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**PROVIDING PROFESSIONAL AUCTION,
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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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

30+/- Acres with Country Home & Pasture offered in 2 Tracts!

This property will be offered at Online Only Auction on Monday, December 4, 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 10% 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 19, 2024. 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 \$1,435.86 total. 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: Monday, December 4, 2023

Bidding begins closing out at 6 pm!

10435 N. Stockdale Rd., Roann, IN 46974

Perry Township • Miami County

Auction Manager: Tim Pitts 317.714.0432

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





Tract 1
8 Acres

Tract 2
22 Acres

N 650 E

N Stockdale Rd

N 600 E


N 600 E

N 800 W

N 008 N

W River Rd

W River Rd

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202340064	10435 N Stockdale Road	Roann	IN 46974	LP \$0
	Area Miami County	Parcel ID 52-03-34-400-002.000-014	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 4	F Baths 2
	Township Perry	Style Two Story	REO No	Short Sale No
	School District NMICS	Elem North Miami	JrH North Miami	SrH North Miami
	Legal Description Approximately 8+/- Acres part of: 014-65616-00 PT E1/2 34-29-05 3.757 ACRES 27 656 01600 &			
	Directions Northwest of Roann. Take Hwy 16 west to 800 W. Head north, then west on 650 E (Stockdale Mill Rd.) Property is on the			
	Inside City N	City Zoning	County Zoning A1	Zoning Description

Remarks 30+/- Acres with Country Home & Pasture offered in 2 Tracts selling via Online Only Auction on Monday, December 4, 2023 -- Bidding begins closing out at 6 pm! Tract 1: Nice Split-Level Home with 4 Bedrooms & 2.5 Baths on 8+/- Acres! Spacious kitchen opens to dining room with patio doors connecting the indoors & outdoors while giving abundant natural light. The living room features a brick fireplace perfect for cozying up on chilly evenings. There are 4 bedrooms & 2.5 baths ensuring comfort & privacy for your family or guest. The lower level has a bar area & offers endless possibilities, whether you're hosting game nights or transforming it into a home theater. There are multiple outbuildings, providing storage space for all your tools, recreational equipment, or even the opportunity to convert one into a private workshop or studio. Bid on this tract individually or for the entire 30+/- acres! Open House: Monday, November 27th 5:30-6pm

Agent Remarks Online Auction: Mon. 12.4.23 6 pm Open House: Mon. 11.27.23 5:30-6pm TERMS:10% down day of the auction with the balance at closing. The Sellers will provide a Personal Representative'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.

Sec	Lot	Lot	8.0000	/	348,480	/	650x400	Lot Desc	Rolling, 6-9.999
Above Gd Fin SqFt	2,344	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	488	Ttl Below Gd SqFt	488	Ttl Fin SqFt	2,832
Age	59	New Const	No	Date Complete		Ext	Brick	Bsmnt	Finished, Outside Entrance, Walk-up
Room Dimensions		Baths	Full	Hal		Water	WELL	Basement Material	Block
LR	20 x 15	U		B-Main	0	Well Type	Private	Dryer Hookup Gas	No
DR	13 x 11	U		B-Upper	2	Sewer	Septic	Dryer Hookup Elec	Yes
FR	28 x 19	L		B-Blw	0	Fuel /	Propane, Baseboard,	Dryer Hookup G/E	No
KT	13 x 13	U		Laundry Rm	Main	Heating		Disposal	No
BK	x			Laundry L/W	7 x 6	Cooling	Attic Fan, Window	Water Soft-Owned	No
DN	x			AMENITIES	1st Bdrm En Suite, Antenna, Bar, Ceiling Fan(s)			Water Soft-Rented	No
1B	17 x 13	U			, Closet(s) Walk-in, Countertops-Laminate, Deck Open, Dryer			Alarm Sys-Sec	No
2B	13 x 13	U			Hook Up Electric, Range/Oven Hook Up Elec, Twin Sink			Alarm Sys-Rent	No
3B	12 x 10	U		Garage	/		/	Garden Tub	No
4B	15 x 12			Outbuilding 1	Pole/Post Building		36 x 30	Jet Tub	No
5B	x			Outbuilding 2			x	Pool	No
RR	20 x 19			Assn Dues		Frequency	Not Applicable	Pool Type	
LF	x			Other Fees				SALE INCLUDES	Dishwasher, Window Treatment-Blinds
EX	x			Restrictions				FIREPLACE	Living/Great Rm

