



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA

260-982-0238

EXPANDING YOUR HORIZON...  
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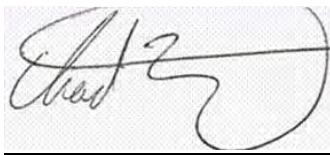
January 15, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 141+/- Acres offered in 9 Tracts on Saturday, February 8, 2020. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, tract map, aerial map, record cards and the terms and conditions for the auction. If you have any questions or would prefer a private tour of the property, please do not hesitate to contact us at 260.982.0238 or Tim Pitts at 317.714.0432. You can also email [chad@metzgerauction.com](mailto:chad@metzgerauction.com) if that is easier for you.

We look forward to seeing on Saturday, February 8 at 1 pm at the Cottage Event Center: 9524 N. US-24, Roanoke, Indiana. The Auction will Begin at 1pm!

Thanks,



Chad Metzger, CAI, CAGA  
Metzger Property Services, LLC

*Open Houses: Saturdays, January 25 and February 1, 4-5pm.*

141+/- Acres Being Offered in 9 Tracts!

Exceptional Potential Building Sites, Great Location!



**141<sup>+/-</sup>**  
Acres

**Metzger**  
Property Services, LLC AC31300015  
Real Estate • Auctions • Appraisals  
Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes  
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome  
Gary Spangle • Brian Evans • Dustin Dillon  
Michael Gentry • Tiffany Reimer • Dodie Hart • John Bumau  
**260-982-0238**

Jackson Twp.,  
Huntington  
County, IN

**141<sup>+/-</sup>**  
Acres  
offered in  
9 Tracts



The  
**Cozzi**  
Ranch

**AUCTION**

Sat., February 8 1 pm

Auction Location: 9524 N. US-24, Roanoke, IN

Property Location: 11678 N. 500 E., Roanoke, IN

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**260-982-0238**



Auction  
Manager:  
**Tim Pitts**  
317-714-0432



Auction  
Manager:  
**Chad Metzger**  
260-982-0238

**AUCTION**

Sat., February 8 1 pm

Auction Location: 9524 N. US-24, Roanoke, IN

Property Location: 11678 N. 500 E., Roanoke, IN

The Cozzi Ranch  
**AUCTION**

**14+/- Acres with a Rustic Country Home, a 60x140 Cattle Barn that was built in 2017, a 30x72 Morton Pole Barn and a Timber Frame Barn with Stalls & Concrete Floor that has a Pole Barn & Lean To Addition! This Rustic Farmhouse features 4 BR and 2.5 BA! Master Bedroom is spacious with natural light from multiple windows to take in the views, an Ensuite bathroom and has a Walk-In Closet! This property is ideal for all types of livestock including horses, cattle and more! Great opportunity, country living but still close to amenities and US 24, 114, 69 & 469!**

Open House: **Jan. 25th 4-5 pm & Feb. 1 4-5 PM**



Tract #1 Home



Tract #1 Cattle Barn



Tract #1 Aerial View



**Sat., Feb. 8 1 PM**

Farm Location: 11678 N. 500 E., Roanoke, IN  
 Auction Location: 9524 N. US-24, Roanoke, IN

**141<sup>+/-</sup>**  
**Acres**

- TRACT #1: 14 Acres with Home & Barns (Description Left)
- TRACT #2: 13 Acres Pasture Land
- TRACT #3: 27 Acres Woods & Pasture
- TRACT #4: 20 Acres Woods & Pasture
- TRACT #5: 26 Acres Woods & Cropland
- TRACT #6: 20 Acres Woods & Pasture
- TRACT #7: 16 Cropland/Pasture (Swing Tract)
- TRACT #8: 2.4 Acres with Project Home
- TRACT #9: 3.32 Acres Open Land with US 24 Frontage

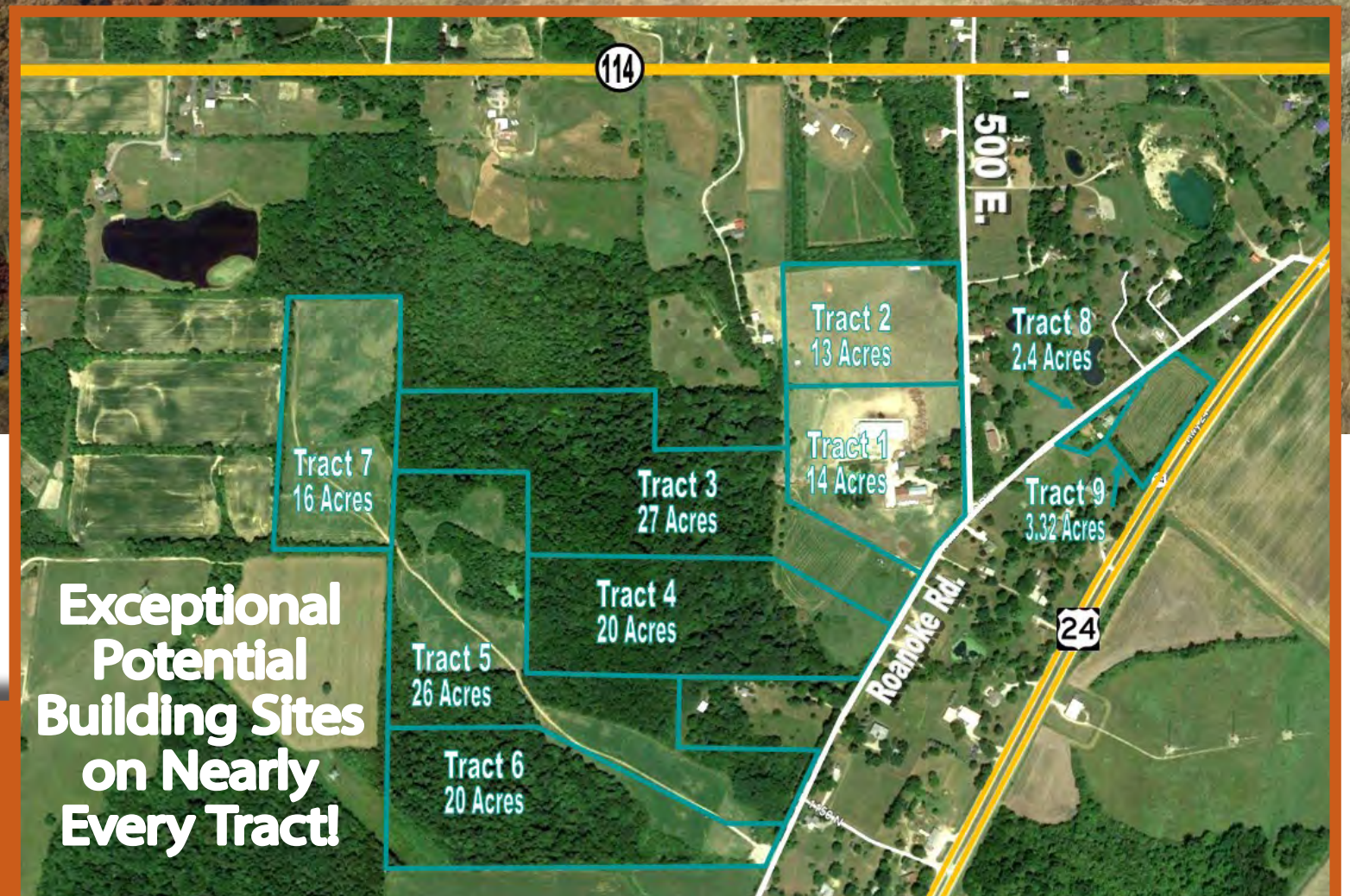


Real Estate • Auctions • Appraisals

Chad Metzger, CAI • Larry Evans • Rod Metzger  
 Tim Holmes • Brent Ruckman • Tim Pitts • Jason Conley  
 Rainelle Shockome • Gary Spangle • Brian Evans  
 Dustin Dillon • Michael Gentry • Tiffany Reimer • Dodie Hart

**260-982-0238**

Bid on an Individual Tract,  
 Any Combination or  
 the Whole Farm!



**Exceptional Potential Building Sites on Nearly Every Tract!**

**REAL ESTATE TERMS:** This property will be offered as individual tracts, in combination and in its' entirety. Each bid constitutes a legal offer to purchase and 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 listed in this brochure are estimates taken from county records, FSA records and/or aerial photos. If the property sells in tracts that require a survey then the cost will be shared 50/50 between the buyer and the seller. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING.** The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before March 13, 2020. Possession will be at closing. Seller will pay the 2019 due in 2020 real estate taxes. Metzger Property Services LLC, Chad Metzger, Auctioneer, 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. No Personal Property is included with the sale of the Real Estate.

# REAL ESTATE TERMS

## 141+/- ACRE COZZI RANCH REAL ESTATE AUCTION

This property will be offered at Auction on Saturday, February 8, 2020, 1 pm, at the Cottage Event Center in Roanoke, IN. This property will be offered in individual tracts, the entirety & any combination you wish to put together. 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 is due on the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off the balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. 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 March 13, 2020. Possession of the land will be at closing. The Seller will pay the 2019 due in 2020 taxes with the buyer(s) to assume the 2020 due in 2021 taxes and all taxes due thereafter. Real estate taxes for the entire in 18' due in 19' were approximately \$8,369.20. Metzger Property Services LLC, Chad Metzger, Auctioneer, 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 all showings/open houses your client attends and present at the auction to represent them. If they attend unrepresented you will not receive compensation. Client Registration form is in the documents section of the MLS.

