

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

Country Home with 2-Car Detached Garage on 2+/- Acres!

This property will be offered at Online Only Auction on Wednesday, May 18, 2022— Bidding begins closing out at 6:30 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 June 24, 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 21' due in 22' were approximately \$0.00. 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: Wednesday, May 18, 2022
Bidding begins closing out at 6:30 pm!

Property Location: 8635 N. Goshen Rd., Huntington, IN 46750
Clear Creek Township • Huntington County

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



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

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

260-982-0238

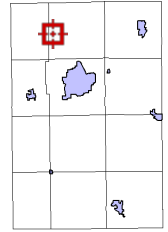
WWW.METZGERAUCTION.COM



BeaconTM 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	35-02-19-100-008.802-001	Alternate ID	350219100008802001	Owner	France, Michael; Terry W France, Melissa A Baker, Melinda L Baker & Thomas L Baker; Subject to Life Estate reserved in Thomas L Baker
Sec/Twp/Rng	19-29N-9E	Class	Res-1-Family 0 - 9.99 acres	Address	8635 N Goshen Rd Huntington, IN 46750
Property	8635 N	Acreage	2		
Address	GOSHEN RD HUNTINGTON				
District	CLEAR CREEK TWP.				
Brief Tax Description	001-00088-02 PT E NE SEC 19 2A				

(Note: Not to be used on legal documents)

Date created: 4/11/2022

Last Data Uploaded: 4/8/2022 9:21:29 PM

Developed by Schneider
GEOSPATIAL

Date (month, day, year)

4/26/2020

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

8635 north Goshen Rd. Huntington, IN 46750

1. The following are in the conditions indicated:

17. The following are in the condition:				
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher			X	
Disposal			X	
Freezer			X	
Gas Grill	X			
Hood				X
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks				X
Intercom	X			
Light Fixtures				X
Sauna	X			
Smoke / Fire Alarm(s)				X
Switches and Outlets			X	
Vent Fan(s)	X		X	
60 (100) 200 Amp Service (Circle one)				
Generator	X			
NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.				

C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed			X	
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric				
Water Heater / Gas				
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well			X	
Septic & Holding Tank/Septic Mound			X	
Geothermal and Heat Pump			X	
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			
		Yes	No	Do Not Know
Are the structures connected to a public water system?				
Are the structures connected to a public sewer system?				
Are there any additions that may require improvements to the sewage disposal system?				
If yes, have the improvements been completed on the sewage disposal system?				
Are the improvements connected to a private/community water system?				
Are the improvements connected to a private/community sewer system?				
D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat	X			
Furnace Heat / Gas	X		X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X		X	
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank				X
Other Heating Source	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>Melinda Baker</i>	Date (mm/dd/yy) <i>4/26/22</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	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)

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

8635 S. Eastern Rd Huntington IN, 46750

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>2</u> 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?			
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 <u>Melinda Baker</u>	Date (mm/dd/yy) <u>4/26/22</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	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)

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

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

260-982-0238
www.METZGERAUCTION.COM

Average Utilities

Company	Average Amount
Gas	L.P. \$
Electric	Duke \$
Water	well \$
Other	- \$
HOA	- \$

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**

ADMINISTRATIVE INFORMATION		OWNERSHIP	Tax ID 0010008802	Printed 03/17/2022 Card No. 1 of 1		
PARCEL NUMBER 35-02-19-100-008.802-001		France, Michael; Terry W France, Melissa A Baker, Melinda L	TRANSFER OF OWNERSHIP			
Parent Parcel Number		Baker & Thomas L Baker; Subject to Life Estate reserved in Thoma				
Property Address 8635 N GOSHEN RD		8635 N Goshen Rd Huntington, IN 46750 USA		Date		
Neighborhood 3501541 CLEAR CREEK MH		001-00088-02 PT E NE SEC 19 2A		08/14/2018	France, Michael; Terry W France, Mel	\$0
				10/17/2011	Baker, Thomas L & Bonnie L	\$0
			10/01/1990	BAKER, MELISSA A & MELINDA L BAKER	\$0	

RESIDENTIAL

VALUATION RECORD						Homestead Allocations		
Assessment Year		01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022	Residential	Non-Residential
Reason for Change		ANNUAL ADJ	ANNUAL ADJ	4Y Reval	ANNUAL ADJ	ANNUAL ADJ		
VALUATION	L	18500	18500	22900	22900	22900	18500	4400
Appraised Value	B	65000	65000	64900	75200	96500	95300	1200
	T	83500	83500	87800	98100	119400	113800	5600
VALUATION	L	18500	18500	22900	22900	22900	18500	4400
True Tax Value	B	65000	65000	64900	75200	96500	95300	1200
	T	83500	83500	87800	98100	119400	113800	5600

