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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/>

The banner features a green and yellow color scheme. On the left, there is a logo with a red star inside a yellow circle, followed by the word "Metzger" in a large, bold, black serif font. Below "Metzger" is the text "CHAD METZGER, CAI, CAGA" in a smaller, black, sans-serif font. Above "Metzger" is the text "PROPERTY SERVICES, LLC" in a small, black, sans-serif font. To the right of the logo, the phone number "260-982-0238" is displayed in a large, black, sans-serif font. Below the phone number, the text "EXPANDING YOUR HORIZON..." is written in a bold, black, sans-serif font, followed by "...GENERATION AFTER GENERATION" in a smaller, black, sans-serif font. At the bottom left, there is a list of services: "★ FARMLAND AUCTIONS", "★ FARM SALES", "★ REAL ESTATE APPRAISALS", "★ ANTIQUE APPRAISALS", "★ PERSONAL PROPERTY AUCTIONS", and "★ REAL ESTATE SALES". At the bottom right, the website "WWW.METZGERAUCTION.COM" is written in a bold, black, sans-serif font. The background of the banner is a photograph of a green field with a yellow sun setting or rising over a horizon line.




Residential Agent Full Detail Report



Listings as of 01/17/2022

Page 1 of 1

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			Bedrms	4		F Baths	2		H Baths	0	
	Location			Style	One Story		REO	No		Short Sale	No				
	School District	LOGA	Elem	Columbia	JrH	Columbia/Logansport		SrH	Logansport						
	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													
	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				Water Soft-Rented	No	ADA Features	No			
DN	x		Fan(s), Dryer Hook Up Electric, Range/Oven Hook Up Gas, Split					Alarm Sys-Sec	No	Fence				
MB	24 x 16	M	Br Floor Plan, Stand Up Shower, Tub/Shower Combination,					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				Possession	At Closing								
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							Co-List Agent							
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:	Lockbox Type		NONE		Lockbox Location	n/a		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.

Cass County, IN

820 DAVIS ROAD, LOGANSPO, 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
LOGANSPO, 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: LOGANSPO 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

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
LOGANSFORT COMMUNITY

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

Section/Plat

Location Address (1)
820 DAVIS ROAD
LOGANSFORT, 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

Baer, Rebecca B Rev Tr

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



820 DAVIS ROAD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/05/2014	Baer, Rebecca B Rev		QC	/	\$0	I
01/25/2013	BAER, REBECCA B		WR	/	\$115,000	V
01/01/1900	Jones, Barry M Jr & D		WR	/	\$0	I

510, 1 Family Dwell - Platted Lot

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	Trending	Trending	Trending	Trending	Trending
02/05/2021	As Of Date	04/15/2021	04/06/2020	04/18/2019	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 type="checkbox"/>
\$19,800	Land	\$19,800	\$15,900	\$15,900	\$15,900	\$15,900
\$19,800	Land Res (1)	\$19,800	\$15,900	\$15,900	\$15,900	\$15,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$114,700	Improvement	\$114,700	\$103,200	\$98,100	\$103,300	\$111,600
\$114,700	Imp Res (1)	\$114,700	\$102,800	\$97,700	\$102,900	\$111,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$400	\$400	\$400	\$400
\$134,500	Total	\$134,500	\$119,100	\$114,000	\$119,200	\$127,500
\$134,500	Total Res (1)	\$134,500	\$118,700	\$113,600	\$118,800	\$127,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$400	\$400	\$400	\$400

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		100	100x215	1.02	\$180	\$184	\$18,400	-10%	100%	1.0000	\$16,560
F	F		20	20x200	1.00	\$180	\$180	\$3,600	-10%	100%	1.0000	\$3,240

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

Notes

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

Land Computations

Calculated Acreage	0.59
Actual Frontage	120
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	\$19,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,800

2/2

Central Warm Air

Replacement Cost	\$148,632
-------------------------	------------------

\$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**

...Generation after Generation



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