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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-
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YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Mobile Home Park on 6.88+/- Acres!

This property will be offered at Online Only Auction on Tuesday, February 21, 2023 – 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 \$10,000.00 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 24, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$2,878.75. 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: Tuesday, February 21, 2023
Bidding begins closing out at 6:00 pm!

Property Location: 4773 E. 100 S., Pierceton, IN 46562
Washington Township • Kosciusko County

Auction Manager: John Burnau 574.376.5340
<https://bidmetzger.com/auctions/>




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

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Listings as of 01/13/2023

Property Type	RESIDENTIAL	Status	Active	CDOM 1	DOM 1	Auction	Yes	
MLS #	202301062	4773 E 100 S	Pierceton	IN	46562	LP \$0		
	Area	Kosciusko County	Parcel ID	43-12-19-100-188.000-029	Type	Site-Built Home	Waterfront	No
	Sub	None	Cross Street		Bedrms	3	F Baths	2
	Township	Washington	Style	One Story	REO	No	Short Sale	No
	School District	WTK	Elem	Pierceton	JrH	Whitko	SrH	Whitko
	Legal Description	9-73-1.C TRCT NE 19-32-7 6.88A						
	Directions	Take US 30 west of Pierceton to 450 E. Head north on 450 E. Turn east on 100 S. Property is on the south side of the road.						
	Inside City Limits	N	City		County Zoning	A1	Zoning Description	

Remarks Mobile Home Park on 6.88+/- Acres selling via Online Only Auction on Tuesday, February 21, 2023 -- Bidding begins closing out at 6 pm! Peaceful Country Setting with Woods & Pond on almost 7 acres! Manufactured Home features 3 Bedrooms & 2 Full Baths. Basement Garage has room for your vehicles or extra storage. There are 9 mobile home lots. Great Income Producing Property! New mound septic system. Schedule your private showing today! Open House: Thursday, February 16th 5:30-6pm

Agent Remarks Online Auction: Tues. 2.21.23 6pm Open House: Thurs. 2.16.23 5:30-6pm Income Verification Available. TERMS: \$10,000 down the day of 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.