LAND DATA AND CALCULATIONS

Electric											
Street or Road:		Rating	Measured	Table	Prod. Factor						
Paved		Soil ID	Acreage	120	-or-						
Neighborhood:		-or-	-or-		Depth Factor						
Static		Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence		
	Land Type	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value	
Zoning:	1 PUBLIC ROAD/ROW	EE	0.1200		1.00	1500.00	1500.00	180 0	-100%	0	
Legal Acres:	2 HOMESITE		1.0000		1.00	18500.00	18500.00	18500		18500	
2.0000	3 RESIDENTIAL EXCESS ACREAGE		0.8800		1.00	5000.00	5000.00	4400		4400	
Admin Legal											
2.0000											

CY16: CYCLICAL REASSESSMENT 2016	Supplemental Cards		Supplemental Cards	
changed grade of dwell				
CY20: CYCLICAL REASSESSMENT 2020	MEASURED ACREAGE 2.0000		TRUE TAX VALUE 22900	
FARMLAND COMPUTATIONS				
Parcel Acreage		2.0000	Measured Acreage	
81 Legal Drain NV [-]			Average True Tax Value/Acre	
82 Public Roads NV [-]		0.1200	TRUE TAX VALUE FARMLAND	
83 UT Towers NV [-]			Classified Land Total	
9 Homesite(s) [-]		1.0000	Homesite(s) Value (+)	
91/92 Excess Acreage[-]		0.8800	Excess Acreage Value (+)	
TOTAL ACRES FARMLAND			Supplemental Cards	
TRUE TAX VALUE			TOTAL LAND VALUE 22900	

PHYSICAL CHARACTERISTICS

Occupancy: Single family
Story Height: 1.0
Finished Area: 2016
Attic: None
Basement: None

ROOFING
Material: Metal

FLOORING
Sub and joists 1.0
Carpet 1.0

EXTERIOR COVER
Wood siding 1.0

INTERIOR FINISH
Drywall 1.0

ACCOMMODATIONS
Finished Rooms 5
Bedrooms 3

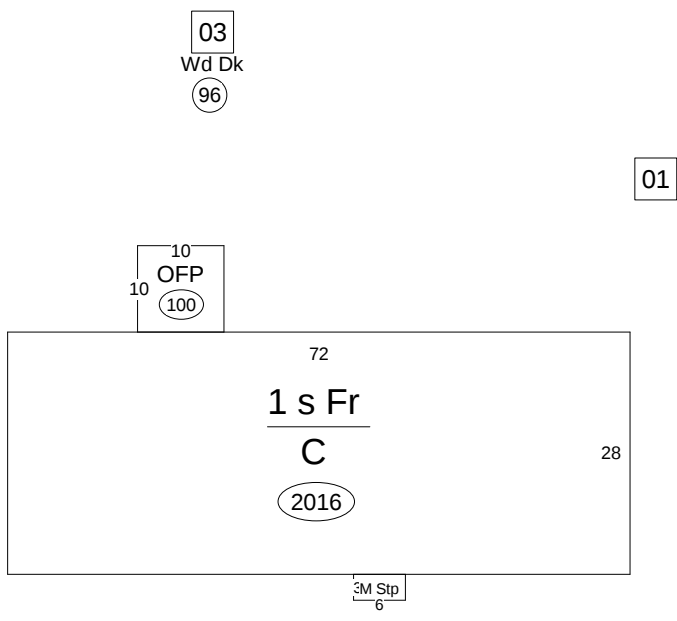
HEATING AND AIR CONDITIONING
Primary Heat: Central Warm Air
Lower Full Part
/Bsmt 1 Upper Upper
Central War 0 2016 0 0
Air Cond 0 2016 0 0

PLUMBING

3 Fixt. Baths 2 6
Kit Sink 1 1
Water Heat 1 1
TOTAL 8

REMODELING AND MODERNIZATION
Amount Date

IMPROVEMENT DATA



1	Construction	Base Area	Floor Area	Finished	Value
				Area Sq Ft	
	WOOD FRAME	2016	1.0	2016	127010

	2016 Crawl	----	8360
--	------------	------	------

TOTAL BASE			135370
Row Type	Adjustment		1.00%
SUB-TOTAL			135370

0	Interior Finish	0
0	Ext Lvg Units	0
0	Basement Finish	0
	Fireplace(s)	0
	Heating	0
	Air Condition	4490
	Frame/Siding/Roof	0
	Plumbing Fixt: 8	2400

SUB-TOTAL ONE UNIT		142260
SUB-TOTAL 0 UNITS		142260
Garages		
0	Integral	0
0	Att Garage	0
0	Att Carports	0
0	Bsmt Garage	0
Ext Features		5980

SUB-TOTAL		148240
Quality Class/Grade		D+2

GRADE ADJUSTED VALUE		126750
----------------------	--	--------

(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
01 :D	-4	D	DWELL	0.00		D+2	1990	1990	AV	0.00	N	0.00	2016	126750	30	0	100	100	88700
		01	DETGAR	0.00	1	D	1990	1990	P	29.88	Y	19.54	25x 28	13680	52	0	100	100	6600
		03	POOLAGC	0.00		C	1994	1994	AV	5200	N	4940	1@ 24	4940	85	50	100	100	400
		05	WDDK	0.00	1	C	1994	1994	AV	0.00	N	0.00	8x 12	2030	24	50	100	100	800

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM