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Property Services, LLC

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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

4 Bedroom Ranch Home on Corner Lot in Quiet Neighborhood!

This property will be offered at Online Only Auction on Tuesday, October 17, 2023 -- Bidding begins closing out at 6 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 \$2,000.00 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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 November 17, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$1,694.98. 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, October 17, 2023

Bidding begins closing out at 6 pm!

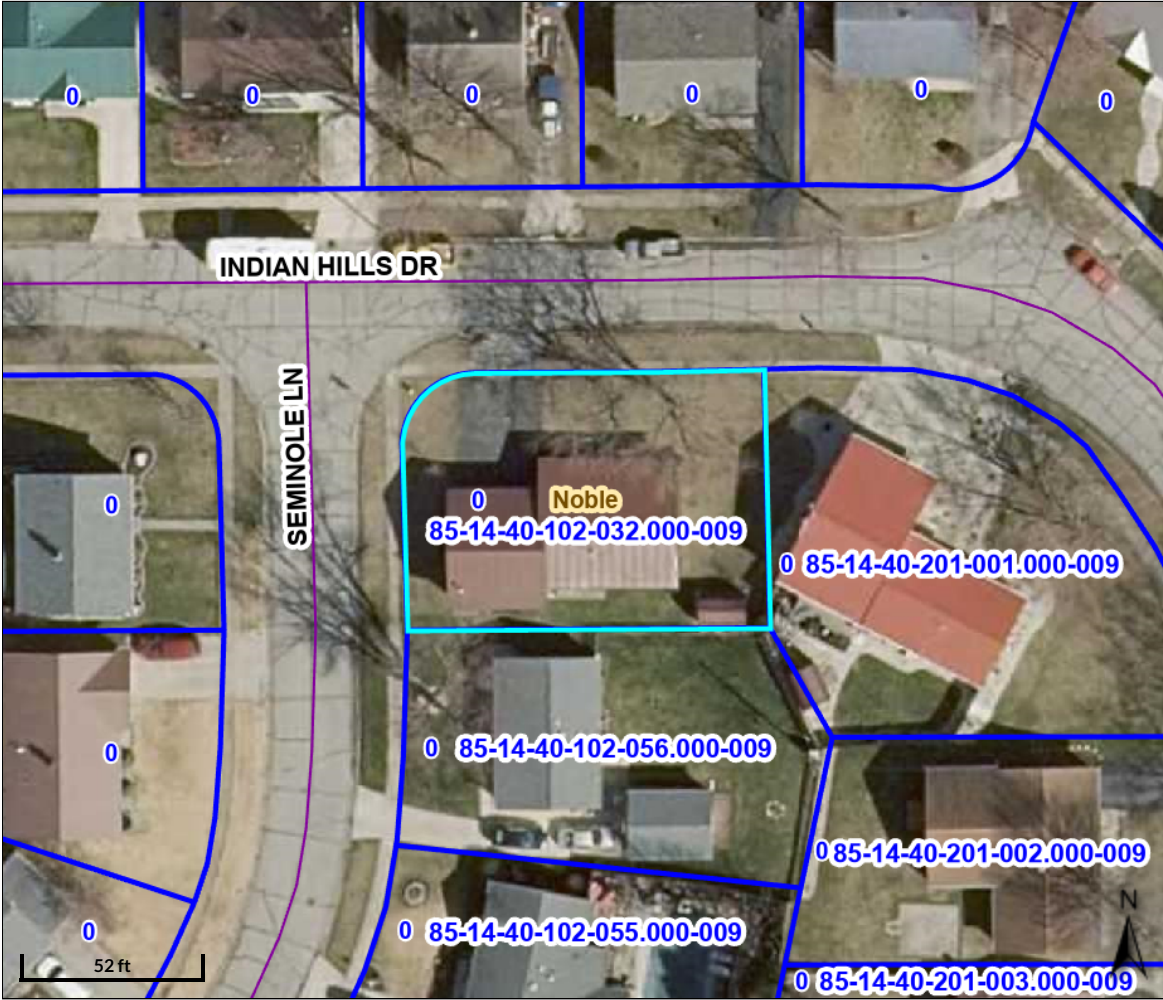
1086 Indian Hills Dr., Wabash, IN 46992

Noble Township • Wabash County

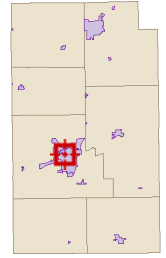
Auction Manager: Gary Spangle 574.551.1768

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





Overview




Legend

- Parcels
- Tax Sale Parcels
- Road Centerlines

Parcel ID	85-14-40-102-032.000-009	Alternate ID	n/a	Owner Address	GAUNT JACK A & NANCY ANN L/E & JACK A GAUNT REVOCABLE LIVING TRUST 824 KENT AVENUE WEST LAFAYETTE, IN 47906
Sec/Twp/Rng	00-27-06	Class	One Family Dwelling		
Property Address	1086 INDIAN HILLS DR WABASH	Platted			
District		Acreage	n/a		
Brief Tax Description	WABASH CORP INDIAN HILLS LOT 16				
	(Note: Not to be used on legal documents)				

Date created: 9/12/2023
Last Data Uploaded: 9/11/2023 11:19:06 PM

Property Type RESIDENTIAL	Statu Active	CDO 0	DOM 0	Auction Yes
MLS # 202334226	1086 Indian Hills Drive	Wabash	IN 46992	L \$0
	Area Wabash County	Parcel ID 85-14-40-102-032.000-009	Type Site-Built Home	Waterfront No
	Sub Indian Hills	Cross Street	Bedrm 4	F 1
	Townshi Noble	Style One Story	RE No	Short Sale No
	School District WAB	Ele OJ Neighbors	Jr Wabash	Sr Wabash
Legal Description INDIAN HILLS LOT 16				
Directions From SR 15 (Cass St), head west on Colerain St. Turn south on Indian Hills Dr. Property is on the corner of Indian Hills &				
Inside City Limits Y	City Zoning R1	County Zoning	Zoning	

Remarks 4 Bedroom Ranch Home in Quiet Neighborhood on a Corner Lot selling via Online Only Auction on Tuesday, October 17, 2023 -- Bidding begins closing out at 6 pm This home situated on a corner lot features 4 bedrooms & 1 bath. There is an attached, heated 2+ car garage for your vehicles & extra storage. Garden shed for outdoor storage. This home boasts new and upgraded features including a new metal roof, siding, gutters, and windows that enhance the exterior as well as provide improved functionality and energy efficiency. Great starter or downsizing home, or investment property! Open House: Tuesday, October 10th 5:30-6pm

Agent Remarks Online Auction: Tues. 10.17.23 6pm Open House: Tues. 10.10.23 5:30-6pm TERMS: \$2,000 down day of the auction with the balance at closing. The Sellers will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). 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

Se Lot 16	Lot 0.1600 / 7,000	Lot Desc Corner, 0-2.9999	Year Built 1962
Above Gd Fin 1,008	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0
Age 61	New Const No	Date Complete	Ext Metal, Vinyl
Room Dimensions		Baths Full Half	Water CITY
RM DIM	LV	B-Main 1 0	Well Type
LR 15 x 12	M	B-Upper 0 0	Sewer City
DR x		B-Blw G 0 0	Fuel / Gas, Forced Air
FR x		Laundry Rm Main	Heating
KT 12 x 12	M	Laundry 6 x 5	Cooling Central Air
BK x		AMENITIES Dryer Hook Up Gas, Eat-In Kitchen, Garage Door Opener, Patio Open, Range/Oven Hook Up Elec, Tub /Shower Combination, Garage-Heated, Main Floor Laundry, Washer Hook-Up, Garage Utilities	
DN x		Garage 2.0 / Attached	Water 28 x 24 / 672.00
1B 12 x 8	M	Outbuilding Shed	Pool 8 x 1
2B 14 x 8	M	Outbuilding	Pool Type
3B 11 x 8	M	Assn Dues	Frequenc Not Applicable
4B 14 x 12	M	Other Fees	SALE INCLUDES Microwave, Refrigerator, Washer, Window Treatments, Dryer-Gas, Oven-Electric, Range-Electric, Water Heater Gas
5B x		Restrictions	
RR x			
LF x			
EX 7 x 4	M		

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water		Water Type	Lake
Auctioneer Chad Metzger & Gary Spangle	Lic # AC31300015	Auction Date 10/17/202	Time 6 pm
Financing Existing	Propose	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,694.98	Exemption Homestead, Supplemental	Year Taxes Payable 2023	Assessed

Possessio at closing	List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Gary Spangle - Cell: 574-551-1768
Agent E-mail gary@metzgerauction.com	List Agent - User UP388053999	List
Co-List Office Metzger Property Services, LLC	Co-List Agent Chad Metzger - Cell: 260-982-9050	
Showing Instr Showingtime or Open House	List Date 9/20/2023	Start Showing
Contract Exclusive Right to Sell	Exp Date 12/31/202	Owner/Seller a Real Estate No
Virtual Tours:	Buyer Broker 2.0%	Variable Rate No
Pending Date	Lockbox Mechanical/Combo	Lockbox Location Front Door
Ttl Concessions Paid	Closing Date	Selling Price
Sell Office	Sold/Concession	Conc Paid By
Co-Sell	Sell Agent	Sell
	Co-Sell	

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238
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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

9/17/23

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)

1086 Indian Hills Dr. Wabash, IN 46992

1. The following are in the conditions indicated:

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	
60 / 100 / 200 Amp Service (Circle one)			X	
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.

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>[Signature]</i>	Date (mm/dd/yy) 9/17/23
Signature of Seller	Date (mm/dd/yy)

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	X		X	
Water Heater / Gas			X	
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			

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	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

Signature of Buyer	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)

1086 Indian Hills Dr Wabash, IN 46992

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>4</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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>Lach R. House</i>	Date (mm/dd/yy) <u>9/13/23</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 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**

General Information

Parcel Number 85-14-40-102-032.000-009
Local Parcel Number 0120360200
Tax ID:

Ownership

GAUNT JACK A
NANCY ANN L/E & JACK A GAUNT R
824 KENT AVENUE
WEST LAFAYETTE, IN 47906

Legal

INDIAN HILLS LOT 16

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/17/2019 to 01/01/1900.

Notes

10/27/2022 RP: Reassessment Packet 2023

Routing Number

5B.BK1

Property Class 510

1 Family Dwell - Platted Lot



Res

Year: 2023

Location Information

County Wabash
Township NOBLE TOWNSHIP
District 009 (Local 009)
School Corp 8060
Neighborhood 8509515-009
Section/Plat 00
Location Address (1)
1086 INDIAN HILLS DR
WABASH, IN 46992

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2023, 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 70' X 110', CI 70' X 110')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 70, 70x100, 0.91, \$250, \$228, \$15,960, 0%, 100%, 1.0000, \$15,960.

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved, Sidewalk
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.16), Actual Frontage (70), Parcel Acreage (0.00), etc.

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1008 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" 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 checked="" 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	102	\$600

Plumbing

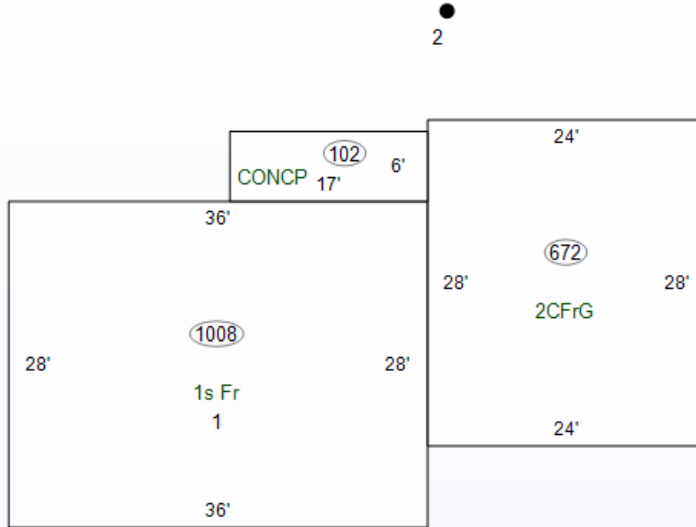
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1008	1008	\$80,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base \$80,500

Adjustments 1 Row Type Adj. x 1.00 \$80,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1008	\$2,900
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$83,400

Sub-Total, 1 Units

Exterior Features (+)	\$600	\$84,000
Garages (+) 672 sqft	\$19,600	\$103,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88
Replacement Cost		\$91,168

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	1962	1974	49 G		0.88		1,008 sqft	\$91,168	30%	\$63,820	20%	100%	1.400	1.0000	\$71,500
2: Utility Shed R 01	0%	1	SV	C	1990	1990	33 A		0.88		8'x12'		65%		50%	100%	1.000	1.0000	\$300

...Generation after Generation



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Property Services, LLC

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