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# REAL ESTATE AUCTION TERMS

## *Beautiful Brick Ranch & Pole Barn with Riverfront Views in 2 Tracts!*

This property will be offered at Online Only Auction on Tuesday, May 7, 2024 -- 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 \$5,000 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 June 7, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$2,666.80 in 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Tuesday, May 7, 2024**  
**Bidding begins closing out at 6:00 pm!**

**7590 W. SR 16, Roann, IN 46974**

**Paw Paw Township • Wabash County**

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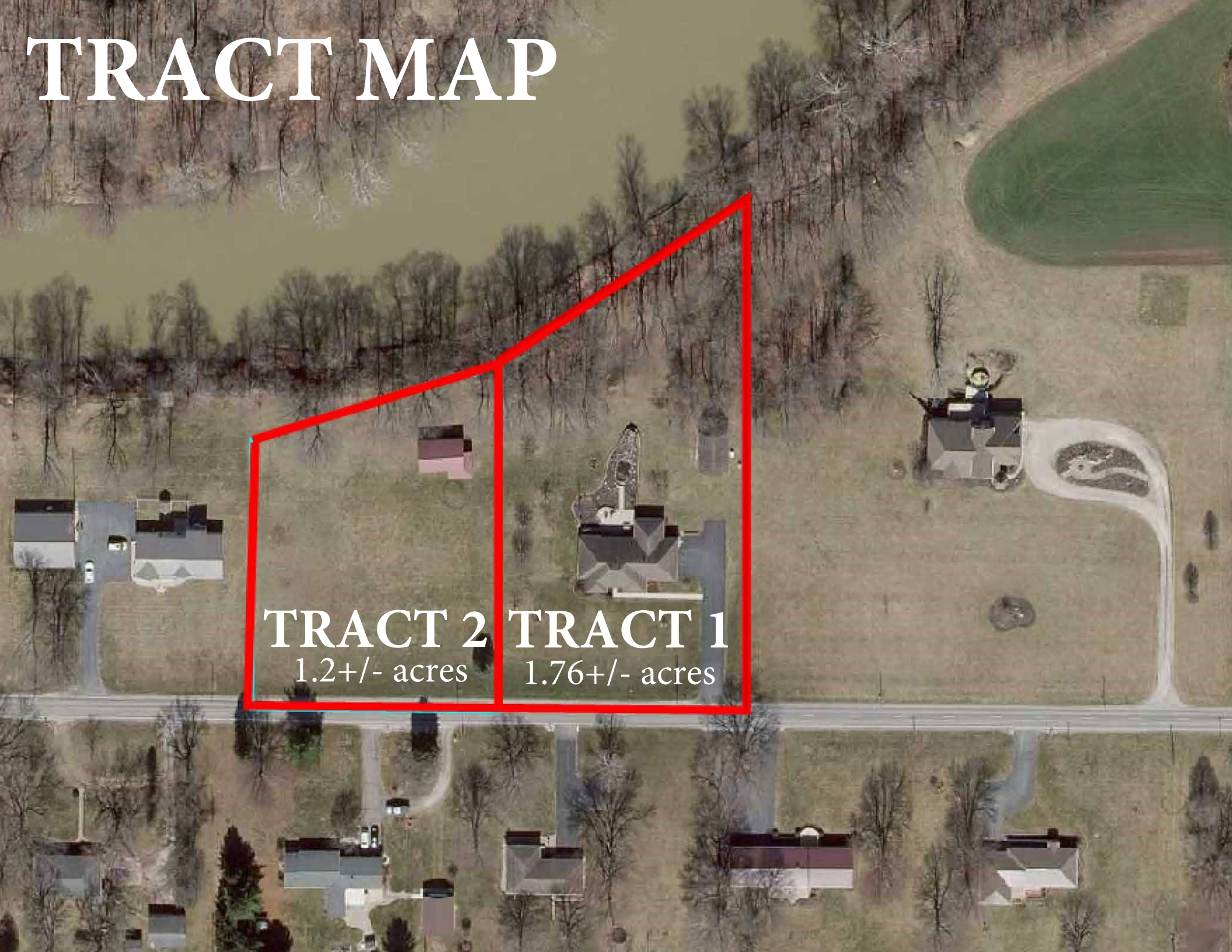
# TRACT MAP


**TRACT 2**

1.2+/- acres

**TRACT 1**

1.76+/- acres



<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202412546	<b>7590 W State Road 16</b>	<b>Roann</b>	<b>IN</b> 46974	<b>LP \$0</b>
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-05-35-401-004.000-010	<b>Type</b> Site-Built Home	<b>Waterfront</b> Yes
	<b>Sub</b> Other	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2
	<b>Township</b> Paw Paw	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> WAC	<b>Elem</b> Metro North/Sharp	<b>JrH</b> Northfield	<b>Short Sale</b> No
	<b>Legal Description</b> STOCKDALE ESTATES LOT 4 1.76AC			
	<b>Directions</b> West of Roann on SR 116. Property is on the north side of the road.			
<b>Inside City</b> N	<b>City Zoning</b> R1	<b>County Zoning</b> R1	<b>Zoning Description</b>	

**Remarks** Beautiful Home & Pole Barn in Stockdale Estates offered in 2 Tracts selling via Online Only Auction on Tues. May 7 at 6 pm. This striking homestead is Tract 1 & features a well-maintained brick ranch boasting 3 bedrooms & 2 full bathrooms, including a master bedroom with walk-in closet & an ensuite. The heart of the home, a spacious kitchen with a breakfast nook, flows seamlessly into the living room featuring a corner gas fireplace, creating a warm and inviting space for gatherings. The adjoining formal dining room sets the stage for family dinners and celebrations. Step through the living room's patio doors to reveal a beautiful sprawling patio adorned with a firepit and a tranquil waterfall leading to a stocked Koi Pond, offering an enchanting outdoor oasis for relaxation & entertainment. The unfinished basement offers potential for customization, while the geothermal system ensures energy efficiency and year-round comfort. In addition to an attached 2-car garage, there is a 22x32 Pole Barn with electricity, concrete floors & open bathroom. With impeccable landscaping, a

**Agent Remarks** Online Auction: Tues. May 7, 6 pm. Open Houses: Tues. April 30, 5:30-6 pm & Sun. May 5, 1-2 pm TERMS: \$5,000 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 to

<b>Sec</b> Lot 4	<b>Lot</b> 1.7600	/ 76,666		/ 250x430		<b>Lot Desc</b> 0-2.9999			
<b>Above Gd Fin SqFt</b> 2,652	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 1,000	<b>Ttl Fin SqFt</b> 2,652	<b>Year Built</b> 1999				
<b>Age</b> 25	<b>New Const</b> No	<b>Date Complete</b>	<b>Ext</b> Brick	<b>Bsmnt</b> Crawl, Partial Basement, Partially Finished,	<b>#</b> 8				
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b> WELL	<b>Basement Material</b> Poured Concrete			
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b> 2	0	<b>Well Type</b> Private	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> Yes			
<b>LR</b> 18 x 18		<b>B-Upper</b> 0	0	<b>Sewer</b> Septic	<b>Dryer Hookup Elec</b> Yes	<b>Guest Qtrs</b> No			
<b>DR</b> 14 x 12		<b>B-Blw</b> 0	0	<b>Fuel /</b> Geothermal	<b>Dryer Hookup G/E</b> No	<b>Split FlrPln</b> Yes			
<b>FR</b> 16 x 14		<b>Laundry Rm</b> Main		<b>Heating</b>	<b>Disposal</b> Yes	<b>Ceiling Fan</b> Yes			
<b>KT</b> 17 x 12		<b>Laundry L/W</b> 8 x 6		<b>Cooling</b> Geothermal	<b>Water Soft-Owned</b> Yes	<b>Skylight</b> No			
<b>BK</b> x		<b>AMENITIES</b> 1st Bdrm En Suite, Ceiling Fan(s), Closet(s)			<b>Water Soft-Rented</b> No	<b>ADA Features</b> No			
<b>DN</b> x		Walk-in, Disposal, Dryer Hook Up Electric, Eat-In Kitchen,			<b>Alarm Sys-Sec</b> No	<b>Fence</b> None			
<b>1B</b> 14 x 12		Firepit, Foyer Entry, Garage Door Opener, Generator-Whole			<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No			
<b>2B</b> 12 x 12					<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No			
<b>3B</b> 12 x 12		<b>Garage</b> 2.0	/ Attached	/ 26 x 25	/ 650.00	<b>Jet Tub</b> No	<b>Garage Y/N</b> Yes		
<b>4B</b> x		<b>Outbuilding 1</b> 2nd Detached		22 x 32		<b>Pool</b> No	<b>Off Street Pk</b> Yes		
<b>5B</b> x		<b>Outbuilding 2</b>		x		<b>Pool Type</b>			
<b>RR</b> x		<b>Assn Dues</b>		<b>Frequency</b> Not Applicable		<b>SALE INCLUDES</b> Dishwasher, Refrigerator, Kitchen Exhaust Hood,			
<b>LF</b> x		<b>Other Fees</b>				Oven-Built-In, Range-Electric, Sump Pump, Sump Pump+Battery			
<b>EX</b> x		<b>Restrictions</b> Yes				Backup, Water Heater Electric, Water Softener-Owned			

<b>Water Access</b> RVRF	<b>Wtr Name</b> EelRiver	<b>Water Frontage</b> 250.00	<b>Channel</b>
<b>Water Features</b> Deeded		<b>Water Type</b> River	<b>Lake Type</b>
<b>Auctioneer Name</b> Chad Metzger	<b>Lic #</b> AC31300015	<b>Auction Date</b> 5/7/2024	<b>Time</b> 6 pm
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Location</b> Online Only: bidmetzger.com	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$2,409.96	<b>Exemption</b> Geothermal, Homestead,	<b>Year Taxes Payable</b> 2024	<b>Assessed Value</b>
<b>Possession</b> at closing			
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395	<b>List Team</b>	
<b>Co-List Office</b>	<b>Co-List Agent</b>		
<b>Showing Instr</b> Showingtime or Open House			
<b>List Date</b> 4/15/2024	<b>Start Showing Date</b>	<b>Exp Date</b> 9/30/2024	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.5%	<b>Variable Rate</b> No	<b>Special List Cond.</b> None
<b>Virtual Tours:</b>	<b>Lockbox Type</b> Mechanical/Combo	<b>Lockbox Location</b> Front Door	<b>Type of Sale</b>
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>
<b>Sell Office</b>	<b>Sell Agent</b>		<b>Sell Team</b>
<b>Co-Sell Office</b>	<b>Co-Sell Agent</b>		

**Presented** Tiffany Reimer - Cell: 260-571-7910 / 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) March 26, 2024

**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) 7590 W. State Rd. 16, Roann, IN 46974

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, <u>Electric</u>	X			
Clothes Washer	X			
Dishwasher			X	
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven			X	
Oven: <u>built in does not work, Range oven works</u>			X	
Range, <u>electric</u>			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.

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	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener <u>1 yr. old</u>			X	
Well			X	
Septic & Holding Tank/Septic Mound			X	
Geothermal and Heat Pump			X	
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				X
Central Air Conditioning, <u>geo</u>			X	
Hot Water Heat	X			
Furnace Heat / Gas	X			
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace - <u>gas</u>			X	
Fireplace Insert			X	
Air Cleaner				X
Humidifier				X
Propane Tank	X			
Other Heating Source				

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 <u>Sharon Ann Marshall</u>	Date (mm/dd/yy) <u>3/20/2024</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>Renata Bolen</u>	Date (mm/dd/yy) <u>3/20/2024</u>	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)

7590 W. State Rd., Krann, IN 46974

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>23</u> Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
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?			X
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?			X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

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?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			X
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			X
Is the property located within one (1) mile of an airport?		X	

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Signature of Seller <i>Sharon Wagon</i>	Date (mm/dd/yy) <i>3/26/10</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Gemata Bolero</i>	Date (mm/dd/yy) <i>3/26/10</i>	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**  
PROPERTY SERVICES, LLC  
CHAD METZGER, CAL, CAGA

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### Average Utilities

	Company	Average Amount
Gas	<i>Nipseo fireplace &amp; barn or generator</i>	<i>\$ 25/Mo</i>
Electric	<i>Duke</i>	<i>\$ 200-250/month.</i>
Water	<i>Well</i>	<i>\$</i>
Other		<i>\$</i>
HOA	<i>Stockdale Estates</i>	<i>\$ 0 dues.</i>



Listings as of 04/15/2024

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

**MLS 202412545 \*\* W State Road 16 Roann IN 46974 Status Active LP \$0**



**Area** Wabash County **Parcel ID** 85-05-35-401-003.000-010 **Type** Residential Land

**Sub** Other **Cross Street** **Lot #**

**School District** WAC Elem **Metro North/Sharp Creek JrH** Northfield **SrH** Northfield

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

**Legal Description** STOCKDALE ESTATES LOT 3 1.20AC

**Directions** West of Roann on SR 116. Property is on the north side of the road, part of Stockdale Estates.

**Inside City Limits** N **City** R1 **County Zoning** R1 **Zoning Description** R1

**Remarks** Beautiful Home & Pole Barn in Stockdale Estates offered in 2 Tracts selling via Online Only Auction on on Tues. May 7 at 6 pm. Escape to your very own slice of paradise with this stunning 1.2+/- acre riverfront property. Situated on the Eel River, this property features a spacious 24x36 pole barn with concrete floors, providing ample space for storage, hobbies, or even potential conversion into a workshop or studio. Whether you envision a peaceful retreat or a potential place to build your dream home, this riverfront property offers endless opportunities to create the lifestyle you desire. Bid on this tract individually or in combination with the beautiful home next door! Open Houses: Tues. April 30, 5:30 – 6 pm & Sun. May 5, 1-2 pm

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**Sec** Lot 3 **Lot Ac/SF/Dim** 1.2000 / 52,272 / 220x290

**Parcel Desc** Level, Waterfront, 0-2.9999 **Platted Development** Yes **Platted Y/N** Yes

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

**Type Use** Residential, Recreational **Road Access** State **Road Surface** Asphalt **Road Frontage** State

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

**SEWER TYPE** None **Water Frontage** 220.00

**Type Fuel** None **Assn Dues** \$0.00 Not Applicable

**Electricity** Available **Other Fees**

**Features**

**DOCUMENTS AVAILABLE** Aerial Photo

**LAND FEATURES** Pole Barn

**Strctr/Bldg Imprv** Yes

**Can Property Be Divided?** No

**Water Access** River

**Water Name** Eel River **Lake Type**

**Water Features** Deeded

**Water Frontage** 220.00 **Channel Frontage** **Water Access** RVRF

**Auction** Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

**Auction Location** Online Only: bidmetzger.com **Auction Start Date** 5/7/2024

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

**Annual Taxes** \$256.84 **Exemption** No Exemptions **Year Taxes Payable** 2024 **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** Showingtime or Open House

**List Date** 4/15/2024 **Exp Date** 9/30/2024

**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** Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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# STOCKDALE

## RESIDENTIAL SUBDIVISION CONSISTING SOUTH OF THE EEL RIVER IN S

### RESTRICTIONS AND RESERVATIONS FOR STOCKDALE ESTATES WABASH CO., INDIANA

Each lot in STOCKDALE ESTATES is subject to the following restrictions:

- (a) Lots may only be used for residential purposes and only one single family dwelling, a private garage, and such other out building usual and incidental to the use of a residential lot may be constructed thereon.
- (b) No residence may be constructed on any lot unless such residence exclusive of open porches, attached garages, and basements shall have a living space area of less than 2000 square feet.
- (c) Main structures must have a minimum roof pitch of 6/12. Any lesser roof pitch must be approved by the developer(s) or a majority of the lot owners of Stockdale Estates.
- (d) Not more than one accessory, or out-building will be permitted without approval of the developer(s) or a majority of the lot owners of Stockdale Estates.
- (e) Buildings will be erected according to Section 4 of the Wabash County Master Plan.
- (f) A garage large enough for at least two average size automobiles (400 square feet) is to be integrated into the architectural design of each residence.
- (g) Lots may not be subdivided into two or more building sites.
- (h) No trailer, shack, tent, basement, garage, or other out building may be used at any time as a residence, temporary or permanent, nor may any structure of a temporary character be used as a residence.
- (i) All un-licensed vehicles shall be kept inside of a building.
- (j) This residential subdivision is located in the midst of real estate used under farming and agricultural purposes. Therefore individual lot owners of Stockdale Estate will not object to, petition against, and / or file a lawsuit for damages or injunctions, or for other equitable relief against the owners or operators of the surrounding farm real estate in connection with normal agricultural uses. These uses include, but are not limited to, spreading of manure, affluent, waste products, fertilize, chemicals and the like, as long as such uses are within the applicable state and local laws, rules, and regulations.
- (k) Any variation from these restrictions and reservations for Stockdale Estates must be approved by the developer(s), or by the owners of at least four lots.

### LAND SURVEYORS CERTIFICATE

I, John Henry Stephens, hereby certify that I am a registered land surveyor licensed in compliance with the laws of the State of Indiana, that this plan correctly represents a survey completed by me in May 4, 1999, that all monuments shown thereon actually exist; and that the location, size, and material of said monuments are accurately shown.

CONSTRUCTION  
STARTED BELOW THE

JOHN HENRY STEPHENS

A W R

**LEGEND:**

- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT



**DEED OF DEDICATION**

We, the undersigned, Kraig Musselman, Kevin Musselman and Keith Musselman, owner of said real estate shown and described herein, do hereby certify that that we have laid off, platted and subdivided, and do thereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as STOCKDALE ESTATES, an addition to the County of Wabash, Indiana. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side building lines are hereby established as shown on this plat, between which lines are the property lines of the street, there shall be erect or maintained no building or structure.

There are strips of ground varies in width as shown on this plat marked EASEMENTS, reserved for the use of public utilities for the installation of water and sewer mains, surface drainage, poles, ducts, lines and wires, and gas mains, subject to all times to proper authorities and to the easement herein reserved. no permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

The foregoing covenants, (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until, January 1, 2024, at which time said covenants, (or restrictions), shall be automatically extended for successive periods of ten (10) years unless change by vote of a majority of then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants or restrictions, by judgement or court order shall in no way affect any of the other covenants or restrictions which shall remain in full force and effect.

The right to enforce, these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness our Hands and Seals this 10<sup>th</sup> day of May, 1999.

[Signature]  
Kraig Musselman

[Signature]  
Kevin Musselman

[Signature]  
Keith Musselman

State of Indiana )  
                          ) SS:  
County of Wabash )

Before me the undersigned Notary Public in the County and State, personally appeared Kraig, Kevin and Keith Musselman, each separately and severally acknowledge execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.  
Witness my hand and notarial seal this 10<sup>th</sup> day of May, 1999.

Tamera S. Vigar  
(signature) Tamera S. Vigar  
Resident of Wabash Co, IN  
Commission expires 2-4-01

seal

**COUNTY COMMISSIONERS CERTIFICATE**

Under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana. This plat was given approval by the Board of County Commissioners of Wabash County, Indiana, at a meeting held on the \_\_\_\_\_, day of \_\_\_\_\_, 1999.

# 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](mailto:info@metzgerauction.com)**

*...Generation after Generation*



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