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Tim Pitts	Lic #	AC31300015	Auction Date	12/4/2023	Time	6 pm
Financing: Existing		Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$1,435.86	Exemption	Homestead, Supplemental	Year Taxes Payable	2023	Assessed Value	
Possession	at closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Timothy Pitts - Cell: 317-714-0432		
Agent E-mail	tpitts5467@hotmail.com			List Agent - User Code	UP388055047		
Co-List Office	Metzger Property Services, LLC			Co-List Agent	Chad Metzger - Cell: 260-982-9050		
Showing Instr	Showingtime or Open House						
List Date	11/1/2023	Start Showing Date		Exp Date	1/31/2024	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	side door towards	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By		Sell Team	
Sell Office		Sell Agent		Sell Team			
Co-Sell Office		Co-Sell Agent					

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

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Listings as of 11/01/2023

Property Type LOTS AND LAND Status Active CDOM 0 DOM 0 Auction Yes

MLS 202340066 ** N Stockdale Road Roann IN 46974 Status Active LP \$0



Area Miami County **Parcel ID** 52-03-34-400-001.000-014 **Type** Agricultural Land

Sub None **Cross Street**

School District NMI Elem North Miami **JrH** North Miami **SrH** North Miami

REO No **Short Sale** No **Waterfront Y/N** N

Legal Description Approximately 22+/- Acres part of: 014-65617-00 PT E1/2 34-29-05 26.281 27 656 01700

Directions Northwest of Roann. Take Hwy 16 west to 800 W. Head north, then west on 650 E (Stockdale Mill Rd.) Property is on

Inside City Limits N **City** **County Zoning** A1 **Zoning Description**

Remarks 30+/- Acres with Pasture & Country Home offered in 2 Tracts selling via Online Only Auction on Monday, December 4, 2023 -- Bidding begins closing out at 6 pm! Tract 2: 22+/- Acres of Pasture. Great Potential Building Site for your dream home! Don't miss this opportunity to build as you desire with peaceful country views on 22 acres! Bid on this tract individually or for the entire 30+/- acres!

Agent Remarks Online Auction: Mon. 12.4.23 6pm TERMS:10% down day of the auction with the balance at closing. The Sellers will provide a Personal Representative'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

Sec Lot **Lot Ac/SF/Dim** 22.0000 / 958,320 / 1100x980

Parcel Desc 15+ **Platted Development** No **Platted Y/N** Yes

Township Perry **Date Lots Available** **Price per Acre** \$0.00

Type Use Agriculture, Residential, **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County

Water Type None **Well Type** **Easements** Yes

SEWER TYPE None **Water Frontage**

Type Fuel None **Assn Dues** Not Applicable

Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No

Can Property Be Divided? No

Water Access

Water Name **Lake Type**

Water Features

Water Frontage **Channel Frontage** **Water Access**

Auction Yes **Auctioneer Name** Chad Metzger & Tim Pitts **Auctioneer License #** AC31300015

Auction Location Online Only: bidmetzger.com **Auction Start Date** 12/4/2023

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$474.10 **Exemption** No Exemptions **Year Taxes Payable** 2023 **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** Timothy Pitts - Cell: 317-714-0432

Agent ID RB21001581 **Agent E-mail** tpitts5467@hotmail.com

Co-List Office Metzger Property Services, LLC **Co-List Agent** Chad Metzger - Cell: 260-982-9050

Showing Instr

List Date 11/1/2023 **Exp Date** 1/31/2024

Contract Type Exclusive Right to Sell **BBC** 1.5% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0

Total Concessions Paid **Sold/Concession Remarks**

Sell Office **Sell Agent** **Sell Team**

Co-Sell **Co-Sell Agent**

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

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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 52-03-34-400-002.000-014
Local Parcel Number 0146561600

Tax ID:

Routing Number 03-34-014-063

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County Miami
Township PERRY TOWNSHIP
District 014 (Local 014) PERRY TOWNSHIP
School Corp 5620 NORTH MIAMI CONSOLIDATED
Neighborhood 14801-014 Perry Twp
Section/Plat 34
Location Address (1) 10435 N STOCKDALE RD ROANN, IN 46974

Ownership

Birk, Robert L & Wilma M
PO Box 156
Roann, IN 46974

Legal

014-65616-00 PT E1/2 34-29-05 3.757 ACRES
27 656 01600



Transfer of Ownership

Date 01/01/1900 Owner Birk, Robert L & Wilma Doc ID Code Book/Page Adj Sale Price V/I

Notes

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

Table with columns for Assessment Year (2023-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Pricing Soil Type, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Zoning

Subdivision

Lot

Market Model 14801-014

Characteristics

Topography Flood Hazard High

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Other

Printed Friday, April 14, 2023

Review Group 2021

Data Source External Only

Collector

Appraiser 06/29/2020 Brian

Land Computations

Table with columns for Land Computations items like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	N/A
Finished Area	2344 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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	196	\$1,200
Patio, Concrete	180	\$1,000
Porch, Open Frame	48	\$3,400

Plumbing

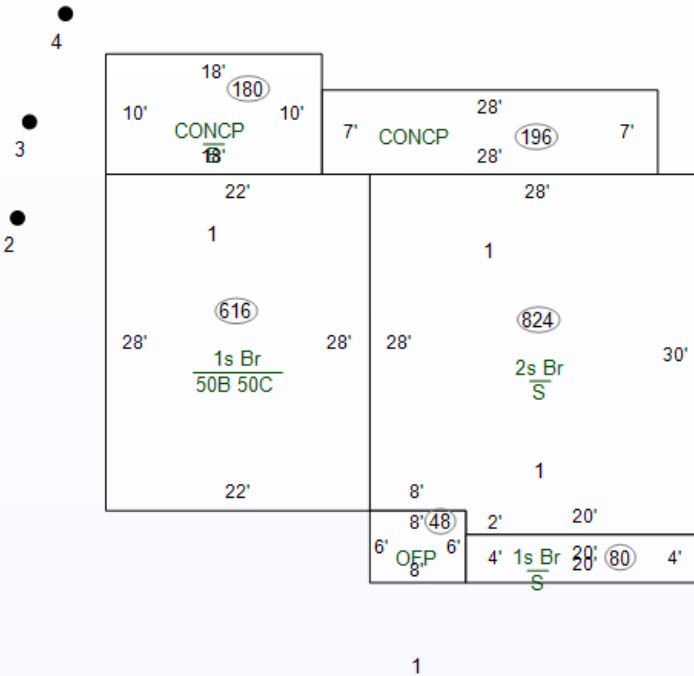
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	11

Heat Type

Hot Water or Steam



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1520	1520	\$113,500	
2	7	824	824	\$42,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		488	0	\$18,700	
Crawl		308	0	\$3,500	
Slab		904	0	\$0	
Total Base				\$178,500	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:440	\$6,100
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$193,100
Sub-Total, 1 Units	
Exterior Features (+)	\$5,600
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	1.10
Location Multiplier	0.88
Replacement Cost	\$192,342

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%	2	Brick	C+2	1964	1964	59 G		0.88		2,832 sqft	\$192,342	35%	\$125,020	0%	100%	1.000	1.0000	\$125,000
2: Barn, Pole (T3) R 01	0%	1	T3AW	C	1979	1979	44 A	\$19.80	0.88		30' x 36' x 12'	\$18,251	60%	\$7,300	0%	100%	1.000	1.0000	\$7,300
3: Lean-To R 01	0%	1	Concrete Floor	C	1979	1979	44 A	\$8.36	0.88		16'x36' x 7'	\$4,235	60%	\$1,690	0%	100%	1.000	1.0000	\$1,700
4: Utility Shed R 01	0%	1		D	1970	1970	53 A	\$20.94	0.88	\$14.74	10'x18'	\$2,654	65%	\$930	50%	100%	1.000	1.0000	\$500

...Generation after Generation



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