

FOR SALE

HISTORIC HOME ON 2.3± ACRES **ONLINE AUCTION**

BIDDING ENDS SEPT 2 • 2 PM ET



**Register to Bid and Become Part of this
Property's Extraordinary Story!**



**ANCHOR
REALTY** 

Scott Marker, Broker
Cody Coffey, Auction Manager

AnchorRealty101.com • 260-668-8500

PROPERTY OVERVIEW

Experience a rare chance to own a piece of Indiana history with the Samuel P. Williams House in Howe. This beautifully preserved home blends nearly two centuries of craftsmanship with thoughtful modern updates. Ideal for the historic home enthusiast, preservation-minded buyer, or anyone searching for a property with a story that simply cannot be recreated.



- Listed on the National Register of Historic Places
- Built between 1838 and 1843
- Western reserve-style architecture
- 3,850± sq ft – 6 BR / 2/5 BA
- Original built-in glass bookcases and distinctive period woodwork preserve
- Updated wiring, plumbing, and storm windows
- 2.3± acre lot
- 120 mature trees, grape arbor, carriage house



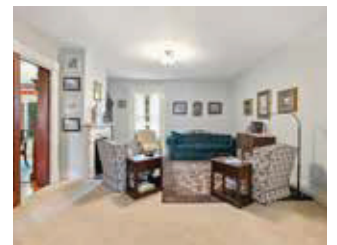
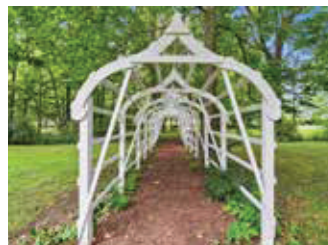
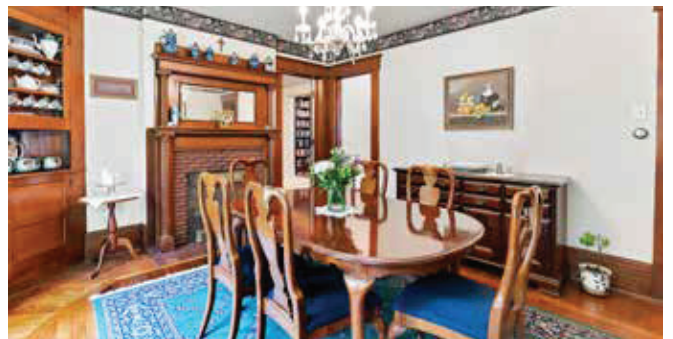
Property Location: 103 South St., Howe, IN 46746
Preview Dates: Aug 4 • 5 PM & Aug 22 • 1 PM



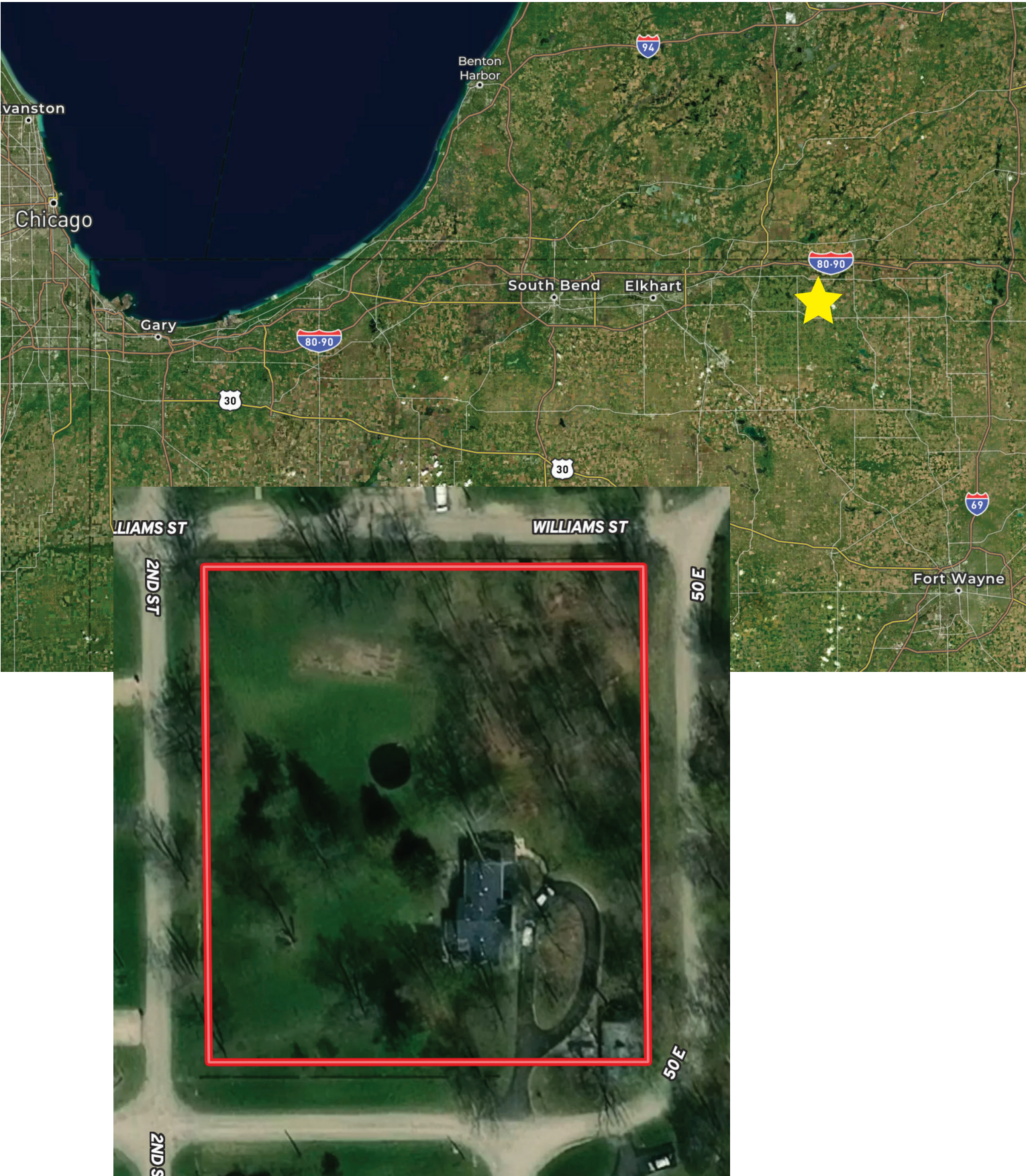


LEARN THE STORY OF THIS HOME THAT IS PART OF INDIANA'S HISTORY.

The story of the property is intertwined with that of Samuel P. Williams, an influential early resident of the community. Historical materials describe Williams as a successful merchant and banker who served in the Indiana legislature and made significant contributions to education in the region, including establishing a young ladies seminary and donating land for athletic grounds associated with Howe School.



PROPERTY MAPS + LOCATION



TERMS & CONDITIONS



REAL ESTATE BIDDING TERMS & CONDITIONS

Property Address: 103 South St. Howe, IN 46746
County & Township: LaGrange County | Lima Township
Legal Description: WILLIAMS BLOCK 1
Sellers: Leon & Kathleen Baker
Bidding Ends: September 2, 2026
Closing On or Before: October 9, 2026
Closing Company:

1. BIDDING METHOD

This property is offered via Online Only bidding. The Sellers reserve the right to accept, reject, or negotiate any bid.

2. SOFT-CLOSE EXTENDED BIDDING

This auction features a Soft-Close. If a bid is placed within the final three (3) minutes of the scheduled closing time, the bidding period will automatically extend an additional three (3) minutes. This process will continue until no bids are received during an extension period. The Auction Company's determination of the winning bid shall be final.

3. PROPERTY OFFERING

"The property will be conveyed pursuant to the existing legal descriptions as contained in the current deed and public record, and no survey shall be provided by Seller. Buyer acknowledges that any survey desired shall be at Buyer's sole expense."

4. BUYER'S PREMIUM

A Buyer's Premium of Eleven Percent (11%) will be added to the final accepted bid to determine the Contract Purchase Price.

5. CONTRACT EXECUTION

The successful bidder shall execute the Real Estate Purchase Agreement immediately upon acceptance and deliver a non-refundable down payment deposit of \$20,000 within twenty-four (24) hours of Seller acceptance.

6. DOWN PAYMENT

The down payment deposit shall be held by Metropolitan Title Company and applied toward the purchase price at closing. If Buyer defaults, earnest money shall be retained by Seller as liquidated damages.

7. CLOSING

Closing shall occur on or before October 9, 2026. Seller shall convey marketable title by General Warranty Deed unless otherwise agreed in writing. Taxes shall be prorated to date of closing pursuant to Indiana Code 6-1.1.

8. BROKER TRANSACTION FEE

In addition to the Buyer's Premium, a \$300 Broker Transaction Fee shall be paid by Buyer at closing and a \$300 Broker Transaction Fee shall be paid by Seller at closing. This fee is separate from and in addition to any commissions or Buyer's Premium and shall be reflected on the Closing Disclosure.

