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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
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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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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

3 Bedroom Home with Tippecanoe Lake Views!

This property will be offered at Online Only Auction on Thursday, December 7, 2023 -- Bidding begins closing out at 5:30 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 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 12, 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 \$1,163.00. 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: Thursday, December 7, 2023

Bidding begins closing out at 5:30 pm!

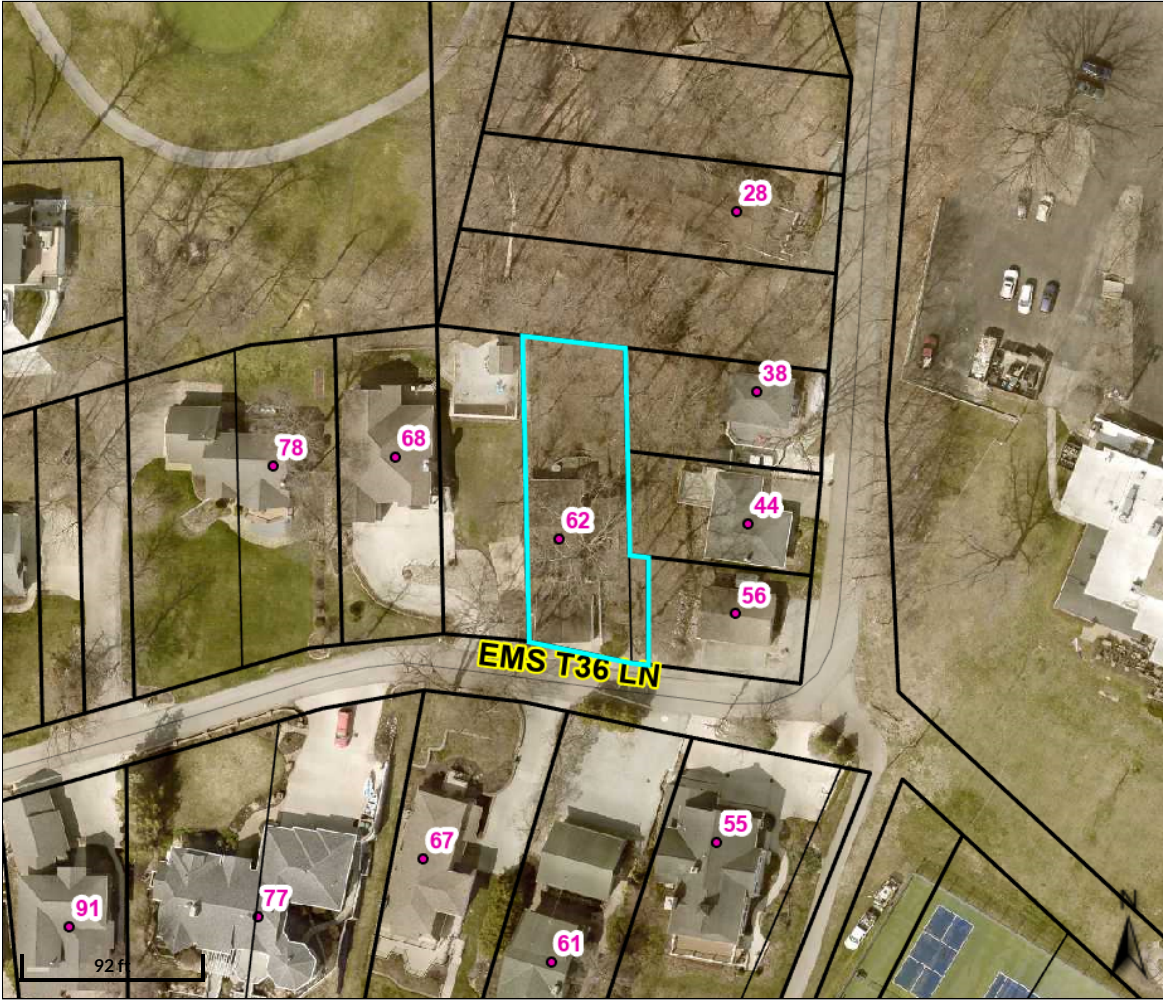
62 Ems T36 Ln., Leesburg, IN 46538

Tippecanoe Township • Kosciusko County

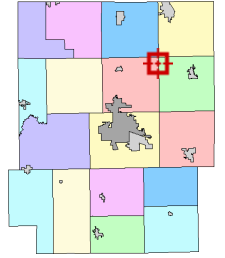
Auction Manager: Tim Pitts 317.714.0432

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





Overview




Legend

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

Parcel ID	005-023-048	Alternate ID	005-702017-27	Owner Address	Rutter Robert T
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		PO Box 1615
Property Address	62 EMS T36 LN	Acreage	n/a		Muncie, IN 47308
	LEESBURG				
District	Tippecanoe				
Brief Tax Description	005-023-048				
	LOT 4 & W 8' LOT 3				
	1ST ADD TO FRAZIER'S LANDING				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/23/2023
 Last Data Uploaded: 10/23/2023 3:11:37 AM

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202340756	62 Ems T36 Lane	Leesburg	IN 46538	LP \$0
	Area Kosciusko County	Parcel ID 43-08-06-300-036.000-023	Type Site-Built Home	Waterfront No
	Sub Fraziers Landing	Cross Street	Bedrms 3	F Baths 3
	Township Tippecanoe	Style Two Story	REO No	H Baths 0
	School District WSC	Elem North Webster	JrH Wawasee	SrH Wawasee
	Legal Description 5-23-48 LOT 4 & W 8' LOT 3 1ST ADD TO FRAZIERS LANDING			
	Directions Property on the north side of Tippecanoe Lake on T36 Ln.			
Inside City	N	City Zoning	County Zoning R1	Zoning Description

Remarks 3 Bedroom Home with Tippecanoe Lake Views selling via Online Only Auction on Thursday, December 7, 2023 -- Bidding begins closing out at 5:30 pm! Great Opportunity to design this home as you desire! While it may require a total renovation, the demolition has already begun, providing a blank canvas for your creative vision. Open concept layout featuring a fireplace, cathedral ceiling & lots of natural light from the floor-to-ceiling windows in the living room to capture the beautiful lake views. The master bedroom with ensuite is on the main level with 2 additional bedrooms & 2 full bathrooms upstairs. The unfinished basement can be transformed into a media center, home gym, or anything your heart desires. The possibilities are endless with this home! Although there is no boat access, it's just a short drive/golf cart ride to Lake Tippy to rent a boat slip. Open House: Sunday, December 3rd 1:30 -2pm

Agent Remarks Online Auction: Thurs. 12.7.23 5:30pm Open House: Sun. 12.3.23 1:30-2pm TERMS: 10% 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.

Sec Lot 43	Lot 0.1800	/ 7,977 / 59X135.2		Lot Desc Rolling, Slope, 0-2.9999, Water View
Above Gd Fin SqFt 2,102	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 312	Ttl Fin SqFt 2,102
Age 72	New Const No	Date Complete	Ext Vinyl	Bsmt Unfinished
Room Dimensions		Baths	Full	Hal
LR 25 x 17	B-Main 1	0	Water WELL	Well Type Private
DR 16 x 11	B-Upper 2	0	Sewer Septic	Dryer Hookup Gas No
FR x	B-Blw 0	0	Fuel / Gas, Forced Air	Dryer Hookup Elec No
KT 23 x 10	Laundry Rm Main		Heating	Dryer Hookup G/E No
BK x	Laundry L/W x		Cooling Attic Fan, Central Air	Disposal No
DN x	AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Washer Hook-Up			Water Soft-Owned No
1B 16 x 12				Water Soft-Rented No
2B 15 x 10 U				Alarm Sys-Sec No
3B 14 x 14 U	Garage 2.0 / Detached / 26 x 22 / 572.00			Alarm Sys-Rent No
4B x	Outbuilding 1 None		x	Garden Tub No
5B x	Outbuilding 2		x	Jet Tub No
RR 24 x 12 B	Assn Dues	Frequency Not Applicable		Pool No
LF x	Other Fees			Pool Type
EX x	Restrictions			SALE INCLUDES Refrigerator, Washer, Dryer-Gas
				FIREPLACE Living/Great Rm, Wood Burning

Water Access	Wtr Name	Water Frontage	Channel
Water Features Walk to Lake Access, Assoc		Water Type	Lake Type
Auctioneer Name Chad Metzger & Tim Pitts	Lic # AC31300015	Auction Date 12/7/2023	Time 5:30
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,163.00	Exemption No Exemptions	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	List Team			
Showing Instr Showingtime or Open House	Co-List Agent Chad Metzger - Cell: 260-982-9050			
List Date 11/6/2023	Start Showing Date	Exp Date 1/31/2024	Owner/Seller a Real Estate Licensee No	Agent/Owner Related No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%	Variable Rate No	Special List Cond. None	
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location front door	Type of Sale	
Pending Date	Closing Date	Selling Price	How Sold	
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid By	
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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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**