**Auction: February 8, 2020 – 1pm**

**Auction Location: Cottage Event Center: 9524 US 24 N., Roanoke, IN 46783**

**Property Location: 11678 N. 500 E., Roanoke, IN 46783**

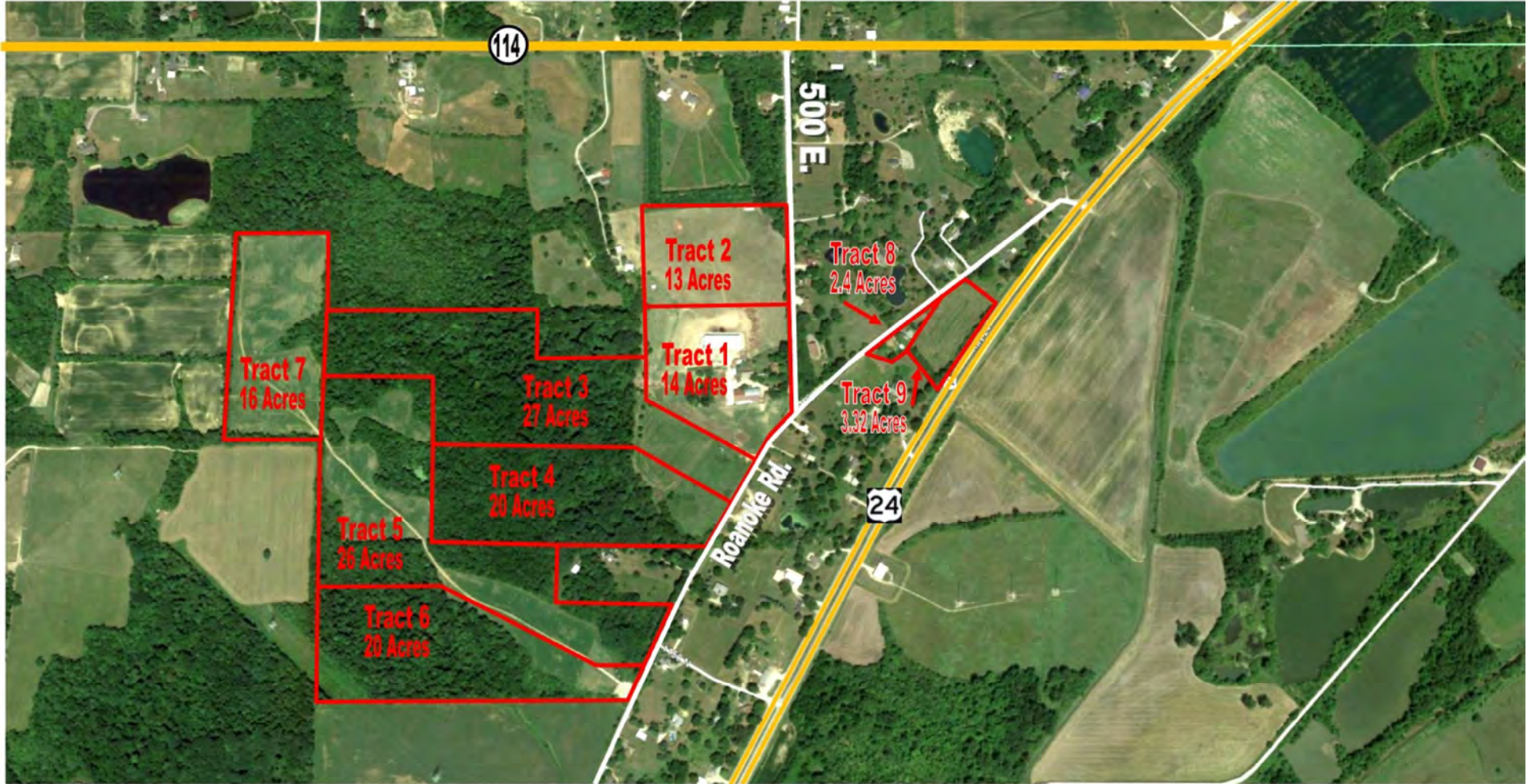


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114

500 E.

Tract 2  
13 Acres

Tract 8  
2.4 Acres

Tract 1  
14 Acres

Tract 9  
3.32 Acres

Tract 7  
16 Acres

Tract 3  
27 Acres

Tract 4  
20 Acres

Tract 5  
26 Acres

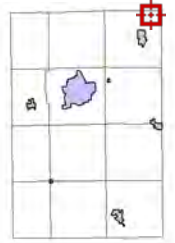
Tract 6  
20 Acres

Roanoke Rd.



24



**Overview**



**Legend**

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate


<b>Parcel ID</b>	35-01-02-100-074.200-006	<b>Alternate ID</b>	350102100074200006	<b>Owner Address</b>	Cozzi, Michael L & Olivia A & Brenda A Saalfrank, Co-Trustees of the Michael A Cozzi Testamentary Trust 277 W North Ave Elmhurst, IL 60126
<b>Sec/Twp/Rng</b>	2-29N-10E	<b>Class</b>	Livestock not dairy or poultry		
<b>Property Address</b>	11678 N 500 E ROANOKE	<b>Acreage</b>	46.825		
<b>District</b>	JACKSON TWP R E				
<b>Brief Tax Description</b>	E PT NE SEC 2 46.825 AC				

(Note: Not to be used on legal documents)

Date created: 1/8/2020  
Last Data Uploaded: 1/8/2020 9:34:04 AM

Developed by 

Listings as of 01/15/2020

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes	
<b>MLS #</b> 202001654	11678 N 500 E	Roanoke	IN 46783	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Huntington County	<b>Parcel ID</b> 35-01-02-100-074.200-006	<b>Type</b> Site-Built Home		
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 4	<b>F Baths</b> 2	<b>H Baths</b> 1
	<b>Location</b> Rural	<b>Style</b> Two Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> HCS Elem	Roanoke	JrH Crestview	<b>SrH</b> Huntington North	
	<b>Legal Description</b>	Approximately 14+/- Acres part of: E PT NE SEC 2 46.825 AC			
<b>Directions</b>	From US 24, turn west onto Roanoke Road, property will be on west side of the road, look for signs!				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>		

**Remarks** 14+/- ACRE COUNTRY HOMESTEAD WITH OUTBUILDINGS IS READY FOR YOUR LIVESTOCK OPERATION & IS GOING TO AUCTION ON FEBRUARY 8, 2020. This Farm Features 14+/- Acres with a Rustic Country Home, a 60x140 Cattle Barn that was built in 2017, a 30x72 Morton Pole Barn Shop with Concrete Floors & Heat and a Timber Frame Barn with Stalls & Concrete Floor that has a Pole Barn & Lean To Addition with Concrete Floors & Overhead Doors! This Rustic Farmhouse features 4 Bedrooms and 2.5 baths with a lot of character & charm! Barn siding, brick & stone accents, hardwood floors, built-ins & more! Master Bedroom is spacious with natural light from multiple windows to take in the views, a skylight and a vaulted wood-lined ceiling! Master also features an Ensuite bathroom with Double Vanities, Stand-up shower and Jetted Tub and has a Walk-In Closet! Home has a Large Kitchen with Barn Siding and walk-in Pantry along large Living Room with Bar & Fireplace is perfect for entertaining! Home has natural woodwork and hardwood floors! Nice 3-Season Room is a great place to take in your beautiful rolling farm views. This property is ideal for all types of livestock including horses, cattle and more! Great opportunity, country living but still close to amenities and US 24, 114, 69 and 469! This is Tract 1, Bid on this tract individually, in combination with another tract or on the entire 141+/- Acre Ranch! OPEN HOUSES:

**Agent Remarks** AUCTION: Saturday, Feb. 8, 2020, 1pm at the Cottage Event Center, Roanoke, IN. Open Houses: Sat. Jan. 25 & Feb. 1, 4-5pm. TERMS: 10% Down the day of the auction with the balance due at closing. Survey Costs to be split 50/50. Estate property, no disclosures. RE BROKERS: Must register clients 24 hrs in advance of the auction and be present at all showings/open houses your client attends and present at the auction to represent them. If they attend unrepresented you will not receive compensation. Client Registration

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	14.0000	609,840	840x621	/	N	/	<b>Src</b>	Rolling, 10-14.999, Pasture			
<b>Township</b>	Jackson	<b>Abv Gd Fin SqFt</b>	3,148	<b>Below Gd Fin SqFt</b>	0			<b>Ttl Below Gd SqFt</b>	704	<b>Ttl Fin SqFt</b>	3,148	<b>Year Built</b>	1876
<b>Age</b>	144 New No	<b>Date Complete</b>		<b>Ext</b>	Brick, Cedar,			<b>Fndtn</b>	Crawl, Partial Basement, Unfinished			<b># Rooms</b>	8
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL			<b>Basement Material</b>	Block, Brick, Stone				
<b>DIM</b>	<b>L</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	Septic		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes		
<b>LR</b>	17 x 15	<b>M</b>	<b>B-Upper</b>	1	1	<b>Fuel</b>	Gas, Hot Water	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No		
<b>DR</b>	15 x 14	<b>M</b>	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split FlrPln</b>	Yes		
<b>FR</b>	28 x 18	<b>M</b>				<b>Cooling</b>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes		
<b>KT</b>	19 x 12	<b>M</b>	<b>Laundry Rm</b>	Main	15	x	12	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	Yes		
<b>BK</b>	x		<b>AMENITIES</b>	1st Bdrm En Suite, Bar, Built-In Bookcase, Built-In Entertainment Ct, Ceiling-9+, Ceiling Fan(s), Ceilings-Beamed, Ceilings-Vaulted, Closet(s) Cedar, Closet(s) Walk-in, Crown									
<b>DN</b>	x							<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>MB</b>	24 x 20	<b>U</b>						<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	Farm, Wood		
<b>2B</b>	14 x 13	<b>U</b>	<b>Garage</b>	/	/	x	/	<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
<b>3B</b>	12 x 10	<b>U</b>	<b>Outbuilding</b>	Pole/Post	72	x	30	2160	<b>Garden Tub</b>	Yes	<b>Nr Wlkg Trails</b>	No	
<b>4B</b>	12 x 10	<b>U</b>	<b>Outbuilding</b>	Horse Facilities	140	x	60	8400	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No	
<b>5B</b>	x		<b>Assn Dues</b>	Not Applicable									
<b>RR</b>	x		<b>Other Fees</b>										
<b>LF</b>	x		<b>Restrictions</b>										
<b>EX</b>	x		<b>Water Access</b>	<b>Wtr Name</b>									

<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>			
<b>Water Features</b>	<b>Lake Type</b>				
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC31300015			
<b>Owner Name</b>					
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Excluded Party</b> None			
<b>Annual Taxes</b> \$4,589.86	<b>Exemptions</b> Mortgage	<b>Year Taxes Payable</b> 2019	<b>Assessed Value</b>		
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Possession</b> at closing			
<b>List Office</b> Metzger Property Services, LLC - office: 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>Co-List Office</b>		<b>Co-List Agent</b>			
<b>Showing Instr</b> Showingtime or Open Houses					
<b>List Date</b> 1/14/2020	<b>Exp Date</b> 3/30/2020	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.0%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None	
<b>Virtual Tours:</b>	<b>Lockbox Type</b> MECH	<b>Lockbox Location</b> door	<b>Type of Sale</b>		
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 1	
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>		

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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 Featured properties may not be listed by the office/agent presenting this brochure.

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0040074200

Printed 04/03/2019 Card No. 1 of 1

PARCEL NUMBER 35-01-02-100-074.200-006
Parent Parcel Number
Property Address 11678 N 500 E
Neighborhood 3506520 JACKSON TWP 1979 & OLDER
Property Class 102 Agri Livestock non dairy/poult

Cozzi, Michael
6533 Post Rd
Fort Wayne, IN 46814 USA
E PT NE SEC 2 46.825 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Value. Row: 12/27/2013, Wilson, David A & Cheryl K, \$633750

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 004 Jackson
Corporation N
District 006 Jackson
Section & Plat 2
Routing Number 4F2-1-C1

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value. Rows for years 2013-2019.

Site Description
Topography: Level, High
Public Utilities: Electric

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Rows 1-13.

00: adj parcels 35-01-02-200-069.400-006, 35-01-02-400-069.200-006 and 35-01-02-100-069.300-006
001: F3-C2
8-30-13 LP \$689,000
CY18: CYCLICAL REASSESSMENT 2018
new construction - see note, changed pt of land to exc ac 1-1-18 sent land letter
NC18: NEW CONSTRUCTION 2018
bp-c-17-497 9-20-17 pole barn 60 x 140 cpl 10-1-17 \$132,500
1-1-18 entered t3aw at 70% cpl. changed #7 barn to t3lso w/ obs
to account for second wall; barn is a t32so; entered at 100% cpl

Supplemental Cards

Table with columns: MEASURED ACREAGE, FARMLAND COMPUTATIONS, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite(s), 91/92 Excess Acreage, TOTAL ACRES FARMLAND, TRUE TAX VALUE.

Supplemental Cards

Table with columns: TRUE TAX VALUE, Measured Acreage, Average True Tax Value/Acre, TRUE TAX VALUE FARMLAND, Classified Land Total, Homesite(s) Value, Excess Acreage Value, Supplemental Cards, TOTAL LAND VALUE.