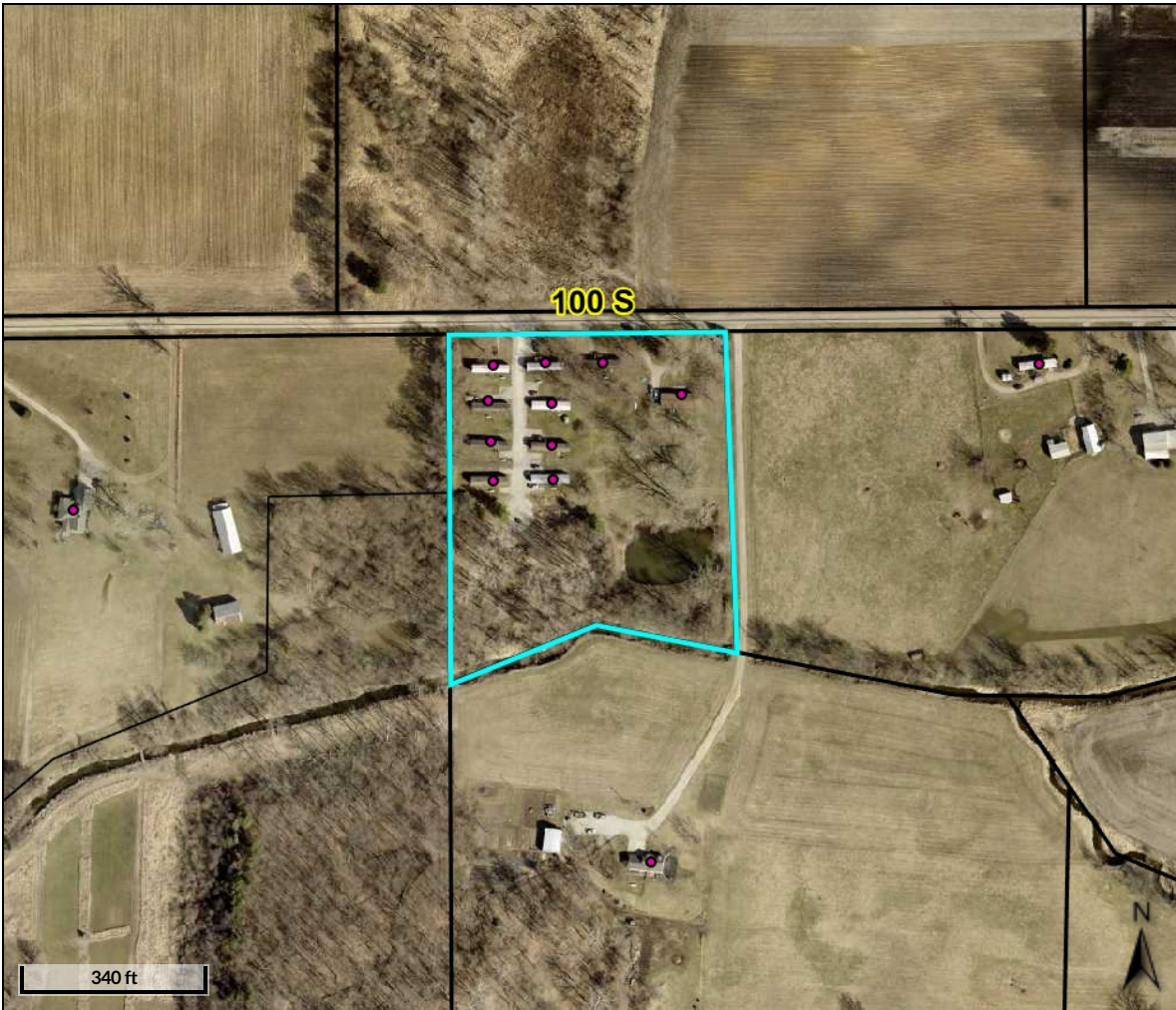
Sec	Lot	Lot Ac/SF/Dim	6.8800	/	299,693	/	500x560	Lot Desc	6-9.999				
Above Gd Fin SqFt	1,344	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,344	Ttl Fin SqFt	1,344	Year Built	1979	
Age	44	New Const	No	Date Complete		Ext	Vinyl	Bsmt	Full Basement		# Rooms	5	
Room Dimensions		Baths	Full	Half	Water		WELL	Basement Material					
RM DIM	LVL	B-Main	2	0	Sewer		Septic	Dryer Hookup Gas	No	Fireplace		No	
LR	12 x 20	B-Upper	0	0	Fuel /		Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs		No	
DR	x	B-Blw G	0	0	Heating			Dryer Hookup G/E	No	Split FlrPln		No	
FR	x				Cooling		None	Disposal	No	Ceiling Fan		No	
KT	10 x 12	Laundry Rm	Main			6 x 8		Water Soft-Owned	No	Skylight		No	
BK	x							Water Soft-Rented	No	ADA Features		No	
DN	x							Alarm Sys-Sec	No	Fence			
MB	10 x 12	Garage	2.0	/	Basement	/	24 x 24	/	576.00	Alarm Sys-Rent	No	Golf Course	No
2B	10 x 10	Outbuilding 1	None				x	Garden Tub	No	Nr Wlkg Trails		No	
3B	12 x 12	Outbuilding 2					x	Jet Tub	No	Garage Y/N		Yes	
4B	x	Assn Dues		Frequency		Not Applicable		Pool	No	Off Street Pk			
5B	x	Other Fees						Pool Type					
RR	x	Restrictions						SALE INCLUDES	Refrigerator, Range-Electric				
LF	x												
EX	x												

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	2/21/2023	Time	6 PM
Financing:	Existing	Proposed		Excluded Party	None	Assessed Value	
Annual Taxes	\$2,878.75	Exemptions	No Exemptions	Year Taxes Payable	2022		
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	List Team			
Co-List Office		Co-List Agent					
Showing Instr	Showingtime or Open House						
List Date	1/12/2023	Start Showing Date		Exp Date	3/31/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker	1.0%	Variable 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	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

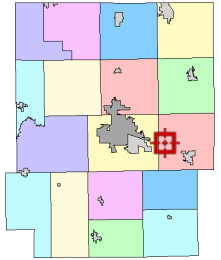
Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).



Overview



Legend

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

Parcel ID	009-073-001.C	Alternate ID	009-719011-04	Owner Address	Stevens Michael L
Sec/Twp/Rng	0019-0032-7	Class	COMMERCIAL MOBILE HOME PARKS		1318 S 450 E
Property Address	4773 E 100 S	Acreage	6.88		Pierceton, IN 46562
	PIERCETON				
District	Washington				
Brief Tax Description	009-073-001.C				
	Trct Ne 19-32-7 6.88A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/8/2022
 Last Data Uploaded: 12/8/2022 4:16:51 AM

Developed by  **Schneider**
 GEOSPATIAL

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**

43-12-19-100-188.000-029

STEVENS MICHAEL L

4773 E 100 S

415, Mobile Home Park

COMM WASHINGTON TWP 1/2

General Information

Parcel Number 43-12-19-100-188.000-029
Local Parcel Number 0971901104

Tax ID:

Routing Number 009-073-001.C

Property Class 415 Mobile Home Park

Year: 2022

Location Information

County Kosciusko

Township WASHINGTON

District 029 (Local 029) WASHINGTON TOWNSHIP

School Corp 4455 WHITKO COMMUNITY

Neighborhood 9904000-029 COMM WASHINGTON TWP

Section/Plat 19-32-7

Location Address (1) 4773 E 100 S PIERCETON, IN 46562

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model 13 TNSHP OUTLYING AREAS