43-08-06-300-036.000-023

RUTTER ROBERT T

62 EMS T36 LN

510, 1 Family Dwell - Platted Lot

TIPPECANOE LAKE OFF W 1/2

General Information

Parcel Number 43-08-06-300-036.000-023
Local Parcel Number 0570201727

Tax ID:

Routing Number 005-023-048

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Kosciusko
Township TIPPECANOE
District 023 (Local 023) TIPPECANOE TOWNSHIP
School Corp 4345 WAWASEE COMMUNITY
Neighborhood 503600-023 TIPPECANOE LAKE OFF WATER -
Section/Plat 6-33-7
Location Address (1) 62 EMS T36 LN
LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision 1st Add to Fraziers Landing

Lot 3,4

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA Gas, Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Other

Printed Sunday, April 2, 2023

Review Group 2025

Ownership

RUTTER ROBERT T
PO BOX 1615
MUNCIE, IN 47308

Legal

5-23-48
LOT 4 & W 8' LOT 3 1ST ADD TO FRAZIERS LANDING



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

Table with columns for Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change (AA), As Of Date (01/01/2023, 01/01/2022, 01/01/2021, 01/01/2020, 01/01/2019), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$24,400, \$202,700, \$227,100, etc.).

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 220', CI 100' X 220')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value (\$22,250, \$2,160).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/14/2005, 11/28/1978, 01/01/1900.

Res

Notes

7/8/2017 N OF C: 2015, 2016 RELABELED 26 X 27 AREA TO BE 1 1/2 STORY/CRAWL. 7 X 26 AREA TO BE 1 STORY CATHEDRAL./CRAWL & 12 X 26 AREA TO BE 1 STORY CATHEDRAL/BSMT PER FIELD CHECK ON 6/19/17
6/20/2017 N OF C: 2017 BEFORE ROLLOVER HOUSE BEING REMODELED, REMOVED 1 FULL BATH & KITCHEN SINK (NO FIXTURES) CORRECTED SKETCH AND BASEMENT SIZE CORRECTED EFYR UNTIL REMODELING IS FINISHED. PER FIELD CHECK 6/19/2017
9/9/2016 REA: 2017 REMOVED UTL SHED PER PICTOMETRY & CHANGED EFF YR ON RES TO 1985 FOR REASSESSMENT

10/26/2010 COMB: 2011 PAY 2012 COMBINED 0571602182 TO THIS PARCEL

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.18), Actual Frontage (57), Developer Discount, 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 (\$24,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,400).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style 40 newer 1 st 1961-20
Finished Area 2414 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
Canopy, Roof Extension	60	\$800
Wood Deck	133	\$2,500
Wood Deck	797	\$11,200

Plumbing

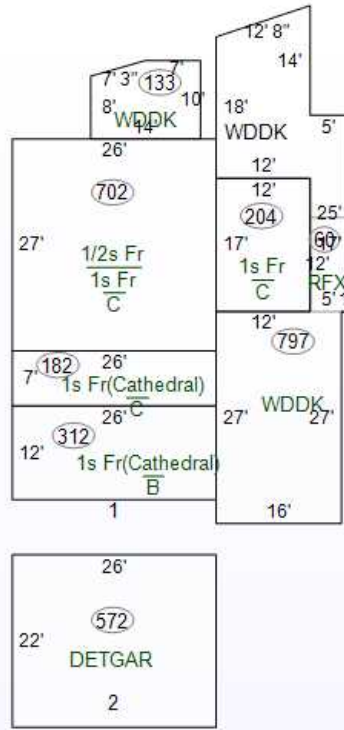
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	0	0
Total	3	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Portable Spa	1	\$1,700

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1400	1400	\$97,900	
2				
3				
4				
1/4				
1/2 1Fr	702	702	\$25,500	
3/4				
Attic				
Bsmt	312	312	\$27,500	
Crawl	1088	0	\$6,100	
Slab				

Total Base		\$157,000
Adjustments	1 Row Type Adj. x 1.00	\$157,000
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1400 1/2:702	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$1,700
Elevator (+)		\$0
Sub-Total, One Unit		\$169,000
Sub-Total, 1 Units		\$169,000
Exterior Features (+)	\$14,500	\$183,500
Garages (+) 0 sqft	\$0	\$183,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$168,820

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 1/2	Wood Frame	C	1951	1966	57 A		0.92		2,414 sqft	\$168,820	40%	\$101,290	0%	100%	1.830 1.0000	\$185,400
2: Detached Garage	100%	1	Wood Frame	D	1985	1989	34 A	\$32.10	0.92	\$23.63	22'x26'	\$13,514	30%	\$9,460	0%	100%	1.830 1.0000	\$17,300

...Generation after Generation



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