**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

Occupancy: Single family  
 Story Height: 2.0  
 Finished Area: 3148  
 Attic: None  
 Basement: 1/2

05 01 06 03

**ROOFING**  
 Material: Asphalt shingles

**FLOORING**

Slab B  
 Sub and joists 1.0, 1.5, 2.0  
 Wood 1.0, 1.5, 2.0  
 Carpet 1.0, 2.0

**EXTERIOR COVER**

Masonry B  
 Wood siding 1.0, 1.5, 2.0

**INTERIOR FINISH**

Drywall 1.0, 1.5, 2.0  
 Unfinished B

**ACCOMMODATIONS**

Finished Rooms 8  
 Bedrooms 4  
 Formal Dining Rooms 1  
 Fireplaces: 2

**HEATING AND AIR CONDITIONING**

Primary Heat: Other  

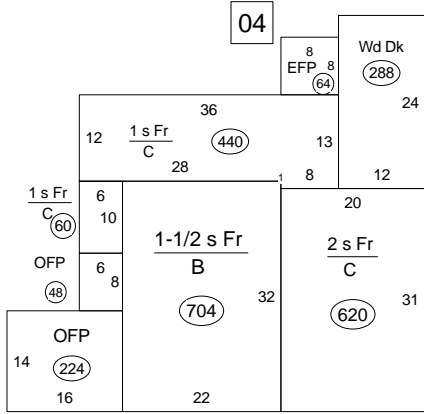
	Lower	Full	Part
	/Bsmt	1	Upper
Other	0	1824	620
Air Cond	0	1824	620

**PLUMBING**

	#
3 Fixt. Baths	2
2 Fixt. Baths	1
Kit Sink	1
Water Heat	1
TOTAL	10

**REMODELING AND MODERNIZATION**

Amount Date



07

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	1824	1.0	1824	107200	
1 WOOD FRAME	704	1.5	704	23800	
1 WOOD FRAME	620	2.0	620	28360	
4 CONCRETE BLOCK	704 Bsmt		0	20160	
	1120 Crawl		----	5710	

Row Type	Adjustment	Value
TOTAL BASE		185230
SUB-TOTAL		185230
0 Interior Finish		0
0 Ext Lvg Units		0
0 Basement Finish		0
Fireplace(s)		2900
Heating		0
Air Condition		5530
Frame/Siding/Roof		0
Plumbing Fixt: 10		4000
SUB-TOTAL ONE UNIT		197660
SUB-TOTAL 0 UNITS		197660
SUB-TOTAL		217600
Quality Class/Grade		D+2
GRADE ADJUSTED VALUE		186050

Exterior Features	Description	Value	Garages	Value
OFFP	7300	0	Integral	0
OFFP	3020	0	Att Garage	0
EFP	5160	0	Att Carports	0
WDDK	4460	0	Bsmt Garage	0
Ext Features				19940

(LCM: 95.00)

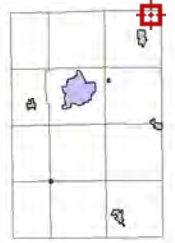
**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type Grade	Year Const	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
D :STL	1400	D	DWELL	2.00	D+2	1876	1959	G	0.00	Y	0.00	3852	186050	40	0	129	100	144000
STL-STK	1500	01	T21S	18.00	D	1900	1900	F	0.00	N	0.00	38x 82	0	0	SV	0	100	3000
06 :C	3	03	T3AW	12.00	C	1982	1982	AV	13.39	N	12.38	30x 72	26740	55	25	100	100	9000
07 :D	-3	04	UTLSHED	0.00	1	D	1900	1900	AV	22.93	N	17.43	8x 10	1390	65	50	100	200
NE	0	05	T3LSO	16.00	C	2014	2014	AV	9.07	N	8.75	5650	49440	15	0	100	100	42000
		06	LEANTO	12.00	C	2014	2014	AV	5.38	Y	8.40	12x 32	3230	15	0	100	100	2800
		07	T3LSO	22.00	C	2017	2017	AV	9.25	Y	5.64	60x140	47380	5	30	100	100	31500



**Overview**



**Legend**

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

<b>Parcel ID</b>	35-01-02-100-074.200-006	<b>Alternate ID</b>	350102100074200006	<b>Owner Address</b>	Cozzi, Michael L & Olivia A & Brenda A Saalfrank, Co-Trustees of the Michael A Cozzi Testamentary Trust 277 W North Ave Elmhurst, IL 60126
<b>Sec/Twp/Rng</b>	2-29N-10E	<b>Class</b>	Livestock not dairy or poultry		
<b>Property Address</b>	11678 N 500 E ROANOKE	<b>Acreage</b>	46.825		
<b>District</b>	JACKSON TWP R E				
<b>Brief Tax Description</b>	E PT NE SEC 2 46.825 AC				

(Note: Not to be used on legal documents)

Date created: 1/9/2020  
Last Data Uploaded: 1/8/2020 7:54:18 PM

Developed by  Schneider GEOSPATIAL

Listings as of 01/15/2020

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202001655	** N 500 E.	Roanoke	IN 46783	<b>Status</b> Active
<b>Area</b> Huntington County	<b>Parcel ID</b> 35-01-02-100-074.200-006	<b>Type</b> Agricultural Land		
<b>Sub</b> None	<b>Cross Street</b> 101 South River Road	<b>Lot #</b>		
<b>School District</b> HCS Elem	Roanoke	JrH Crestview	<b>SrH</b> Huntington North	
<b>REO</b> No	<b>Short Sale</b> No			
<b>Legal Description</b> Approximately 13+/- Acres part of E PT NE SEC 2 46.825 AC				
<b>Directions</b> From St. Rd. 114, go south on 500 E., property will be on west side of the road, look for signs!				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>	



**Remarks** 13+/- Acres of Beautiful Rolling Ground going to Auction on February 8, 2020. This ground would be an excellent potential building site to create your dream homestead! Partially tree lined for privacy, great location near 114, 24, 69 & 469 just minutes from Fort Wayne! This is Tract 2 of the auction and can be bid on individually, in combination with another tract or you can bid on the entire ranch! OPEN HOUSES: Saturday, January 25 and February 1 from 4-5pm.

**Agent Remarks** AUCTION: Feb. 8, 2020, 1 pm at the Cottage Event Center in Roanoke. OPEN HOUSES: Sat. Jan. 25 & Feb. 1, 4-5pm. TERMS: 10% down with the balance due at closing. Survey costs to be split 50/50. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present at all showings/OHs w/ your client as well as be present at the auction to represent them. If they attend unrepresented you will not receive compensation. Registration form in docs!

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 13.0000 / 566,280 / 575x850	<b>Platted Y/N</b> Yes
<b>Parcel Desc</b>	Partially Wooded, Pasture, Rolling,		<b>Platted Development</b> No	
<b>Township</b>	Jackson	<b>Date Lots Available</b>	<b>Price per Acre</b> \$ \$0.00	
<b>Type Use</b>	Agriculture, Residential,	<b>Road Access</b> County	<b>Road Surface</b> Tar and Stone	<b>Road Frontage</b> County
<b>Type Water</b>	None	<b>Easements</b>	Yes	
<b>Type Sewer</b>	None	<b>Water Frontage</b>		
<b>Type Fuel</b>	None	<b>Assn Dues</b>	Not Applicable	
<b>Electricity</b>	None	<b>Other Fees</b>		

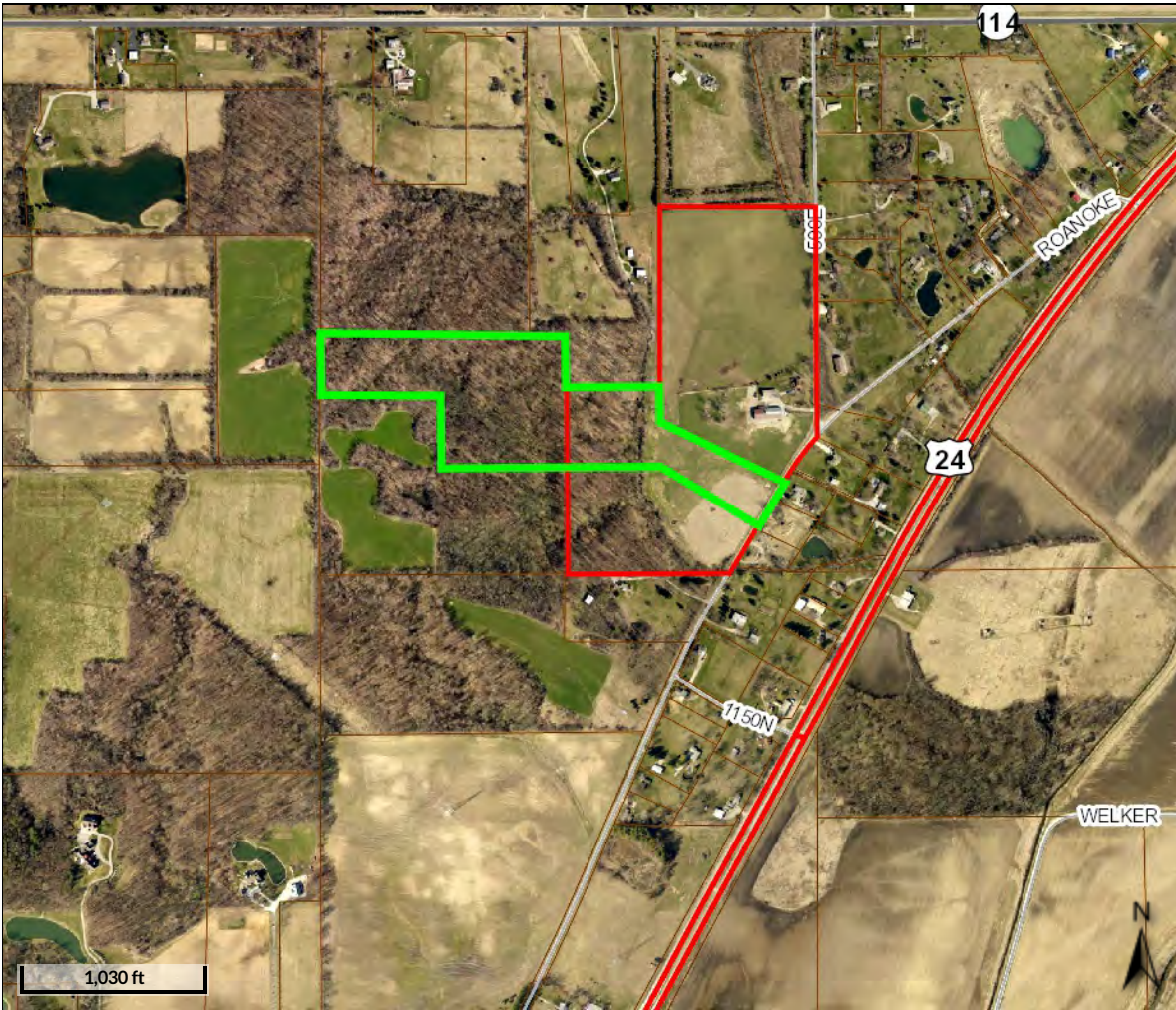
**Features** DOCUMENTS AVAILABLE Aerial Photo, Agency, Other

<b>Strctr/Bldg Imprv</b>	No	<b>Can Property Be Divided?</b>	No
<b>Water Access</b>		<b>Water Name</b>	<b>Lake Type</b>
<b>Water Features</b>		<b>Water Frontage</b>	<b>Channel Frontage</b>
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b>	AC31300015
<b>Owner Name</b>		<b>Financing: Existing</b>	<b>Proposed</b>
<b>Annual Taxes</b> \$4,589.86	<b>Exemption</b> Mortgage	<b>Year Taxes Payable</b> 2019	<b>Excluded Party</b> None
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b> at closing	<b>Assessed Value</b>
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050		
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com	<b>Co-List Office</b>	<b>Co-List Agent</b>
<b>Showing Instr</b>	Showingtime or Open Houses		
<b>List Date</b> 1/14/2020	<b>Exp Date</b> 3/30/2020	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 1.0%	<b>Variable Rate</b> No
<b>Virtual Tours:</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>		
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>

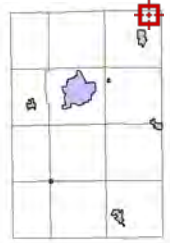
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.


