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**PROVIDING PROFESSIONAL AUCTION,
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BUYERS AND SELLERS THROUGHOUT INDIANA,
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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YOUR BUSINESS!**



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260-982-0238

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

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REAL ESTATE AUCTION TERMS

43.51+/- Acres with Country Home, Outbuildings, & Quality Cropland in 2 Tracts!

This property will be offered at Auction on Wednesday, February 7, 2024 at 6:30 pm. Selling regardless of price! Bid Live In-Person or Online! 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) agrees 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) agrees 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 March 22, 2024. Possession will be at closing and the buyer will receive the 2024 income. Sellers agree to pay the 2023 due in 2024 taxes based on the most current rate available at the time of closing. The buyer is responsible for all taxes thereafter. Real estate taxes for the entirety in 22' due in 23' were \$5,456.64. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made on 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 if their client attends & any showings your client attends to receive compensation. The Client Registration form is in the documents section of the MLS.

Auction: Wednesday, February 7, 2024 at 6:30 pm
Bid Live In-Person or Online! Selling Regardless of Price!


Auction Location: Eagle Glen Event Center
125 S. Eagle Glen Trail, Columbia City, IN 46725
Property Location: 4105 S. 500 E., Columbia City, IN 46725
Union Township • Whitley County

www.BidMetzger.com



Tract 1
4.5 Acres

Tract 2
39 Acres

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202401807	4105 S 500 E	Columbia City	IN 46725	LP \$0
	Area Whitley County	Parcel ID 92-05-34-000-401.000-012	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township Union	Style One Story	REO No	H Baths 0
	School District WHITCC	Elem Coesse	JrH Indian Springs	SrH Columbia City
	Legal Description	Approximately 4.5+/- acres part of: NW4 EX 66.49A EX 50A S34 T31 R10 43.51A		
	Directions	Southeast of Columbia City on corner of 500 E. & 400 S.		
Inside City	N	City Zoning	County Zoning A1	Zoning Description

Remarks 43.51+/- Acres with Country Home, Outbuildings, & Quality Cropland offered in 2 Tracts going to ABSOLUTE Auction on Wednesday, February 7, 2024 at 6:30 pm! This property is selling regardless of price! Tract 1: 4.5+/- Acres with Country Home & Multiple Outbuildings. This 1-story country home has 3 bedrooms and 2 full baths, providing space for your family to spread out and relax. The living room flows into a spacious kitchen. Additionally, there is a summer kitchen with washer & dryer hookup. While the home may need some updating, recent upgrades include a water heater and softener. There are multiple outbuildings offering endless possibilities for storage and hobbies. 2 detached garages (24x44 & 24x46) offer protection for your vehicles & extra space for a workshop. Amongst the multiple pole barns is a 30x100 building with a half gravel/half concrete floor that provides secure shelter for your equipment and machinery. There is a whole farm PTO generator that stays with the property. All situated on 4.5+/- acres in the peaceful countryside. Come see for

Agent Remarks Absolute Auction: Wed. 2.7.24 6:30 pm Open House: Mon. 1.29.24 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 showings they attend including the auction to receive

Sec	Lot	Lot	4.5000	/	196,020	/	500x400	Lot Desc	3-5.9999				
Above Gd Fin SqFt	1,680	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0		Ttl Below Gd SqFt	840	Ttl Fin SqFt	1,680	Year Built	1915
Age	109	New Const	No		Date Complete		Ext	Vinyl		Bsmnt	Crawl, Partial Basement	#	7
Room Dimensions		Baths			Full		Hal		Water	WELL		Basement Material	
	RM DIM	LV	B-Main	2	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace	No	
LR	14 x 24		B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	No	Guest Qtrs	No	
DR	14 x 16		B-Blw	0	0	Fuel /	Gas, Forced Air		Dryer Hookup G/E	No	Split FlrPln	No	
FR	x		Laundry Rm	Main		Heating			Disposal	No	Ceiling Fan	No	
KT	14 x 20		Laundry L/W	13 x 13		Cooling	Central Air		Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES	Porch Enclosed, Tub/Shower Combination,					Water Soft-Rented	No	ADA Features	No	
DN	x			Main Floor Laundry, Washer Hook-Up					Alarm Sys-Sec	No	Fence		
1B	9 x 13								Alarm Sys-Rent	No	Golf Course	No	
2B	14 x 9								Garden Tub	No	Nr Wlkg Trails	No	
3B	14 x 9		Garage	2.0	/	Detached	/	24 x 44	/	1,056.0	Jet Tub	No	Garage Y/N Yes
4B	x		Outbuilding 1	Pole/Post Building		64 x 69			Pool	No	Off Street Pk		
5B	x		Outbuilding 2	Pole/Post Building		52 x 60	3120		Pool Type				
RR	x		Assn Dues			Frequency	Not Applicable						
LF	x		Other Fees										
EX	x		Restrictions										

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	2/7/2024	Time	6:30
Financing:	Existing	Proposed		Location	Eagle Glen Event Center	125	
Annual Taxes	\$5,456.64	Exemption	Homestead, Supplemental	Year Taxes Payable	2023	Assessed Value	
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	1/18/2024	Start Showing Date	
		Exp Date	4/30/2024
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%
		Variable Rate	No
Virtual Tours:		Special List Cond.	None
		Lockbox Type	Mechanical/Combo
		Lockbox Location	Door sidewalk leads
Pending Date		Type of Sale	
		Closing Date	
		Selling Price	
Ttl Concessions Paid		How Sold	
		Sold/Concession Remarks	
Sell Office		Conc Paid By	
		Sell Agent	
Co-Sell Office		Sell Team	
		Co-Sell Agent	

Presented 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 is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.



Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAL, CAGA

260-982-0238

EXPANDING YOUR HORIZON...
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 ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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Average Utilities

	Company	Average Amount <i>per year</i>
Gas	<i>Stump L. P. Gas</i>	<i>\$ 2,690.86</i>
Electric	<i>Indiana Michigan Power</i>	<i>\$ 1,428.56</i>
Water	<i>N/A</i>	<i>\$ —</i>
Other	<i>N/A</i>	<i>\$ —</i>
HOA	<i>N/A</i>	<i>\$ —</i>

Listings as of 01/18/2024

Property Type	LOTS AND LAND	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS	202401809	** S 500 E	Columbia City	IN 46725	Status Active	LP \$0			
	Area	Whitley County	Parcel ID	92-05-34-000-401.000-012		Type	Agricultural Land		
	Sub	None	Cross Street				Lot #		
	School District	WHI Elem	Coesse	JrH	Indian Springs	SrH	Columbia City		
	REO	No	Short Sale	No		Waterfront Y/N	N		
	Legal Description	Approximately 39+/- acres part of: NW4 EX 66.49A EX 50A S34 T31 R10 43.51A							
	Directions	Southeast of Columbia City on corner of 500 E. & 400 S.							
	Inside City Limits	N	City	County Zoning	A1	Zoning Description			

Remarks 43.51+/- Acres with Country Home, Outbuildings, & Quality Cropland offered in 2 Tracts going to ABSOLUTE Auction on Wednesday, February 7, 2024 at 6:30 pm! This property is selling regardless of price! Tract 2: 39+/- acres of Quality Cropland. Soil Index: 122.3. Bid on this tract individually or for the entire 43.51+/- acres! Bid Live In-Person or Online!

Agent Remarks Absolute Auction: Wed. 2.7.24 6:30 pm 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 showings they attend including the

Sec	Lot	Lot Ac/SF/Dim	39.0000 / 1,698,840 / 2580x730	
Parcel Desc	Tillable, 15+	Platted Development	No	
Township	Union	Date Lots Available		
Type Use	Agriculture	Road Access	County	Road Surface Tar and Stone
Water Type	None	Well Type		
SEWER TYPE	None	Easements	Yes	
Type Fuel	None	Water Frontage		
Electricity	Available	Assn Dues	Not Applicable	
		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 **Auctioneer License #** AC31300015
Auction Location Eagle Glen Event Center 125 **Auction Start Date** 2/7/2024

Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$5,456.6 **Exemption** Homestead, Supplemental **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** Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com
Co-List Office **Co-List Agent**

Showing Instr
List Date 1/18/2024 **Exp Date** 4/30/2024

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

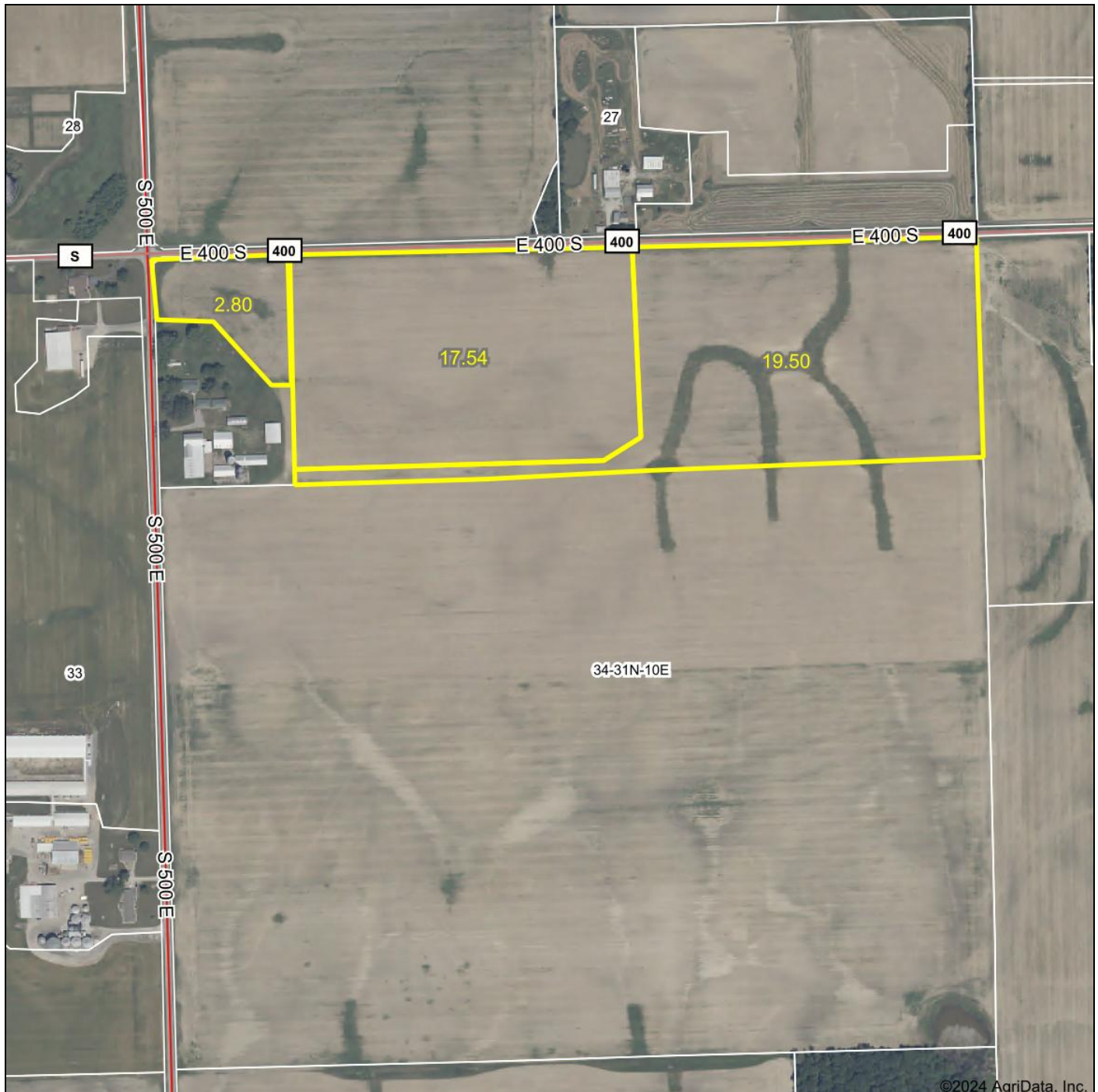
Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0

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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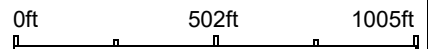
Aerial Map



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 **Metzger** Auctioneers & Appraisers
Property Services, LLC

Boundary Center: 41° 6' 10.08, -85° 23' 25.88



34-31N-10E
Whitley County
Indiana



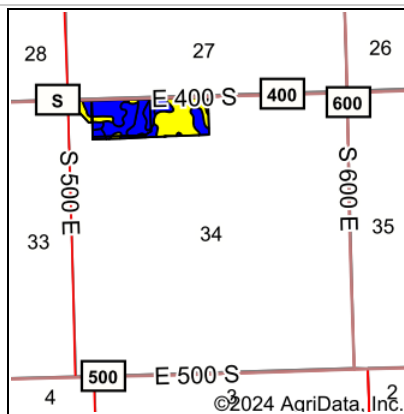
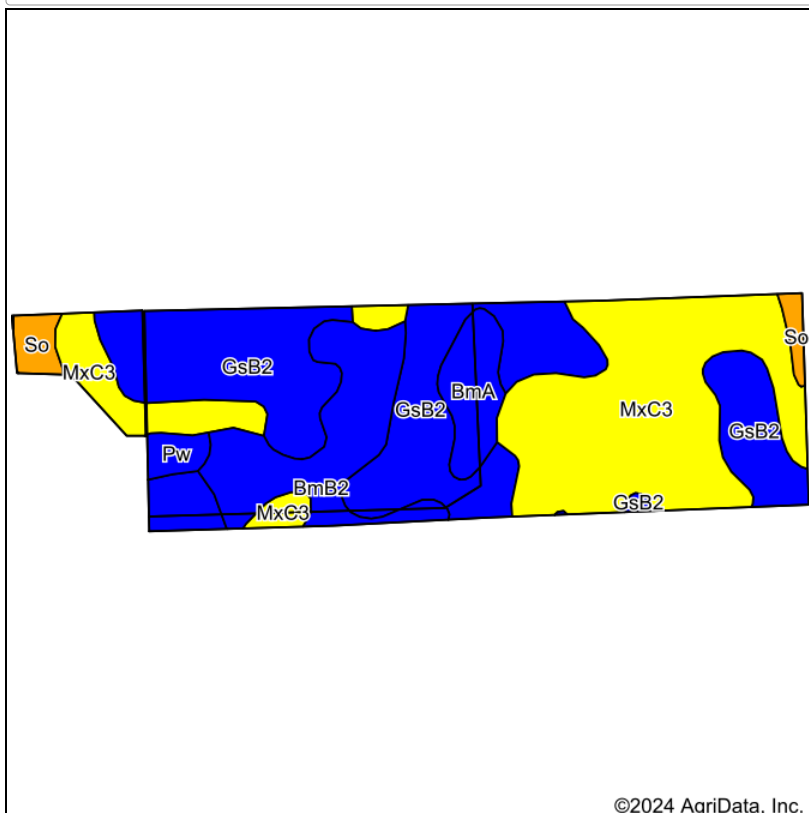
1/17/2024

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Indiana**
 County: **Whitley**
 Location: **34-31N-10E**
 Township: **Union**
 Acres: **39.84**
 Date: **1/17/2024**



Soils data provided by USDA and NRCS.

Area Symbol: IN183, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
GsB2	Glynwood loam, 2 to 6 percent slopes, eroded	15.90	39.9%		Ile	128	41	38
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	14.95	37.5%		IVe	105	37	34
BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	5.31	13.3%		Ile	137	50	45
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	2.01	5.0%		IIw	142	52	58
So	Sloan loam, sandy substratum, frequently flooded	1.04	2.6%		IIIw	150	40	57
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	0.63	1.6%		IIw	157	47	66
Weighted Average					2.78	122.3	41.3	*n 39.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

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 92-05-34-000-401.000-012
Local Parcel Number 080-120-00000700

Tax ID:

Routing Number 5

Property Class 101 Cash Grain/General Farm

Year: 2023

Location Information

County Whitley
Township UNION TOWNSHIP
District 012 (Local 080) UNION TOWNSHIP
School Corp 8665 WHITLEY COUNTY CONSOLIDAT
Neighborhood 921210-012 UNION AG & RURAL
Section/Plat 34
Location Address (1) 4105 S 500 E Columbia City, IN 46725

Ownership

Lauer, Bernice
4105 S 500 E
Columbia City, IN 46725

Legal

NW4 EX 66.49A EX 50A S34 T31 R10 43.51A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/27/1995 Lauer, Bernice and 01/01/1900 MERRITT OFF.

Notes

9/6/2022 F-135: Filed 9/6/2022 Demo of Mobile home and cement pad, Removed 9/1/2022
7/15/2022 RA23: No Changes
8/19/2016 MEMO: 17p18 Rem "override" depre & added obso on 2nd home
8/20/2015 MH/R: PREVIOUSLY ASSESSED AS A MOBILE HOME
1/1/1900 RA16: Reassessment 2016 no changes per reassessment

Agricultural

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

Table with columns: 2023, 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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. Rows include various land parcels with their respective attributes.

Zoning

Subdivision

Lot

Market Model

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 26, 2023 Review Group 2023

Data Source N/A Collector 07/11/2022 JP Appraiser 07/11/2022 JP

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (43.51), Actual Frontage (0), Developer Discount, Parcel Acreage (43.51), 81 Legal Drain NV (0.00), 82 Public Roads NV (1.57), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (40.94), Farmland Value (\$56,370), Measured Acreage (40.94), Avg Farmland Value/Acre (1377), Value of Farmland (\$56,370), Classified Total (\$0), Farm / Classified Value (\$56,400), Homesite(s) Value (\$31,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$31,000), CAP 2 Value (\$56,400), CAP 3 Value (\$0), Total Value (\$87,400).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	19
Finished Area	1680 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" 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
Porch, Enclosed Frame	99	\$7,200

Plumbing

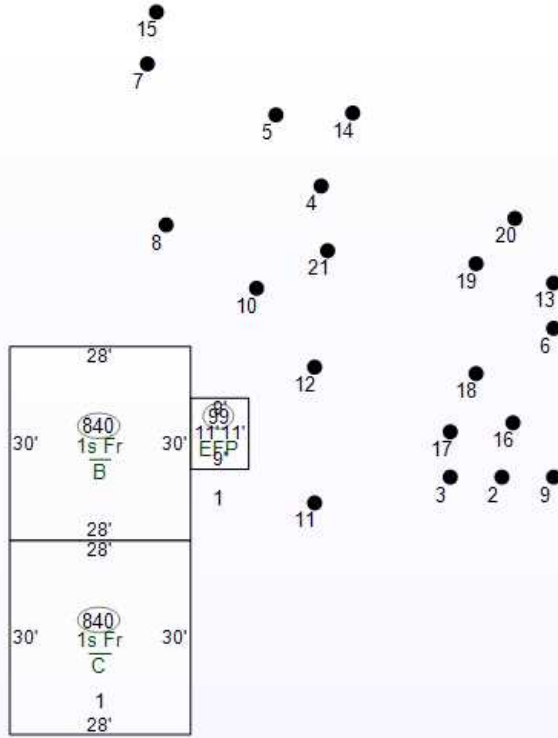
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Heat Pump



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1680	1680	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	840	0	\$24,300	
Crawl	840	0	\$5,400	
Slab				

Total Base \$139,700

Adjustments 1 Row Type Adj. x 1.00 \$139,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1680	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$146,100

Sub-Total, 1 Units

Exterior Features (+)	\$7,200	\$153,300
Garages (+) 0 sqft	\$0	\$153,300
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.93

Replacement Cost \$142,569

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	1915	1969	54 G		0.93		2,520 sqft	\$142,569	35%	\$92,670	0%	100%	1.960	1.0000	\$181,600
2: Barn, Bank & Flat (T2)	0%	1		D	1901	1901	122 F	\$41.10	0.93		38' x 24' x 14'	\$24,533	70%	\$7,360	50%	100%	1.000	1.0000	\$3,700
3: Barn, Bank & Flat (T2)	0%	1		C	1901	1901	122 F	\$31.72	0.93		44' x 64' x 16'	\$89,763	70%	\$26,930	50%	100%	1.000	1.0000	\$13,500
4: Barn, Pole (T3) (31x48	0%	1	T3AW	C	1956	1956	67 F	\$18.24	0.93		31' x 48' x 14'	\$25,236	70%	\$7,570	0%	100%	1.000	1.0000	\$7,600
5: Barn, Pole (T3) (31x60	0%	1	T31SO	C	1956	1956	67 F	\$14.95	0.93		31' x 60' x 12'	\$25,332	70%	\$7,600	25%	100%	1.000	1.0000	\$5,700
6: Barn, Pole (T3) (32x70	0%	1	T30W	C	1974	1974	49 F	\$11.81	0.93		32' x 70' x 10'	\$23,993	70%	\$7,200	25%	100%	1.000	1.0000	\$5,400
7: Barn, Pole (T3) (36x64	0%	1	T31SO	C	1983	1983	40 F	\$14.25	0.93		36' x 64' x 16'	\$23,887	60%	\$9,550	25%	100%	1.000	1.0000	\$7,200
8: Barn, Pole (T3) (52x60	0%	1	T3AW	C	1935	1935	88 A	\$15.08	0.93		52' x 60' x 8'	\$31,142	65%	\$10,900	50%	100%	1.000	1.0000	\$5,500
9: Barn, Pole (T3) (64x69	0%	1	T31SO	C	1950	1950	73 F	\$12.34	0.93		64' x 69' x 8'	\$34,624	70%	\$10,390	25%	100%	1.000	1.0000	\$7,800
10: Corn Crib, Frame (24	0%	1	Drive Thru	C	1960	1960	63 F	\$20.59	0.93		24' x60'	\$27,574	70%	\$8,270	50%	100%	1.000	1.0000	\$4,100
11: Detached Garage (24	0%	1	Wood Frame	C	1955	1955	68 A	\$25.08	0.93	\$23.32	24'x44'	\$24,631	42%	\$14,290	25%	100%	1.000	1.0000	\$10,700

Total all pages \$297,500 **Total supplemental page** \$44,700 **Total this page** \$252,800

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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
12: Detached Garage (24	100%	1	Wood Frame	C	1960	1960	63	F	\$25.08	0.93	\$23.32	24'x46'	\$25,750	47%	\$13,650	25%	100%	1.000	1.0000	\$10,200
13: Feed Lot R 01	0%	1	CF	C	1974	1974	49	F		0.93		1,750 sqft	\$10,253	70%	\$3,080	50%	100%	1.000	1.0000	\$1,500
14: Feed Lot R 01	0%	1	CF	C	1954	1954	69	F		0.93		1,184 sqft	\$6,937	70%	\$2,080	50%	100%	1.000	1.0000	\$1,000
15: Lean-To (12x64x12)	0%	1	Earth Floor	C	1983	1983	40	F	\$6.39	0.93		12'x64' x 12'	\$4,564	60%	\$1,830	0%	100%	1.000	1.0000	\$1,800
16: Lean-To (35x40x12)	0%	1	Concrete Floor	C	1901	1901	122	F	\$10.50	0.93		35'x40' x 12'	\$13,671	70%	\$4,100	0%	100%	1.000	1.0000	\$4,100
17: Milk House (12x21)	0%	1	C	C	1950	1950	73	F	\$35.31	0.93		12'x21'	\$8,275	70%	\$2,480	50%	100%	1.000	1.0000	\$1,200
18: Milking Parlor (22x39)	0%	1		C	1974	1974	49	F	\$26.29	0.93		22'x39'	\$20,978	70%	\$6,290	50%	100%	1.000	1.0000	\$3,100
19: Silo (16x60)	0%	1	Reinforced Concre	C	1974	1974	49	F		0.93		16' x 60'	\$37,572	70%	\$11,270	50%	100%	1.000	1.0000	\$5,600
20: Silo (20x70)	0%	1	Reinforced Concre	C	1972	1972	51	F		0.93		20' x 70'	\$54,126	70%	\$16,240	50%	100%	1.000	1.0000	\$8,100
21: Silo (20x70)	0%	1	Reinforced Concre	C	1976	1976	47	F		0.93		20' x 70'	\$54,126	70%	\$16,240	50%	100%	1.000	1.0000	\$8,100

...Generation after Generation



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