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Property Services, LLC

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260-982-0238

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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
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**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
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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, February 24, 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 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 \$1,587.61 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 24, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 1402 Wooster Rd., Winona Lake, IN 46590
Wayne Township • Kosciusko County

Auction Manager: Jason Conley
<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. Above "Metzger" is the text "PROPERTY SERVICES, LLC" in a small, black, sans-serif font. Below "Metzger" is "CHAD METZGER, CAI, CAGA" in a small, black, sans-serif font. Below that is the tagline "EXPANDING YOUR HORIZON..." in a medium, black, sans-serif font, followed by "...GENERATION AFTER GENERATION" in a smaller, black, sans-serif font. On the right side of the banner, the phone number "260-982-0238" is displayed in a large, 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 displayed in a 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.



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

| | | | | | |
|-----------------------|--------------|--------------|--|---------|------------------------------|
| Parcel ID | 006-067-057 | Alternate ID | 006-717000-50 | Owner | Adams Kent J & Nancy C Trust |
| Sec/Twp/Rng | 0014-0032-6 | ID | | Address | Kent J & Nancy C Adams Co- |
| Property | 1402 WOOSTER | Class | RESIDENTIAL ONE FAMILY DWELLING ON A | | Trustees |
| Address | RD | | PLATTED LOT | | 1402 Wooster Rd |
| | WINONA LAKE | Acreage | 0.46 | | Winona Lake, IN 46590 |
| District | | | Winona Lake | | |
| Brief Tax Description | | | 006-067-057 Pt E End S 1/2 SW 14-32-6.46A Per Survey | | |
| | | | (Note: Not to be used on legal documents) | | |

Date created: 1/18/2022
Last Data Uploaded: 1/18/2022 3:16:39 AM

Developed by  **Schneider**
GEOSPATIAL




Residential Agent Full Detail Report



Listings as of 01/27/2022

Page 1 of 1

| Property Type | RESIDENTIAL | Status | Active | CDOM | 1 | DOM | 1 | Auction | Yes | |
|--|--------------------|--|--------------|--------------------------|---------------|-----------------|--------------------|-------------|---------|---|
| MLS # | 202202732 | 1402 Wooster Road | Winona Lake | IN | 46590 | Status | Active | LP | \$0 | |
|  | Area | Kosciusko County | Parcel ID | 43-11-14-300-653.000-033 | Type | Site-Built Home | | | | |
| | Sub | Don Quines | Cross Street | | Bedrms | 3 | F Baths | 2 | H Baths | 0 |
| | Location | City/Town/Suburb | Style | One Story | REO | No | Short Sale | No | | |
| | School District | WRS | Elem | Jefferson | JrH | Lakeview | SrH | Warsaw | | |
| | Legal Description | 006-067-057 Pt E End S 1/2 SW 14-32-6 .46A Per Survey | | | | | | | | |
| | Directions | From US 30 (Lake City Hwy), head south on 250 E. Turn west on Wooster Rd. Property is on the south side of the road. | | | | | | | | |
| | Inside City Limits | | City Zoning | | County Zoning | | Zoning Description | residential | | |
| | | | | | | | | | | |

Remarks Ranch Home with Finished Basement selling via Online Only Auction on Thursday, February 24, 2022 -- Bidding begins closing out at 6 PM! This home features 3 Bedrooms, 2 Full Baths, & 2-Car Attached Garage! Large Eat-In Kitchen is Open to the Dining Room. Rec Room in the Basement is perfect for entertaining! Enjoy the backyard from the screened in porch. 16x12 Shed is great for all your outdoor equipment. Great starter home or downsizing option! Open House: Thursday, February 17th 5:30-6pm

Agent Remarks Online Auction: Thurs. 2.24.22 6pm Open House: Thurs. 2.17.22 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 | Lot Ac/SF/Dim | 0.5000 | / 21,780 | / 205x95 | Src N | Lot Des | 0-2.9999 | | | | |
|--|--|-------------------|-------------------------|-----------------------------|--|------------------------|-----------------------------------|------------------------|--------------------------------------|----------------|---------------|------|
| Township | Wayne | Abv Gd Fin SqFt | | 1,672 | Below Gd Fin SqFt | 0 | Ttl Below Gd SqFt | 1,288 | Ttl Fin SqFt | 1,672 | Year Built | 1967 |
| Age | 55 | New | No | Date Complete | | Ext | Vinyl | Fndtn | Partial Basement, Partially Finished | | # Rooms | 8 |
| Room Dimensions | | Baths | Full | Half | Water | WELL | | Basement Material | | | | |
| | DIM | L | B-Main | 2 | 0 | Sewer | Septic | Dryer Hookup Gas | No | Fireplace | Yes | |
| LR | x | | B-Upper | 0 | 0 | Fuel | Gas, Forced Air | 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 | Central Air | Disposal | No | Ceiling Fan | Yes | |
| KT | x | | Laundry Rm | Main | | x | | Water Soft-Owned | No | Skylight | No | |
| BK | x | | AMENITIES | | Ceiling Fan(s), Eat-In Kitchen, Landscaped, Porch Covered, Porch Screened, Main Floor Laundry, Washer Hook | | | Water Soft-Rented | No | ADA Features | No | |
| DN | x | | -Up | | | | | Alarm Sys-Sec | No | Fence | | |
| MB | 14 x 14 | M | | | | | | Alarm Sys-Rent | No | Golf Course | No | |
| 2B | 14 x 14 | M | Garage | 2.0 | / Attached | / 24 | x 22 | Garden Tub | No | Nr Wlkq Trails | No | |
| 3B | 14 x 12 | M | Outbuilding | Shed | 16 x 12 | | | 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 | | | | | FIREPLACE | Living/Great Rm | | | |
| LF | x | | Restrictions | | | | | | | | | |
| EX | x | | Water Access | Wtr Name | | | | | | | | |
| WtrType | | Wtr Frtg | | | Channel Frtg | | | | | | | |
| Water Features | | | Lake Type | | | | | | | | | |
| Auction | Yes | Auctioneer Name | | Chad Metzger & Jason Conley | | | Auctioneer License # | | AC31300015 | | | |
| Owner Name | | | | | | | | | | | | |
| Financing: | | | Existing | | | Proposed | | | Excluded Party | | None | |
| Annual Taxes | \$1,587.61 | 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 - 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 | 1/26/2022 | Exp Date | 4/30/2022 | 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. | 0.5% | 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 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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43-11-14-300-653.000-033

General Information

Parcel Number
43-11-14-300-653.000-033

Local Parcel Number
0671700050

Tax ID:

Routing Number
006-067-057

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
Kosciusko

Township
WAYNE

District 033 (Local 033)
WINONA LAKE TOWN

School Corp 4415
WARSAW COMMUNITY

Neighborhood 601700-033
DON QUINES SUB

Section/Plat
14-32-6

Location Address (1)
1402 WOOSTER RD
WINONA LAKE, IN 46590

Zoning
RESIDENTIAL RESIDENTIAL

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 Sunday, March 28, 2021

Review Group 2020

ADAMS KENT J & NANCY C TRU

Ownership

ADAMS KENT J & NANCY C TRUST
KENT J & NANCY C ADAMS CO-TRU
1402 WOOSTER RD
WINONA LAKE, IN 46590

Legal

6-67-57
PT E END S 1/2 SW 14-32-6 .46A PER SURVEY



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"/> |
| \$21,300 | Land | \$21,300 | \$18,100 | \$18,100 | \$18,100 | \$18,100 |
| \$21,300 | Land Res (1) | \$21,300 | \$18,100 | \$18,100 | \$18,100 | \$18,100 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$149,500 | Improvement | \$149,500 | \$154,000 | \$144,900 | \$138,100 | \$130,800 |
| \$146,100 | Imp Res (1) | \$146,100 | \$150,700 | \$141,600 | \$135,000 | \$127,700 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$3,400 | Imp Non Res (3) | \$3,400 | \$3,300 | \$3,300 | \$3,100 | \$3,100 |
| \$170,800 | Total | \$170,800 | \$172,100 | \$163,000 | \$156,200 | \$148,900 |
| \$167,400 | Total Res (1) | \$167,400 | \$168,800 | \$159,700 | \$153,100 | \$145,800 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$3,400 | Total Non Res (3) | \$3,400 | \$3,300 | \$3,300 | \$3,100 | \$3,100 |

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 135', CI 100' X 135')

| Land Type | Pricing Method | Soil ID | Act Front. | Size | Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Res Elig % | Market Factor | Value |
|-----------|----------------|---------|------------|--------|--------|-------|-----------|------------|---------|------------|---------------|----------|
| F | F | | 95 | 95x227 | 1.12 | \$200 | \$224 | \$21,280 | 0% | 100% | 1.0000 | \$21,280 |

1402 WOOSTER RD

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|--------|------|-----------|----------------|-----|
| 11/13/2007 | ADAMS KENT J & NA | | WD | / | \$0 | I |
| 11/03/2005 | ADAMS KENT & NAN | | WD | / | \$124,500 | I |
| 08/28/1996 | QUINE FAMILY TRUS | 0 | WD | / | \$0 | I |
| 01/01/1900 | QUINE DONALD & FE | | WD | / | \$0 | I |

510, 1 Family Dwell - Platted Lot

Res

DON QUINES SUB/601700- 1/2

Notes

11/4/2019 REA: 2020 ADDED FAMILY ROOM (N/V CHANGE) & JETTED TUB PER QUESTIONNAIRE
11/30/2015 REA: 2016 ADJUSTED EFF YR ON HOUSE (NEWER ROOF & WINDOWS)
4/21/2009 BP: #119-05 10/3/05 \$7,700 REROOF & 200 AMP SERVICE
BP: #123-05 10/11/05 \$1,500 10X 16 SHED

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.50 |
| Actual Frontage | 95 |
| 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 | \$21,300 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$21,300 |

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

1672 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☒ Sub & Joint

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

5

8

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

1

Total Rooms

8

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

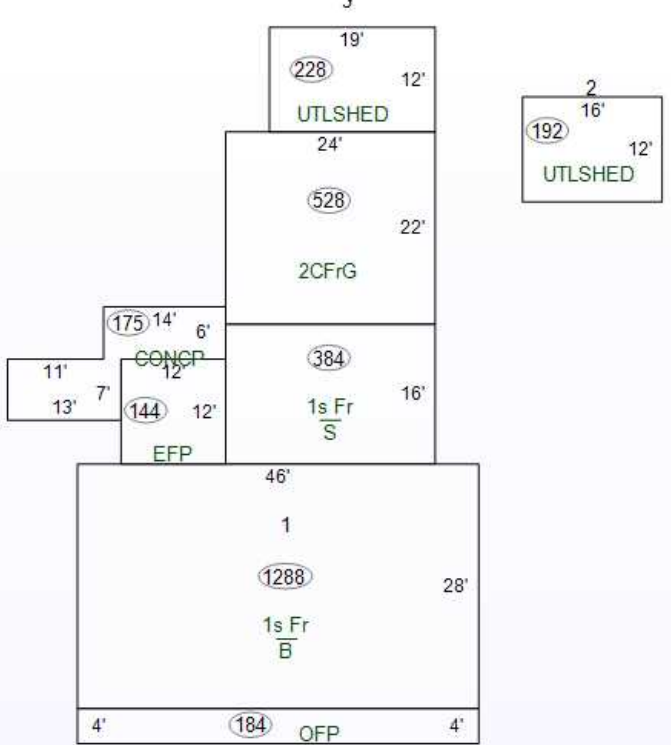
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

| Description | Area | Value |
|-----------------------|------|---------|
| Porch, Enclosed Frame | 144 | \$8,100 |
| Porch, Open Frame | 184 | \$6,300 |
| Patio, Concrete | 175 | \$900 |



Specialty Plumbing

| Description | Count | Value |
|--------------------|-------|---------|
| Bath Tub With Jets | 1 | \$1,700 |

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|-----------------------------------|------|--------|------------------------|-----------|
| 1 1Fr | 1672 | 1672 | \$100,300 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | 1288 | 0 | \$28,600 | |
| Crawl | | | | |
| Slab | 384 | 0 | \$0 | |
| | | | Total Base | \$128,900 |
| Adjustments | | | 1 Row Type Adj. x 1.00 | \$128,900 |
| Unfin Int (-) | | | | \$0 |
| Ex Liv Units (+) | | | | \$0 |
| Rec Room (+) | | | | \$0 |
| Loft (+) | | | | \$0 |
| Fireplace (+) | | | MS:1 MO:1 | \$4,300 |
| No Heating (-) | | | | \$0 |
| A/C (+) | | | 1:1672 | \$3,700 |
| No Elec (-) | | | | \$0 |
| Plumbing (+ / -) | | | 8 - 5 = 3 x \$800 | \$2,400 |
| Spec Plumb (+) | | | | \$1,700 |
| Elevator (+) | | | | \$0 |
| | | | Sub-Total, One Unit | \$141,000 |
| | | | Sub-Total, 1 Units | |
| Exterior Features (+) | | | \$15,300 | \$156,300 |
| Garages (+) 528 sqft | | | \$14,500 | \$170,800 |
| Quality and Design Factor (Grade) | | | | 1.00 |
| Location Multiplier | | | | 0.92 |
| | | | Replacement Cost | \$157,136 |

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 | 100% | 1 | Wood Frame | C | 1967 | 1975 | 46 | A | | 0.92 | | 2,960 sqft | \$157,136 | 35% | \$102,140 | 0% | 100% | 1.430 | 1.0000 | \$146,100 |
| 2: Utility Shed | 0% | 1 | | D | 2005 | 2005 | 16 | A | \$18.02 | 0.92 | \$18.02 | 12'x16' | \$2,546 | 45% | \$1,400 | 0% | 100% | 1.430 | 1.0000 | \$2,000 |
| 3: Utility Shed | 0% | 1 | | D | 1967 | 1967 | 54 | A | \$17.06 | 0.92 | \$17.06 | 12'x19' | \$2,863 | 65% | \$1,000 | 0% | 100% | 1.430 | 1.0000 | \$1,400 |

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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