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**Overview**



**Legend**

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

<b>Parcel ID</b>	35-01-02-100-074.200-006	<b>Alternate ID</b>	350102100074200006	<b>Owner Address</b>	Cozzi, Michael L & Olivia A & Brenda A Saalfrank, Co-Trustees of the Michael A Cozzi Testamentary Trust 277 W North Ave Elmhurst, IL 60126
<b>Sec/Twp/Rng</b>	2-29N-10E	<b>Class</b>	Livestock not dairy or poultry		
<b>Property Address</b>	11678 N 500 E ROANOKE	<b>Acreage</b>	46.825		
<b>District</b>	JACKSON TWP R E				
<b>Brief Tax Description</b>	E PT NE SEC 2 46.825 AC				

(Note: Not to be used on legal documents)

Date created: 1/9/2020  
Last Data Uploaded: 1/8/2020 7:54:18 PM

Developed by 

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 1      **DOM** 1      **Auction** Yes  
**MLS #** 202001657      **\*\*\* N 500 E.**      **Roanoke**      **IN 46783**      **Status** Active      **LP** \$0



**Area** Huntington County      **Parcel ID** 35-01-02-100-074.200-006      **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** HCS Elem Roanoke      **JrH** Crestview      **Lot #**      **SrH** Huntington North  
**REO** No      **Short Sale** No  
**Legal Description** Approximately 27+/- Acres part of: 004-00693-00 SW NE SEC 2 40A & E PT NE SEC 2 46.825 AC  
**Directions** From US 24, turn west onto Roanoke Road, property will be on west side of the road, look for signs!  
**Inside City Limits** N      **City Zoning**      **County Zoning** A1      **Zoning Description**

**Remarks** 27+/- ACRES OF BEAUTIFUL PROPERTY GOING TO AUCTION ON FEBRUARY 8, 2020. This will be Tract 3 of the auction and features Recreational Woods as well as Pasture Ground that could be a Beautiful Development Site for your Dream Property! Property has a wide range of wildlife and peaceful views while still being close to St. Rd. 114, US 24, I69, I469 and Fort Wayne! Bid on this tract individually or in combination with any other tract. OPEN HOUSES: Saturday: January 25 & February 1 from 4-5pm.

**Agent Remarks** AUCTION: Saturday, Feb. 8, 2020, 1pm at the Cottage Event Center, Roanoke, IN. Open Houses: Sat., Jan.25 & Feb. 1, 4-5pm. TERMS: 10% Down the day of the auction with the balance due at closing. Survey Costs to be split 50/50. Estate property, no disclosures. RE BROKERS: Must register clients 24 hrs in advance of the auction and be present at all showings/open houses your client attends and present at the auction to represent them. If they attend unrepresented you

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	27.0000 / 1,176,120 / 2453x708
<b>Parcel Desc</b>	Heavily Wooded, Partially Wooded,		<b>Platted Development</b>	No
<b>Township</b>	Jackson	<b>Date Lots Available</b>	<b>Price per Acre</b>	\$ \$0.00
<b>Type Use</b>	Agriculture, Residential,	<b>Road Access</b>	County	<b>Road Surface</b> Tar and Stone <b>Road Frontage</b> County
<b>Type Water</b>	None	<b>Easements</b>	Yes	
<b>Type Sewer</b>	None	<b>Water Frontage</b>		
<b>Type Fuel</b>	None	<b>Assn Dues</b>	Not Applicable	
<b>Electricity</b>	None	<b>Other Fees</b>		

**Features**      **DOCUMENTS AVAILABLE** Aerial Photo, Agency

**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  
**Owner Name**

**Financing:** Existing      **Proposed**      **Excluded Party** None  
**Annual Taxes** \$5,390.80      **Exemption** No Exemptions      **Year Taxes Payable** 2019      **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No      **Possession** AT CLOSING  
**List Office** Metzger Property Services, LLC - office: 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 Houses  
**List Date** 1/14/2020      **Exp Date** 3/30/2020      **Publish to Internet** Yes      **Show Addr to Public** Yes      **Allow AVM** Yes      **Show Comments** Yes  
**IDX Include** Y      **Contract Type** Exclusive Right to Sell      **BBC** 1.0%      **Variable Rate** No      **Special Listing Cond.** None  
**Virtual Tours:**      **Type of Sale**

**Pending Date**      **Closing Date**      **Selling Price**      **How Sold**      **CDOM** 1  
**Total Concessions Paid**      **Sold/Concession Remarks**  
**Sell Off**      **Sell Agent**      **Co-Sell Off**      **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC  
 Information is deemed reliable but not guaranteed.  
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ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0040069300

Printed 04/03/2019 Card No. 1 of 1

PARCEL NUMBER
35-01-02-100-069.300-006
Parent Parcel Number

Cozzi, Michael
6533 Post RD
Fort Wayne, IN 46814 USA
004-00693-00 SW NE SEC 2 40A

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Value. Rows include Stern, Emily A as Trustee of The Emi (\$360000), EMILY A STERN & MARK A SETTLEMYER (\$0), SETTLEMYRE, LEAH J (\$0).

Property Address
N Roanoke Rd

Neighborhood
3506510 JACKSON TWP 1980 & NEWER

Property Class
505 Res Vacant unplatted 40+ ac

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 004 Jackson
Corporation N
District 006 Jackson
Routing Number 4F2-1-C27

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value. Rows for years 2013-2019.

Site Description

Topography: Rolling
Public Utilities: Electric

Street or Road: Paved

Neighborhood: Static

Zoning: 1 RESIDENTIAL EXCESS ACREAGE
Legal Acres: 10 TILLABLE LAND
40.0000 12 TILLABLE LAND
Admin Legal 13 TILLABLE LAND
40.0000

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

00: adj parcels 35-01-02-400-069.200-006, 35-01-02-200-069.400-006
and 35-01-02-100-074.200-006
001: F3-C4
CY18: CYCLICAL REASSESSMENT 2018
pt tillable
1-4-18 sent land letter
LAND: RECLASSIFICATION OF LAND
1-1-17 changed land from ag to res - no crop being produced;102
not filed
REAS: REASSESSMENT 2012
AG OVERLAY

Supplemental Cards

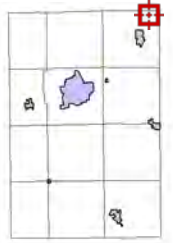
MEASURED ACREAGE 40.0000
FARMLAND COMPUTATIONS
Parcel Acreage 40.0000
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-] 32.0500
TOTAL ACRES FARMLAND 7.9500
TRUE TAX VALUE 9730

Supplemental Cards


TRUE TAX VALUE 49790
Measured Acreage 7.9500
Average True Tax Value/Acre 1224
TRUE TAX VALUE FARMLAND 9730
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+) 40060
Supplemental Cards
TOTAL LAND VALUE 49800



Overview



Legend

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
  -  Private Drives
  -  County Roads
  -  Municipal Roads
  -  State Routes
  -  US Route
  -  Interstate

<b>Parcel ID</b>	35-01-02-100-074.200-006	<b>Alternate ID</b>	350102100074200006	<b>Owner Address</b>	Cozzi, Michael L & Olivia A & Brenda A Saalfrank, Co-Trustees of the Michael A Cozzi Testamentary Trust 277 W North Ave Elmhurst, IL 60126
<b>Sec/Twp/Rng</b>	2-29N-10E	<b>Class</b>	Livestock not dairy or poultry		
<b>Property Address</b>	11678 N 500 E ROANOKE	<b>Acreage</b>	46.825		
<b>District</b>	JACKSON TWP R E				
<b>Brief Tax Description</b>	E PT NE SEC 2 46.825 AC				

(Note: Not to be used on legal documents)

Date created: 1/9/2020  
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Developed by 

Listings as of 01/15/2020

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202001658	**** N 500 E.	Roanoke	IN 46783	<b>Status</b> Active
<b>Area</b> Huntington County	<b>Parcel ID</b> 35-01-02-100-069.300-001	<b>Type</b> Agricultural Land		<b>LP</b> \$0
<b>Sub</b> None	<b>Cross Street</b>	<b>Lot #</b>		
<b>School District</b> HCS Elem	Roanoke	JrH Crestview	<b>SrH</b> Huntington North	
<b>REO</b> No	<b>Short Sale</b> No			
<b>Legal Description</b> Approximately 20+/- Acres Part of: E PT NE SEC 2 46.825 AC & 004-00693-00 SW NE SEC 2 40A				
<b>Directions</b> From US 24, turn west onto Roanoke Road, property will be on west side of the road, look for signs!				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>	



**Remarks** 20+/- ACRES OF BEAUTIFUL LAND GOING TO AUCTION ON FEBRUARY 8, 2020. This is Tract 4 of the Auction and features Gorgeous Recreational Woods with a pasture area that would be an Ideal Building Site for your Dream Home! This property has an abundance of Wildlife and Peaceful Views while still being close to St. Rd. 114, US 24, I69, 469 and Fort Wayne! Bid on this Tract individually or in combination with any other tract to create your dream property! OPEN HOUSES: Saturday, Jan. 25 & Feb. 1 from 4-5pm.

**Agent Remarks** AUCTION: Saturday, Feb. 8, 2020, 1pm at the Cottage Event Center, Roanoke, IN. Open Houses: Sat. Jan. 25 & Feb. 1, 4-5pm. TERMS: 10% Down the day of the auction with the balance due at closing. Survey Costs to be split 50/50. Estate property, no disclosures. RE BROKERS: Must register clients 24 hrs in advance of the auction and be present at all showings/open houses your client attends and present at the auction to represent them. If they attend unrepresented you

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 20.0000 / 871,200 / 1604X520	<b>Platted Y/N</b> Yes
<b>Parcel Desc</b>	Heavily Wooded, Partially Wooded,		<b>Platted Development</b> No	
<b>Township</b>	Jackson	<b>Date Lots Available</b>	<b>Price per Acre</b> \$ \$0.00	
<b>Type Use</b>	Agriculture, Residential,	<b>Road Access</b> County	<b>Road Surface</b> Tar and Stone	<b>Road Frontage</b> County
<b>Type Water</b>	None	<b>Easements</b>	Yes	
<b>Type Sewer</b>	None	<b>Water Frontage</b>		
<b>Type Fuel</b>	None	<b>Assn Dues</b>	Not Applicable	
<b>Electricity</b>	None	<b>Other Fees</b>		

**Features** **DOCUMENTS AVAILABLE** Aerial Photo, Agency

<b>Strctr/Bldg Imprv</b>	No	<b>Can Property Be Divided?</b>	No
<b>Water Access</b>		<b>Water Name</b>	<b>Lake Type</b>
<b>Water Features</b>		<b>Water Frontage</b>	<b>Channel Frontage</b>
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b>	AC31300015
<b>Owner Name</b>		<b>Financing: Existing</b>	<b>Proposed</b>
<b>Annual Taxes</b> \$5,390.80	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b> 2019	<b>Excluded Party</b> None
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b> AT CLOSING	<b>Assessed Value</b>
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050		
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com	<b>Co-List Office</b>	<b>Co-List Agent</b>
<b>Showing Instr</b>	Showingtime or Open Houses		
<b>List Date</b> 1/14/2020	<b>Exp Date</b> 3/30/2020	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 1.0%	<b>Variable Rate</b> No
<b>Virtual Tours:</b>	<b>Pending Date</b>	<b>Selling Price</b>	<b>How Sold</b>
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>		
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0040069200

Printed 04/03/2019 Card No. 1 of 1

PARCEL NUMBER
35-01-02-400-069.200-006
Parent Parcel Number

Cozzi, Michael
6533 Post Rd
Fort Wayne, IN 46814 USA
004-00692-00 PT SE SEC 2 34.322 AC

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Value. Rows include Stern, Emily A as Trustee of The Emi (\$330000), STERN, EMILY A & MARK A SETTLEMIRE (\$0), SETTLEMIRE, LEAH J (\$0).

Property Address
11342 N Roanoke Rd
Neighborhood
3506510 JACKSON TWP 1980 & NEWER
Property Class
504 Res Vacant unplatted 30-39.99a

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 004 Jackson
Corporation N
District 006 Jackson
Routing Number 4F2-1-C26

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value. Rows show values for years 2013 through 2019.