TERMS & CONDITIONS

9. PROPERTY CONDITION

The property is sold AS-IS, WHERE-IS, WITH ALL FAULTS. No warranties or representations are made by Seller or Real Estate / Auction Company.

10. INSPECTIONS

Buyers are encouraged to conduct any desired inspections prior to bidding. By bidding, Buyer acknowledges adequate opportunity to inspect.

11. AGENCY DISCLOSURE

United Country Coffey Realty & Auction & United Country – Anchor Realty represent the Seller in this transaction pursuant to Indiana Code 25-34.1.

12. DEFAULT

If Buyer fails to close, earnest money shall be forfeited and Seller may pursue all legal remedies available under Indiana law.

13. LEGAL DISCLAIMER

All information provided is believed accurate but is not guaranteed. Announcements made prior to the bidding closing take precedence over printed materials.

BIDDER ACKNOWLEDGMENT AND ACCEPTANCE

By signing below, Bidder acknowledges that they have read, understand, and agree to all Terms & Conditions of this bidding process.

Bidder Signature: _____

PROPERTY TAX INFORMATION

44-02-30-100-000.093-012

General Information

Parcel Number
44-02-30-100-000.093-012
Local Parcel Number
0023010093
Tax ID:

Routing Number
M30NWR30

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
LaGrange
Township
LIMA TOWNSHIP
District 012 (Local 012)
LIMA TOWNSHIP
School Corp 4535
LAKELAND
Neighborhood 5021400-012
HOWE
Section/Plat
30
Location Address (1)
103 SOUTH ST
HOWE, IN 46746

Zoning

Subdivision

Lot

Market Model
5021400-012-C

Characteristics

Topography
Level
Public Utilities
Gas, Electricity
Streets or Roads
Paved
Neighborhood Life Cycle Stage
Other

Printed
Thursday, April 30, 2026
Review Group 2025

BAKER, LEON B & KATHLEEN S

Ownership

BAKER, LEON B & KATHLEEN S
PO BOX 314
HOWE, IN 46746

Legal

WILLIAMS BLOCK 1



103 SOUTH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/19/2010	BAKER, LEON B & KA	10-11-0396	WD	/		I
11/19/2010	BAKER, MARY ANN,	10-11-0395	AF	/		I
02/07/2007	BAKER, MARY ANN,	07-02-0096	QC	/		I
07/24/1998	BAKER, DONALD C &		WD	9807/562		I
02/16/1996	BAKER, LEON B & KE		WD	9602/247		I
01/01/1900	BAKER, DONALD V &		WD	/		I

510, 1 Family Dwell - Platted Lot

HOWE/5021400-012

1/2

Notes

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

Assessment Year	2026	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA	AA
As Of Date	04/09/2026	04/01/2025	04/01/2024	04/06/2023	04/06/2022	
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	☐	☐	☐	☐	☐	
Land	\$69,400	\$69,400	\$69,400	\$69,400	\$63,100	\$48,500
Land Res (1)	\$31,200	\$31,200	\$31,200	\$31,200	\$28,400	\$21,800
Land Non Res (2)	\$38,200	\$38,200	\$38,200	\$38,200	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$34,700	\$26,700
Improvement	\$363,700	\$222,600	\$207,900	\$198,400	\$184,600	
Imp Res (1)	\$351,300	\$211,100	\$196,600	\$187,100	\$173,100	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$12,400	\$11,500	\$11,300	\$11,300	\$11,500	
Total	\$433,100	\$292,000	\$277,300	\$261,500	\$233,100	
Total Res (1)	\$382,500	\$242,300	\$227,800	\$215,500	\$194,900	
Total Non Res (2)	\$38,200	\$38,200	\$38,200	\$0	\$0	
Total Non Res (3)	\$12,400	\$11,500	\$11,300	\$46,000	\$38,200	

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 78' X 123', CI 78' X 123')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		294	294x330	1.27	\$286	\$363	\$106,722	-35%	1.0000	45.00	55.00	0.00	\$69,370

Land Computations

Calculated Acreage	2.23
Actual Frontage	294
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$31,200
CAP 2 Value	\$38,200
CAP 3 Value	\$0
Total Value	\$69,400

