B Rev Tr

820 DAVIS ROAD

510, 1 Family Dwell - Platted Lot

O'Neill's Add'n /90 1/2

General Information

Parcel Number 09-07-20-220-013.000-005
Local Parcel Number 00404010013

Tax ID:

Routing Number 07-20-200-087

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County Cass

Township CLAY TOWNSHIP

District 005 (Local 004) CLAY TOWNSHIP

School Corp 0875 LOGANSPO RT COMMUNITY

Neighborhood 9040004-005 O'Neill's Add'n

Section/Plat

Location Address (1) 820 DAVIS ROAD LOGANSPO RT, IN 46947

Zoning

Subdivision

Lot

Market Model 9040004 - Res

Characteristics

Topography Flood Hazard Level

Public Utilities ERA Gas, Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Friday, April 16, 2021

Review Group 2021

Ownership

Baer, Rebecca B Rev Tr 820 Davis Rd Logansport, IN 46947

Legal

Oneill 2 Lot 7 Pt E frl 7 27 2e E of lot 7 Oneill 2 N 20ft Lot 8 04-010-014,015



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Table with 13 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Notes

1/8/2021 21RS: REMOVED UTIL SHED - CHANGED OFF TO EFF
5/12/2014 13SV: CORRECTED LAND SD# 09-2013-2256747
1/1/2007 07SP: COMBINED 0404010014, 015

Res

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$19,800

Data Source N/A

Collector 11/17/2020 KM

Appraiser 01/01/1900

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 11 - 1 Story Older 196
Finished Area 2374 sqft
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
- Asphalt
- Other
- Slate
- Tile

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	156	\$8,100
Stoop, Masonry	30	\$1,400

Plumbing

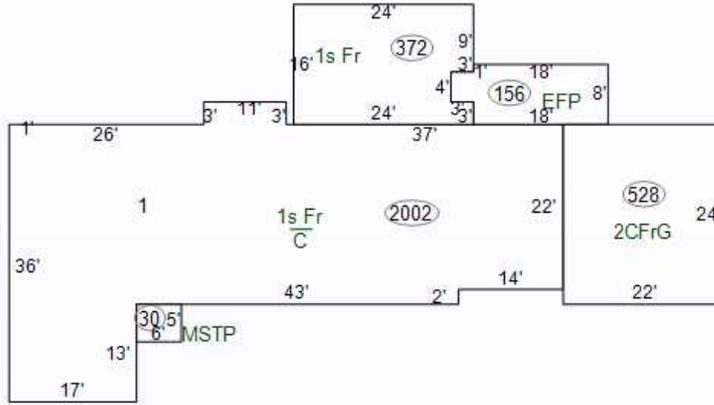
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2374	2374	\$130,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	2002	0	\$7,600	
Slab				

Total Base			\$137,800
Adjustments	1 Row Type Adj. x 1.00		\$137,800

Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:2374	\$4,700
No Elec (-)			\$0
Plumbing (+ / -)		8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit			\$144,900
Sub-Total, 1 Units			\$144,900
Exterior Features (+)		\$9,500	\$154,400
Garages (+) 528 sqft		\$14,500	\$168,900
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.88
Replacement Cost			\$148,632

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	Wood Frame	C	1952	1952	69 A		0.88		2,374 sqft	\$148,632	42%	\$86,210	0%	100%	1.000 1.3300	\$114,700

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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