Site Description

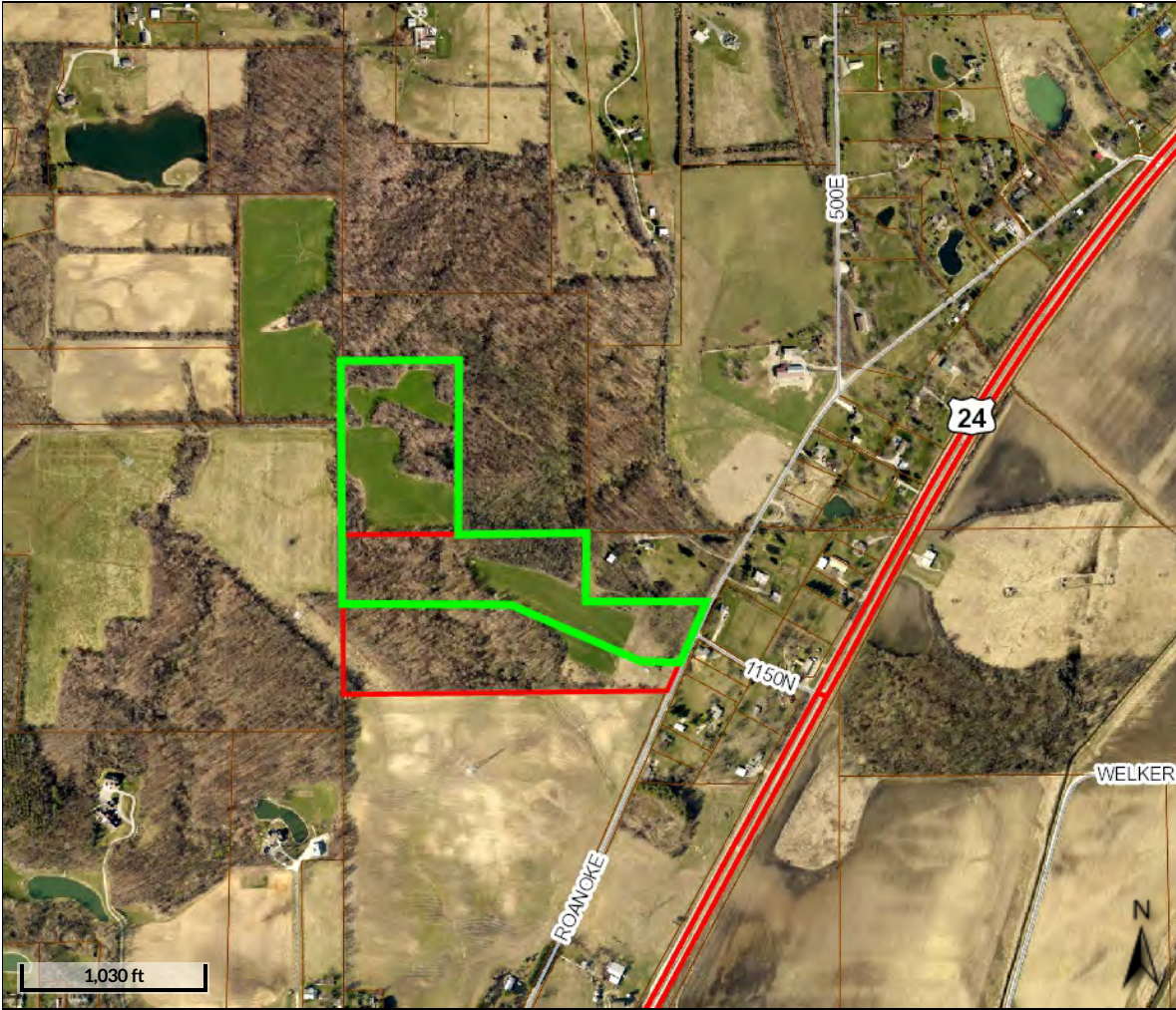
Topography: Rolling
Public Utilities: Electric
Street or Road: Paved
Neighborhood: Static

LAND DATA AND CALCULATIONS

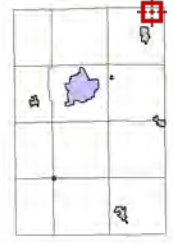
Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Rows include Residential Excess Acreage and Tillable Land.

00: adj parcels 35-01-02-100-069.300-006, 35-01-02-200-069.400-006
and 35-01-02-100-074.200-006
001: F3-C18
CY18: CYCLICAL REASSESSMENT 2018
changed land
1-4-18 sent land letter
REAS: REASSESSMENT 2012
ag overlay










Supplemental Cards
MEASURED ACREAGE 34.3220
TRUE TAX VALUE 41470
FARMLAND COMPUTATIONS
Parcel Acreage 34.3220
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-] 27.6020
TOTAL ACRES FARMLAND 6.7200
TRUE TAX VALUE 6970



**Overview**



**Legend**

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

<b>Parcel ID</b>	35-01-02-400-069.200-006	<b>Alternate ID</b>	350102400069200006	<b>Owner Address</b>	Cozzi, Michael L & Olivia A & Brenda S Saalfrank, Co-Trustees of the Michael A Cozzi Testamentary Trust 277 W North Ave Elmhurst, IL 60126
<b>Sec/Twp/Rng</b>	--PT	<b>Class</b>	Unplatted 30 - 39.99		
<b>Property</b>	11342 N		acres		
<b>Address</b>	ROANOKE RD ROANOKE	<b>Acreage</b>	34.322		
<b>District</b>	JACKSON TWP R E				
<b>Brief Tax Description</b>	004-00692-00 PT SE SEC 2 34.322 AC				

(Note: Not to be used on legal documents)

Date created: 1/9/2020  
Last Data Uploaded: 1/8/2020 7:54:18 PM

Developed by  **Schneider**  
GEOSPATIAL

Listings as of 01/15/2020

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202001659	***** N 500 E	Roanoke	IN 46783	<b>Status</b> Active
<b>Area</b> Huntington County	<b>Parcel ID</b> 35-01-02-400-069.200-006	<b>Type</b> Agricultural Land		<b>LP</b> \$0
<b>Sub</b> None	<b>Cross Street</b>	<b>Lot #</b>		
<b>School District</b> HCS Elem	Roanoke	JrH Crestview	<b>SrH</b> Huntington North	
<b>REO</b> No	<b>Short Sale</b> No			
<b>Legal Description</b> Approximately 26+/- Acres part of: 004-00692-00 PT SE SEC 2 34.322 AC & 004-00693-00 SW NE SEC 2				
<b>Directions</b> From US 24, turn west onto Roanoke Road, property will be on west side of the road, look for signs!				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>	



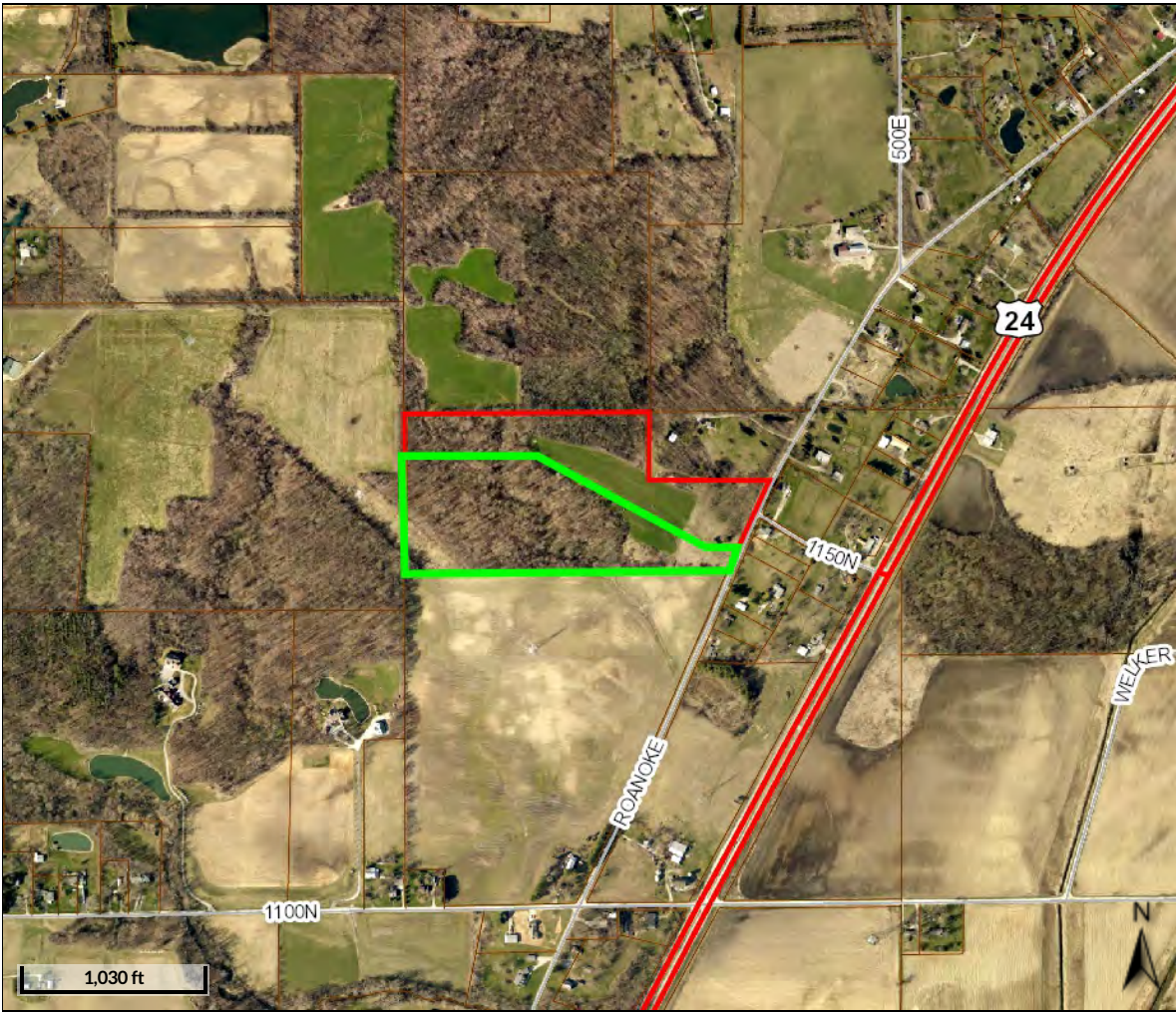
**Remarks** 26+/- Acres of BEAUTIFUL ROLLING PROPERTY GOING TO AUCTION ON FEBRUARY 8, 2020. This is Tract 5 of the Auction and features Gorgeous Land with Pasture Areas, Woods and Great Potential Building or Development Sites for your Dream Property. Abundant Wildlife and Peaceful Views while still Close to Fort Wayne and St. Rd. 114, US 24, I69 & 469! Bid on this Tract Individually or in combination with any other tract! OPEN HOUSES: SATURDAY, JAN. 25 & FEB. 1, 4-5PM.