Characteristics

Topography Flood Hazard High

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022

Review Group 2021

Ownership

STEVENS MICHAEL L 1318 S 450 E PIERCETON, IN 46562

Legal

9-73-1.C TRCT NE 19-32-7 6.88A



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (01/01/2022, 01/01/2021, 01/01/2020, 01/01/2019, 01/01/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$93,700, \$99,300, \$193,000, \$186,800, \$193,100, \$188,500).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value (\$20,000, \$73,740).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/14/1981 STEVENS MICHAEL L, 05/17/1979 STEVENS BARBARA, 01/01/1900 STEVENS LAWRENC.

Commercial

Notes

9/17/2020 REA: 2021 ADJUSTED SIZE ON PATIO PER PICTOMETRY
9/21/2016 REA: 2017 ATTACHED DECK TO BLDG, ADDED FREE STANDING CONCRETE PATIO, REMOVED INFLUENCE ON HOMESITE
3/7/2012 MH: 2012 PAY 2013 PER STATE GUIDELINES CHANGED MH TO 1SFR
12/1/2009 CE: 2009 ADJUSTED AALOCATIONS FOR CAP RATE
12/1/2009 COMM: COUNTRY DELIGHT
12/1/2009 MEM: REMOVED 8X10 WDDK 2004 PAY 2005

12/1/2009 MH: 4701 E 100 S PIERCETON - 4705 E 100 S PIERCETON
4707 E 100 S PIERCETON - 4713 E 100 S PIERCETON
4705 E 100 S PIERCETON - 4727 E 100 S PIERCETON
4731 E 100 S PIERCETON - 4735 E 100 S PIERCETON
4749 E 100 S PIERCETON

12/1/2009 MUP: MUP

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (6.88), Actual Frontage (0), Developer Discount, Parcel Acreage (6.88), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (5.88), 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 (\$20,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$20,000), CAP 2 Value (\$73,700), CAP 3 Value (\$0), Total Value (\$93,700).

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1344 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Concrete	252	\$1,400
Wood Deck	100	\$2,200

Plumbing

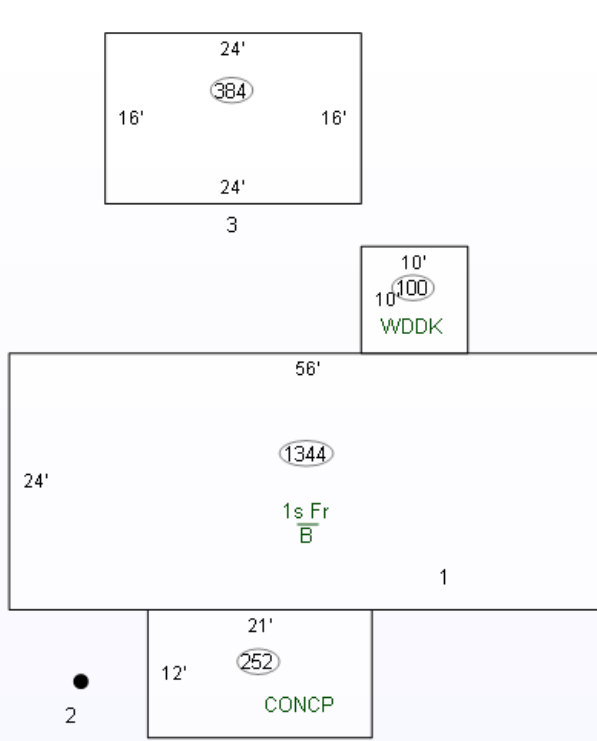
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1344	1344	\$96,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1344	0	\$32,200	
Crawl				
Slab				

Adjustments	1 Row Type Adj. x 1.00	\$128,400
--------------------	-------------------------------	------------------

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$128,400
----------------------------	------------------

Sub-Total, 1 Units	\$128,400
---------------------------	------------------

Exterior Features (+)	\$3,600	\$132,000
Garages (+) 0 sqft	\$0	\$132,000
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
Replacement Cost		\$97,152

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	D	1979	1979	43	A		0.92		2,688 sqft	\$97,152	38%	\$60,230	0%	100%	1.000	1.1170	\$67,300
2: Mobile Home Park C 0	0%	1		B	1991	1991	31	A	\$11,05	0.92	\$596,8	9 Sites	\$70,297	45%	\$38,660	30%	100%	1.000	1.1170	\$30,200
3: Patio (free standing)	0%	1		C	2010	2010	12	A		0.92		16'x24'	\$1,840	11%	\$1,640	0%	100%	1.000	1.1170	\$1,800

...Generation after Generation



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