**Agent Remarks** AUCTION: Saturday, Feb. 8, 2020, 1pm at the Cottage Event Center, Roanoke, IN. Open Houses: Sat. Jan. 25 & Feb. 1, 4-5pm. TERMS: 10% Down the day of the auction with the balance due at closing. Survey Costs to be split 50/50. Estate property, no disclosures. RE BROKERS: Must register clients 24 hrs in advance of the auction and be present at all showings/open houses your client attends and present at the auction to represent them. If they attend unrepresented you

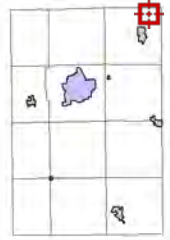
<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 26.0000 / 1,132,560 / 1304X1893				
<b>Parcel Desc</b>	Heavily Wooded, Partially Wooded,		<b>Platted Development</b>	No	<b>Platted Y/N</b>	Yes	
<b>Township</b>	Jackson		<b>Date Lots Available</b>		<b>Price per Acre</b>	\$ \$0.00	
<b>Type Use</b>	Agriculture, Residential,		<b>Road Access</b>	County	<b>Road Surface</b>	Tar and Stone	
<b>Type Water</b>	None		<b>Easements</b>	Yes			
<b>Type Sewer</b>	None		<b>Water Frontage</b>				
<b>Type Fuel</b>	None		<b>Assn Dues</b>	Not Applicable			
<b>Electricity</b>	None		<b>Other Fees</b>				
<b>Features</b>			<b>DOCUMENTS AVAILABLE</b> Aerial Photo, Agency				
<b>Strctr/Bldg Imprv</b>	No						
<b>Can Property Be Divided?</b>	No						
<b>Water Access</b>							
<b>Water Name</b>			<b>Lake Type</b>				
<b>Water Features</b>							
<b>Water Frontage</b>			<b>Channel Frontage</b>		<b>Water Access</b>		
<b>Auction</b> Yes	<b>Auctioneer Name</b>	Chad Metzger		<b>Auctioneer License #</b>	AC31300015		
<b>Owner Name</b>							
<b>Financing:</b>	<b>Existing</b>	<b>Proposed</b>		<b>Excluded Party</b>	None		
<b>Annual Taxes</b>	\$1,467.60	<b>Exemption</b>	No Exemptions	<b>Year Taxes Payable</b>	2019		<b>Assessed Value</b>
<b>Is Owner/Seller a Real Estate Licensee</b>	No		<b>Possession</b>	AT CLOSING			
<b>List Office</b>	Metzger Property Services, LLC - office: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent ID</b>	RB14045939		<b>Agent E-mail</b>	chad@metzgerauction.com			
<b>Co-List Office</b>			<b>Co-List Agent</b>				
<b>Showing Instr</b>	Showingtime or Open Houses						
<b>List Date</b>	1/14/2020	<b>Exp Date</b>	3/31/2020	<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes
<b>Allow AVM</b>	Yes	<b>Show Comments</b>	Yes	<b>Special Listing Cond.</b>	None		
<b>IDX Include</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell	<b>BBC</b>	1.0%	<b>Variable Rate</b>	No
<b>Virtual Tours:</b>	<b>Type of Sale</b>						
<b>Pending Date</b>	<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b> 1
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>						
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>			
Presented by:		Tiffany Reimer / Metzger Property Services, LLC					

Information is deemed reliable but not guaranteed.

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**Overview**



**Legend**

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

<b>Parcel ID</b>	35-01-02-400-069.200-006	<b>Alternate ID</b>	350102400069200006	<b>Owner Address</b>	Cozzi, Michael L & Olivia A & Brenda S Saalfrank, Co-Trustees of the Michael A Cozzi Testamentary Trust 277 W North Ave Elmhurst, IL 60126
<b>Sec/Twp/Rng</b>	--PT	<b>Class</b>	Unplatted 30 - 39.99		
<b>Property</b>	11342 N		acres		
<b>Address</b>	ROANOKE RD ROANOKE	<b>Acreage</b>	34.322		
<b>District</b>	JACKSON TWP R E				
<b>Brief Tax Description</b>	004-00692-00 PT SE SEC 2 34.322 AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 1/9/2020  
Last Data Uploaded: 1/8/2020 7:54:18 PM

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GEOSPATIAL

**Property Type** LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes

**MLS #** 202001661 **\*\*\*\*\*** N 500 E **Roanoke** IN 46783 **Status** Active **LP** \$0



**Area** Huntington County **Parcel ID** 35-01-02-400-069.200-006 **Type** Agricultural Land  
**Sub** None **Cross Street**  
**School District** HCS Elem Roanoke **JrH** Crestview **SrH** Huntington North  
**REO** No **Short Sale** No  
**Legal Description** Approximately 20+/- Acres part of: 004-00692-00 PT SE SEC 2 34.322 AC  
**Directions** From US 24, turn west onto Roanoke Road, property will be on west side of the road, look for signs!  
**Inside City Limits** N **City Zoning** **County Zoning** A1 **Zoning Description**

**Remarks** 20+/- ACRES OF BEAUTIFUL WOODED & PASTURE ACREAGE GOING TO AUCTION ON FEBRUARY 8, 2020. This is Tract 6 of the Auction and has a Beautiful Wooded Setting that would be a great location for a possible building site! Property has lots of wildlife and could be utilized as a recreational piece! Great Location close to St. Rd. 114, US 24, I69, 469 and Fort Wayne! Bid on this tract individually or in combination with any other or all of the other tracts! OPEN HOUSES: SATURDAY JAN. 25 & FEB. 1, 4-5PM.

**Agent Remarks** AUCTION: Saturday, Feb. 8, 2020, 1pm at the Cottage Event Center, Roanoke, IN. Open Houses: Sat. Jan. 25 & Feb. 1, 4-5pm. TERMS: 10% Down the day of the auction with the balance due at closing. Survey Costs to be split 50/50. Estate property, no disclosures. RE BROKERS: Must register clients 24 hrs in advance of the auction and be present at all showings/open houses your client attends and present at the auction to represent them. If they attend unrepresented you

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	20.0000 / 871,200 / 537x1755
<b>Parcel Desc</b>	Heavily Wooded, Partially Wooded,		<b>Platted Development</b>	No
<b>Township</b>	Jackson	<b>Date Lots Available</b>	<b>Price per Acre</b>	\$ \$0.00
<b>Type Use</b>	Agriculture, Residential,	<b>Road Access</b>	County	<b>Road Surface</b> Tar and Stone <b>Road Frontage</b> County
<b>Type Water</b>	None	<b>Easements</b>	Yes	
<b>Type Sewer</b>	None	<b>Water Frontage</b>		
<b>Type Fuel</b>	None	<b>Assn Dues</b>	Not Applicable	
<b>Electricity</b>	None	<b>Other Fees</b>		

**Features** **DOCUMENTS AVAILABLE** Aerial Photo, Agency

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** No

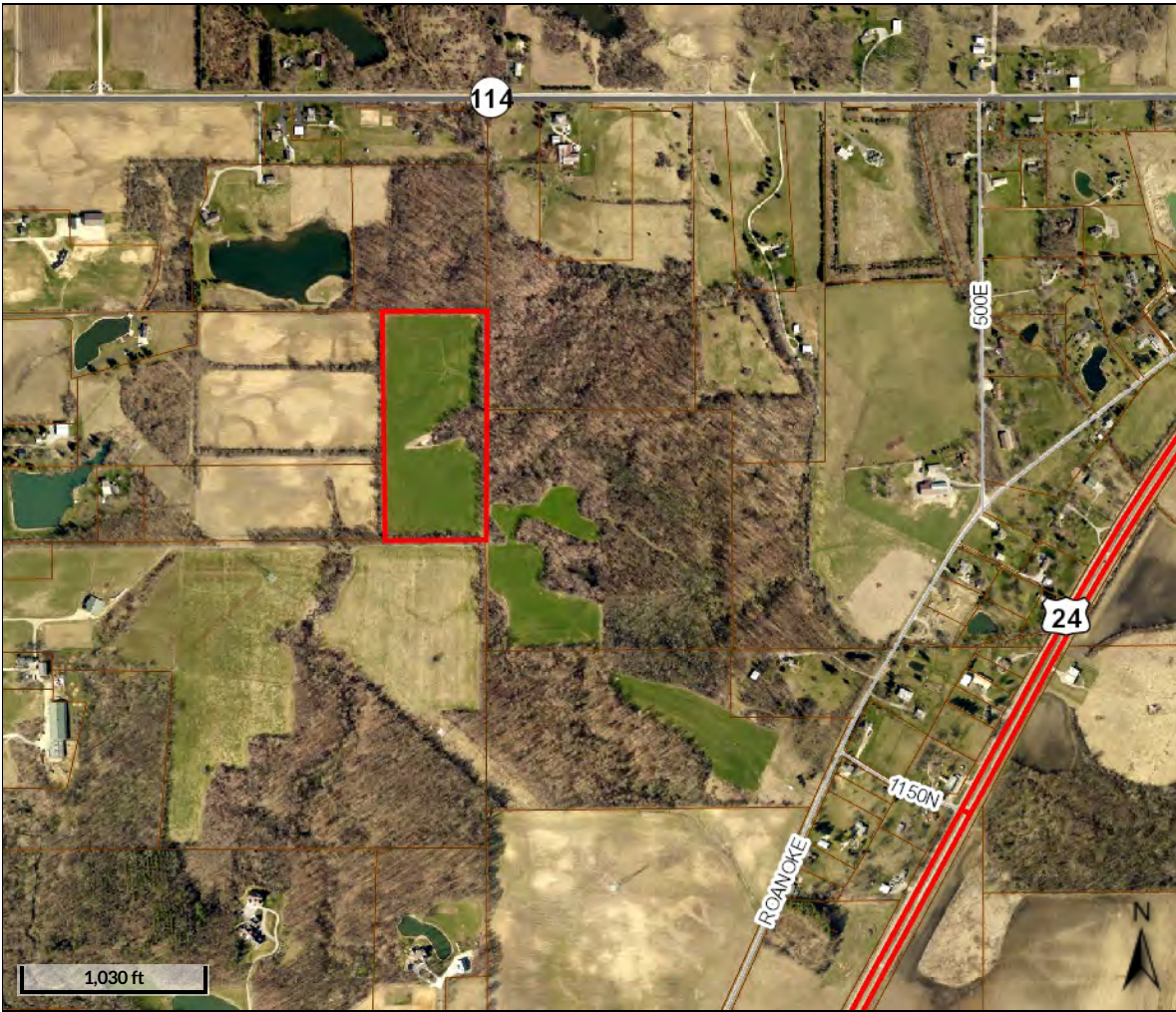
**Water Access**  
**Water Name** **Lake Type**  
**Water Features**  
**Water Frontage** **Channel Frontage** **Water Access**  
**Auction** Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015  
**Owner Name**

**Financing:** **Existing** **Proposed** **Excluded Party** None  
**Annual Taxes** \$666.66 **Exemption** No Exemptions **Year Taxes Payable** 2019 **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No **Possession** AT CLOSING  
**List Office** Metzger Property Services, LLC - office: 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 Houses  
**List Date** 1/14/2020 **Exp Date** 3/30/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes  
**IDX Include** Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None  
**Virtual Tours:** **Type of Sale**

**Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 1  
**Total Concessions Paid** **Sold/Concession Remarks**  
**Sell Off** **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC  
 Information is deemed reliable but not guaranteed.



Overview



Legend

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

<b>Parcel ID</b>	35-01-02-200-069.400-006	<b>Alternate ID</b>	350102200069400006	<b>Owner Address</b>	Cozzi, Michael L & Olivia A & Brenda S Saalfrank, Co-Trustees of the Michael A Cozzi Testamentary Trust 277 W North Ave Elmhurst, IL 60126
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	Ag - Vacant lot		
<b>Property Address</b>	N ROANOKE RD ROANOKE	<b>Acreage</b>	16		
<b>District</b>	JACKSON TWP R E				
<b>Brief Tax Description</b>	004-00694-00 E END MID PT NW SEC 2 16A <i>(Note: Not to be used on legal documents)</i>				

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Listings as of 01/15/2020

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202001662	***** N 500 E.	Roanoke	IN 46783	<b>Status</b> Active
<b>Area</b> Huntington County	<b>Parcel ID</b> 35-01-02-200-069.400-006	<b>Type</b> Agricultural Land		
<b>Sub</b> None	<b>Cross Street</b>	<b>Lot #</b>		
<b>School District</b> HCS Elem	Roanoke	JrH Crestview	<b>SrH</b> Huntington North	
<b>REO</b> No	<b>Short Sale</b> No			
<b>Legal Description</b> 004-00694-00 E END MID PT NW SEC 2 16A				
<b>Directions</b> From US 24, turn west onto Roanoke Road, property will be on west side of the road, look for signs!				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>	



**Remarks** 16+/- ACRES OF ROLLING ACREAGE BEING OFFERED AS A SWING TRACT AT AUCTION ON FEB. 8, 2020. This is Tract 7 of the auction and is being sold as a Swing Tract. A swing tract means that it much be purchased in combination with an adjoining Tract or by an adjoining land owner to this piece. Great addition to add to your investment with private, secluded acreage!! OPEN HOUSES: SAT. JAN. 25 & FEB. 1, 4-5PM.

**Agent Remarks** AUCTION: Saturday, Feb. 8, 2020, 1pm at the Cottage Event Center, Roanoke, IN. Open Houses: SAT. JAN. 25 & FEB. 1, 4-5PM. TERMS: 10% Down the day of the auction with the balance due at closing. Survey Costs to be split 50/50. Estate property, no disclosures. RE BROKERS: Must register clients 24 hrs in advance of the auction and be present at all showings/open houses your client attends and present at the auction to represent them. If they attend unrepresented you

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 16.0000 / 696,960 / 555x1225	
<b>Parcel Desc</b>	Partially Wooded, Pasture, Undeveloped,		<b>Platted Development</b> No	<b>Platted Y/N</b> Yes
<b>Township</b>	Jackson	<b>Date Lots Available</b>	<b>Price per Acre</b> \$0.00	
<b>Type Use</b>	Agriculture, Residential,	<b>Road Access</b> Other	<b>Road Surface</b> Other	<b>Road Frontage</b> Other
<b>Type Water</b>	None	<b>Easements</b>	Yes	
<b>Type Sewer</b>	None	<b>Water Frontage</b>		
<b>Type Fuel</b>	None	<b>Assn Dues</b>	Not Applicable	
<b>Electricity</b>	None	<b>Other Fees</b>		

**Features** DOCUMENTS AVAILABLE Aerial Photo, Agency

<b>Strctr/Bldg Imprv</b>	No
<b>Can Property Be Divided?</b>	No
<b>Water Access</b>	
<b>Water Name</b>	<b>Lake Type</b>
<b>Water Features</b>	
<b>Water Frontage</b>	<b>Channel Frontage</b>
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger
<b>Owner Name</b>	<b>Auctioneer License #</b> AC31300015

<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$279.78	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b> 2019
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b> AT CLOSING
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050	
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com	
<b>Co-List Office</b>	<b>Co-List Agent</b>	

<b>Showing Instr</b>	Showingtime or Open Houses				
<b>List Date</b> 1/14/2020	<b>Exp Date</b> 3/30/2020	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 1.0%	<b>Variable Rate</b> No	<b>Special Listing Cond.</b> None	

<b>Virtual Tours:</b>	<b>Type of Sale</b>
<b>Pending Date</b>	<b>Closing Date</b>
<b>Total Concessions Paid</b>	<b>Selling Price</b>
<b>Sell Off</b>	<b>How Sold</b>
	<b>CDOM</b> 1
<b>Sold/Concession Remarks</b>	
<b>Sell Agent</b>	<b>Co-Sell Off</b>
<b>Co-Sell Agent</b>	

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ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0040069400

Printed 04/03/2019 Card No. 1 of 1

PARCEL NUMBER
35-01-02-200-069.400-006
Parent Parcel Number

Cozzi, Michael
6533 Post Rd
Fort Wayne, IN 46814 USA
004-00694-00 E END MID PT NW SEC 2 16A

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Rows include Stern, Emily A as Trustee of The Emi (\$130000), STERN, EMILY A & MARK A SETTLEMYER (\$0), SETTLEMYRE, LEAH J (\$0).

Property Address
N Roanoke Rd

Neighborhood
3506510 JACKSON TWP 1980 & NEWER

Property Class
100 Agri Vacant land

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 004 Jackson
Corporation N
District 006 Jackson
Routing Number 4F2-1-C10

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value. Rows for years 2013-2019.

Site Description

Topography: Rolling
Public Utilities: Electric

Street or Road: Paved

Neighborhood: Static

Zoning:
Legal Acres: 16.0000
Admin Legal 16.0000

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Rows include TILLABLE LAND and RESIDENTIAL EXCESS ACREAGE.

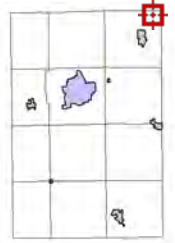
00: adj parcels 35-01-02-400-069.200-006, 35-01-02-100-069.300-006 and 35-01-02-100-074.200-006
001: F3-C8
ChID: Previous parcel\_id: 0040069400
CY18: CYCLICAL REASSESSMENT 2018
changed land to pt exc ac
1-4-18 sent land letter
REAS: REASSESSMENT 2012
ag overlay

Supplemental Cards
MEASURED ACREAGE 16.0000
TRUE TAX VALUE 16950
FARMLAND COMPUTATIONS
Parcel Acreage 16.0000
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-] 1.0600
TOTAL ACRES FARMLAND 14.9400
TRUE TAX VALUE 15620









**Overview**



**Legend**

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
  -  Private Drives
  -  County Roads
  -  Municipal Roads
  -  State Routes
  -  US Route
  -  Interstate

<b>Parcel ID</b>	35-01-01-200-075.500-006	<b>Alternate ID</b>	350101200075500006	<b>Owner Address</b>	Cozzi, Michael L & Olivia A & Brenda A Saalfrank, Co-Trustees of the Michael A Cozzi Testamentary Trust 277 W North Ave Elmhurst, IL 60126
<b>Sec/Twp/Rng</b>	1-29N-10E	<b>Class</b>	Res-1-Family 0 - 9.99 acres		
<b>Property Address</b>	11735 N ROANOKE RD ROANOKE	<b>Acreage</b>	2.4		
<b>District</b>	JACKSON TWP R E				
<b>Brief Tax Description</b>	004-00755-00 PT NW FR SEC 12.40A <i>(Note: Not to be used on legal documents)</i>				

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<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	1	<b>DOM</b>	1	<b>Auction</b>	Yes		
<b>MLS #</b>	202001653	<b>Address</b>	11735 N Roanoke Road	<b>City</b>	Roanoke	<b>State</b>	IN	<b>Zip</b>	46783		
<b>Area</b>	Huntington County	<b>Parcel ID</b>	35-01-01-200-075.500-006							<b>Type</b>	Site-Built Home
<b>Sub</b>	None	<b>Cross Street</b>								<b>Bedrms</b>	3
<b>Location</b>	Rural	<b>Style</b>	One and Half Story							<b>F Baths</b>	1
<b>School District</b>	HCS	<b>Elem</b>	Roanoke	<b>JrH</b>	Crestview	<b>REO</b>	No	<b>Short Sale</b>	No		
<b>Legal Description</b>	JACKSON TWP R E Brief Tax Description: 004-00755-00 PT NW FR SEC 1 2.40A										
<b>Directions</b>	From US 24, turn west onto Roanoke Road, property will be on East side of the road, look for signs!										
<b>Inside City Limits</b>	N	<b>City Zoning</b>		<b>County Zoning</b>	R2	<b>Zoning Description</b>					



**Remarks** 2.4+/- Acre Homestead on Roanoke Road Going To Auction as Tract 8 On February 8, 2020. ATTENTION FLIPPERS, INVESTORS OR BUILDERS! This Cape Cod Style Home is in need of significant repairs to turn back to a beautiful homestead or could be a great location for a potential new build!! Current home has 3 Bedrooms, 1.5 Baths, Attached Garage and an Outbuilding! Lots of Potential with Acreage close to St. Rd. 114, US 24, I69, 469 & Fort Wayne! Bid on this Tract Individually or in combination with any of the others. OPEN HOUSES: SATURDAY, JANUARY 25 & FEBRUARY 1, 4-5 PM.

**Agent Remarks** AUCTION: Saturday, Feb. 8, 2020, 1pm at the Cottage Event Center, Roanoke, IN. Open Houses: SATURDAY JAN 25 & FEB 1, 4-5pm. TERMS: 10% Down the day of the auction with the balance due at closing. Survey Costs to be split 50/50. Estate property, no disclosures. Sold As, Is Where Is. RE BROKERS: Must register clients 24 hrs in advance of the auction and be present at all showings/open houses your client attends and present at the auction to represent them. If they attend unrepresented you will not receive compensation.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	2.4000	104,544	913x290	/	N	/	<b>Src</b>	<b>Lot Des</b>	0-2.9999	
<b>Township</b>	Jackson	<b>Abv Gd Fin SqFt</b>	1,110	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	720	<b>Ttl Fin SqFt</b>	1,110	<b>Year Built</b>	1956	
<b>Age</b>	64	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Fndtn</b>	Full Basement, Unfinished		<b># Rooms</b>	7
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL		<b>Basement Material</b>	Block				
<b>DIM</b>	<b>L</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	None		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No	
<b>LR</b>	17 x 12	<b>M</b>	<b>B-Upper</b>	0	1	<b>Fuel</b>	Gas, Forced Air		<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
<b>DR</b>	11 x 10	<b>M</b>	<b>B-Blw G</b>	0	0	<b>Heating</b>			<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split FlrPln</b>	Yes
<b>FR</b>	30 x 12	<b>M</b>	<b>Cooling</b>	Central Air		<b>Disposal</b>	No		<b>Ceiling Fan</b>	No		
<b>KT</b>	14 x 10	<b>M</b>	<b>Laundry Rm</b>	Lower		12	x 10		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>BK</b>	x	<b>AMENITIES</b>	Deck Open, Split Br Floor Plan, Washer Hook-Up									
<b>DN</b>	x	<b>Water Soft-Rented</b>	No									
<b>MB</b>	10 x 10	<b>M</b>	<b>Alarm Sys-Sec</b>	No								
<b>2B</b>	13 x 10	<b>U</b>	<b>Alarm Sys-Rent</b>	No								
<b>2B</b>	13 x 10	<b>U</b>	<b>Garage</b>	2.0	/	Attached	/	25	x	24	/	600.00
<b>3B</b>	12 x 10	<b>U</b>	<b>Garden Tub</b>	No								
<b>4B</b>	x	<b>Outbuilding</b>	Pole/Post		27 x 20		<b>Jet Tub</b>	No		<b>Nr Wlkg Trails</b>	No	
<b>5B</b>	x	<b>Outbuilding</b>	x		<b>Pool</b>	No		<b>Garage Y/N</b>	Yes			
<b>RR</b>	x	<b>Assn Dues</b>	Not Applicable									
<b>LF</b>	x	<b>Other Fees</b>										
<b>EX</b>	x	<b>Restrictions</b>										
<b>Water Access</b>		<b>Wtr Name</b>										

<b>WtrType</b>		<b>Wtr Frtg</b>		<b>Channel Frtg</b>	
<b>Water Features</b>		<b>Lake Type</b>			
<b>Auction</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger	<b>Auctioneer License #</b>	AC31300015
<b>Owner Name</b>					
<b>Financing: Existing</b>		<b>Proposed</b>		<b>Excluded Party</b>	None
<b>Annual Taxes</b>	\$1,806.54	<b>Exemptions</b>	No Exemptions	<b>Year Taxes Payable</b>	2019
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	AT CLOSING	<b>Assessed Value</b>	
<b>List Office</b>	Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050	<b>List Agent - User Code</b>	UP388053395
<b>Agent E-mail</b>	chad@metzgerauction.com	<b>Co-List Agent</b>			
<b>Showing Instr</b>	Showingtime or Open Houses				
<b>List Date</b>	1/14/2020	<b>Exp Date</b>	3/30/2020	<b>Publish to Internet</b>	Yes
<b>IDX Include</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	1.0%
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	MECH	<b>Vari.Rate</b>	No
<b>Pending Date</b>		<b>Lockbox Location</b>	door	<b>Special List Cond.</b>	None
<b>Ttl Concessions Paid</b>		<b>Type of Sale</b>		<b>How Sold</b>	
<b>Sell Off</b>		<b>Selling Price</b>		<b>CDOM</b>	1
		<b>Sold/Concession Remarks</b>			
		<b>Sell Agent</b>		<b>Co-Sell Off</b>	
		<b>Co-Sell Agent</b>			

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0040075500

Printed 04/03/2019 Card No. 1 of 1

PARCEL NUMBER
35-01-01-200-075.500-006
Parent Parcel Number

Cozzi, Michael
6533 Post Rd
Fort Wayne, IN 46814 USA
004-00755-00 PT NW FR SEC 1 2.40A

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Value. Rows: 11/23/2015 Hawley, Richard O \$153000; 07/17/2002 STETZEL, DELMER W & PHYLLIS A \$136000

Property Address
11735 N Roanoke Rd
Neighborhood
3506520 JACKSON TWP 1979 & OLDER

Property Class
511 Res 1 fam unplatted 0-9.99 ac

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 004 Jackson
Corporation N
District 006 Jackson
Section & Plat 1
Routing Number 4F1-1-C30

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value. Rows for years 2013-2019.

Site Description

Topography: Low
Public Utilities: Electric

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for zoning and legal acres.

001: F4-C26
adj parcel: 35-01-01-200-075.600-006
3/1/15 changed nbhd
9/2015 LP \$164,900 (REMAX)
CY18: CYCLICAL REASSESSMENT 2018
CHANGED GRADE & COND OF DWELL, ADDED WDDK, CHANGED #1 TO T3AW,
ADDED INFL TO LAND FOR OWNING OVER 4+ ACRES OF EXCESS
REAS: REASSESSMENT 2012
changed gr & eff yr of dwelling

Supplemental Cards
MEASURED ACREAGE 2.4000
TRUE TAX VALUE 29680
FARMLAND COMPUTATIONS
Parcel Acreage 2.4000
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE 29700

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

Occupancy: Single family  
 Story Height: 1.0  
 Finished Area: 1830  
 Attic: Finished  
 Basement: 3/4

**ROOFING**

Material: Asphalt shingles

**FLOORING**

Slab B, 1.0  
 Sub and joists A  
 Wood 1.0, A

**EXTERIOR COVER**

Masonry B  
 Wood siding 1.0, A

**INTERIOR FINISH**

Drywall 1.0, A

**ACCOMMODATIONS**

Finished Rooms 6  
 Bedrooms 3  
 Family Rooms 1  
 Formal Dining Rooms 1

**HEATING AND AIR CONDITIONING**

Primary Heat: Central Warm Air  
 Lower Full Part  
 /Bsmt 1 Upper Upper  
 Central War 0 1110 0 720  
 Air Cond 0 1110 0 720

**PLUMBING**

#  
 3 Fixt. Baths 1 3  
 2 Fixt. Baths 1 2  
 Kit Sink 1 1  
 Water Heat 1 1  
 TOTAL 7

**REMODELING AND MODERNIZATION**

Amount Date

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	1110	1.0	1110		78380
1 WOOD FRAME	720	Attic	720		5390
4 CONCRETE BLOCK	720	Bsmt	0		20390
	0	Crawl	----		0

TOTAL BASE				104160
Row Type	Adjustment			1.00%
SUB-TOTAL				104160

0 Interior Finish	7620
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	3350
Frame/Siding/Roof	0
Plumbing Fixt: 7	1600

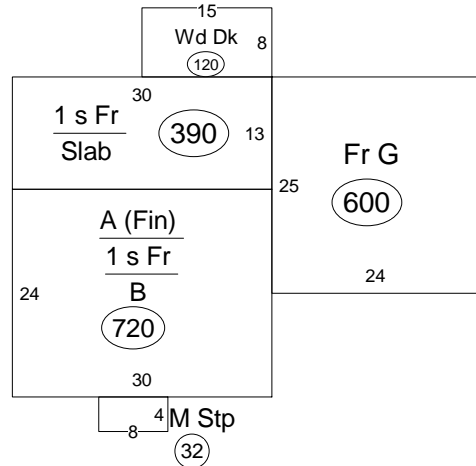
SUB-TOTAL ONE UNIT		116730
SUB-TOTAL 0 UNITS		116730

Exterior Features	Description	Value	Garages	Value
MSTP	1490	0	Integral	0
WDDK	2410	600	Att Garage	16700
		0	Att Carports	0
		0	Bsmt Garage	0
Ext Features				3900

SUB-TOTAL		137330
Quality Class/Grade	D+2	

GRADE ADJUSTED VALUE 117420

(LCM: 95.00)



01

**SPECIAL FEATURES**

Description Value

**SUMMARY OF IMPROVEMENTS**

ID	Description	Use	Stry Hgt	Const Type	Year	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D	DWELL		1.00	D+2	1956	1959	AV 0.00	N	0.00	2550	117420	45	0	129	100	83300
G01	ATTGAR		0.00	1			AV 27.83	N	27.83	25x 24	16700	0	0	0	100	0
01	T3AW		8.00	D	1976	1976	AV 21.96	N	14.96	20x 27	8080	60	0	100	100	3200

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

JB 08/08/2001

AR 03/01/2002

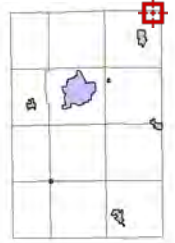
Neigh 3506520 AV

TOTAL IMPROVEMENT VALUE

86500



**Overview**



**Legend**

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

<b>Parcel ID</b>	35-01-01-200-075.600-006	<b>Alternate ID</b>	350101200075600006	<b>Owner Address</b>	Cozzi, Michael L & Olivia A & Brenda A Saalfrank, Co-Trustees of the Michael A Cozzi Testamentary Trust 277 W North Ave Elmhurst, IL 60126
<b>Sec/Twp/Rng</b>	1-29N-10E	<b>Class</b>	Unplatted 0 - 9.99		
<b>Property Address</b>	N ROANOKE RD ROANOKE		acres		
<b>Acreage</b>			3.32		
<b>District</b>			JACKSON TWP R E		
<b>Brief Tax Description</b>			004-00756-00 PT NW SEC 13.32A		

(Note: Not to be used on legal documents)

Date created: 1/9/2020  
Last Data Uploaded: 1/8/2020 7:54:18 PM

Developed by 

Listings as of 01/15/2020

**Property Type** LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes  
**MLS #** 202001663 **\*\*\*\*\*** N Roanoke Road **Roanoke** **IN** 46783 **Status** Active **LP** \$0



**Area** Huntington County **Parcel ID** 35-01-01-200-075.600-006 **Type** Agricultural Land  
**Sub** None **Cross Street** 101 S River Rd **Lot #**  
**School District** HCS Elem Roanoke **JrH** Crestview **SrH** Huntington North  
**REO** No **Short Sale** No  
**Legal Description** 004-00756-00 PT NW SEC 1 3.32A  
**Directions** From 24, go West on Roanoke Road, Property will be on East side of the road, look for signs!  
**Inside City Limits** N **City Zoning** **County Zoning** R2 **Zoning Description**

**Remarks** 3.32+/- ACRES OF BARE GROUND RIGHT ALONG US 24 IS GOING TO AUCTION ON FEBRUARY 8, 2020. This is Tract 9 of the auction and offers Great Potential as a Building Site with a Prime Location off of Roanoke Road with US 24 Frontage!! Property is well located near St. Rd. 114, US 24, I69, 469 and Fort Wayne! Bid on this Tract Individually or in Combination with any other tract being offered! OPEN HOUSES: SATURDAY, JAN. 25 & FEB 1., 4-5PM.

**Agent Remarks** AUCTION: Saturday, Feb. 8, 2020, 1pm at the Cottage Event Center, Roanoke, IN. Open Houses: Saturday, Jan. 25 & Feb. 1, 4-5pm. TERMS: 10% Down the day of the auction with the balance due at closing. Survey Costs to be split 50/50. Estate property, no disclosures. RE BROKERS: Must register clients 24 hrs in advance of the auction and be present at all showings/open houses your client attends and present at the auction to represent them. If they attend unrepresented

**Sec** **Lot** **Zoning** **Lot Ac/SF/Dim** 3.3200 / 144,619 / 310X610  
**Parcel Desc** Level, Pasture, Undeveloped, 3-5.9999 **Platted Development** No **Platted Y/N** Yes  
**Township** Jackson **Date Lots Available** **Price per Acre** \$0.00  
**Type Use** Agriculture, Commercial, **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County  
**Type Water** None **Easements** Yes  
**Type Sewer** None **Water Frontage**  
**Type Fuel** None **Assn Dues** Not Applicable  
**Electricity** None **Other Fees**

**Features** **DOCUMENTS AVAILABLE** Aerial Photo, Agency

**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  
**Owner Name**  
**Financing:** **Existing** **Proposed** **Excluded Party** None  
**Annual Taxes** \$225.42 **Exemption** No Exemptions **Year Taxes Payable** 2019 **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No **Possession** at closing  
**List Office** Metzger Property Services, LLC - office: 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 HOUSES  
**List Date** 1/14/2020 **Exp Date** 3/30/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes  
**IDX Include** Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None  
**Virtual Tours:** **Type of Sale**

**Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 1  
**Total Concessions Paid** **Sold/Concession Remarks**  
**Sell Off** **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

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Broker Compensation Agreement

This agreement is entered into and shall initiate on February 8, 2020 by Listing Broker, Metzger Property Services, LLC, on behalf of Listing Licensee, Chad Metzger and Selling Broker, \_\_\_\_\_ on the properties owned by the Cozzi Trust:

Roanoke West Farm: 004-00694-00 E END MID PT NW SEC 2 16A, 004-00693-00 SW NE SEC 2 40A, E PT NE SEC 2 46.825 AC, 004-00692-00 PT SE SEC 2 34.322 AC, 11678 N. 500 E., Roanoke, IN 46783

Roanoke East Farm: 004-00755-00 PT NW FR SEC 1 2.40A and 004-00756-00 PT NW SEC 1 3.32A, 11735 N. Roanoke Rd., Roanoke, IN 46783

Aboite Twp. Allen Cty. Home: West Hamilton Estates, Lot 11, 6533 Post Rd., Fort Wayne, IN 46814

Potential Buyer's Name: \_\_\_\_\_

In order to split commission, buyer representative must be present at the open house, all showings prior to the auction and be present the day of the auction. Buyer representative must turn in this form completed, 24 hours in advance of the auction. In the event the above listed Selling Broker represents a purchaser who enters into a Purchase Agreement which results in a closing on the above-mentioned property, the above-mentioned Listing Broker agrees to pay the Selling Broker 1.0% of the selling/exchange price or option selling price.

LISTING BROKER:

Metzger Property Services, LLC
BROKER COMPANY NAME

Chad Metzger
LISTING BROKER

101 S. River Road
ADDRESS

260-982-0238
PHONE

Chad Metzger
ACCEPTED BY: MANAGING BROKER

[Signature]

North Manchester, IN 46962
CITY, STATE, ZIP

chad@metzgerauction.com
EMAIL ADDRESS

SELLING BROKER:

\_\_\_\_\_  
BROKER COMPANY NAME

\_\_\_\_\_  
SELLING BROKER

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
ACCEPTED BY: MANAGING BROKER

\_\_\_\_\_  
CITY, STATE, ZIP

\_\_\_\_\_  
EMAIL ADDRESS



# The Cozzi Ranch

Roanoke,  
Indiana

**Picturesque Rolling Cropland,  
Woods, Livestock Buildings  
& Country Home**

- Amazing Rural Building Sites
- Cropland • Woods • Recreation
- Cattle/Horse Complex with Home

**Sat., Feb. 8, 1 pm**

**141** ±  
**Acres**  
offered in  
9 Tracts

Property Location: 11678 N. 500 E., Roanoke, IN

Auction Location: 9524 N. US-24, Roanoke, IN

Open House: Jan 25 4-5 pm & Feb. 1 4-5 pm

**www.MetzgerAuction.com**



**Metzger**  
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger, CAI • Larry Evans • Rod Metzger  
Tim Holmes • Brent Ruckman • Tim Pitts • Jason Conley  
Rainelle Shockome • Gary Spangle • Brian Evans  
Dustin Dillon • Michael Gentry • Tiffany Reimer • Dodie Hart

**260-982-0238**