PROPERTY TAX INFORMATION

44-02-30-100-000.093-012

BAKER, LEON B & KATHLEEN S 103 SOUTH ST

510, 1 Family Dwell - Platted Lot

HOWE/5021400-012

2/2

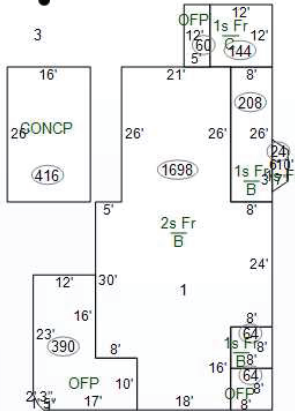
General Information		
Occupancy	Single-Family	
Description	Single-Family R 01	
Story Height	2	
Style	31 2 Story Old-1959	
Finished Area	3836 sqft	
Make		
Floor Finish		
☐ Earth	☐ Tile	
☒ Slab	☒ Carpet	
☒ Sub & Joist	☒ Unfinished	
☒ Wood	☐ Other	
☐ Parquet		
Wall Finish		
☒ Plaster/Drywall	☒ Unfinished	
☐ Paneling	☐ Other	
☐ Fiberboard		
Roofing		
☐ Built-Up	☐ Metal	☒ Asphalt
☐ Wood Shingle	☐ Other	☐ Slate ☐ Tile
Exterior Features		
Description	Area	Value
Porch, Open Frame	390	\$16,700
Porch, Open Frame	64	\$4,600
Porch, Open Frame	60	\$3,600
Patio, Concrete	416	\$3,300

Plumbing	
#	TF
Full Bath	2 6
Half Bath	1 2
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	1 1
Total	6 11
Accommodations	
Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	11
Heat Type	
Central Warm Air	

Plumbing		
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations	
Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	11

Heat Type	
Central Warm Air	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					Totals
Floor	Constr	Base	Finish	Value	
1	1Fr	2138	2138	\$222,700	
2	1Fr	1698	1698	\$120,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1970	0	\$91,100	
Crawl		144	0	\$3,400	
Slab					
				Total Base	\$437,900
Adjustments				1 Row Type Adj. x 1.00	\$437,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:2 MO:2	\$14,600
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				11 - 5 = 6 x \$1,400	\$8,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$460,900
				Sub-Total, 1 Units	
Exterior Features (+)				\$28,200	\$489,100
Garages (+) 0 sqft				\$0	\$489,100
Quality and Design Factor (Grade)				1.05	
Location Multiplier				0.95	
Replacement Cost					\$487,877

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	2	Wood Fr	C+1	1832	1975	51	A		0.95		5,806 sqft	\$487,877	40%	\$292,730	0%	100%	1.200	1.000	100.00	0.00	0.00	\$351,300
2: Barn, Bank & Flat (T2) 30	2		D	1900	1900	126	F	\$67.92	0.95		1,200 sqft x 20'	\$63,388	70%	\$19,020	0%	100%	1.000	0.650	0.00	0.00	100.00	\$12,400
3: Pool, Above Ground (circu	1	SV	D	2007	2007	19	A		0.95		21' Circ		85%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$0

Total all pages \$363,700

Total this page \$363,700

BID CERTIFICATION

Internal Office Use

Received _____

Date

Time

By _____

Approved By _____



**Coffey Realty
& Auction**

BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.

By signing this certification and returning it to the offices of United Country – Coffey Realty & Auction, or an employee therein, **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 103 South St. Howe, IN 46746

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

Return to: 4228 State Road 54 W - Springville, IN 47462

(812) 822-3200 | UnitedCountryIN.com

E-mail: jcoffey@UnitedCountryIN.com cc: pcoffey@UnitedCountryIN.com

What It Means to Be Listed on the National Register of Historic Places

The ****National Register of Historic Places**** is the official list of America's historic buildings, sites, structures, and districts that are recognized as worthy of preservation because of their significance to our nation's history, architecture, archaeology, engineering, or culture. Established through the National Historic Preservation Act of 1966 and administered by the National Park Service, the Register recognizes properties that help tell the story of our country's past.

Being listed on the National Register is considered one of the highest honors a historic property can receive. It recognizes that a home possesses exceptional historical or architectural significance and contributes to the heritage of its community, state, or the nation.

Why This Matters

For the Samuel P. Williams House, National Register designation confirms that the property is more than simply an older home—it is a recognized piece of Indiana history. Its preservation helps protect the story of the people, craftsmanship, and architectural character that shaped the community for generations.

Historic homes listed on the Register often appeal to buyers who appreciate unique architecture, quality craftsmanship, and the opportunity to own a property with a meaningful legacy.

Benefits of National Register Listing

Properties listed on the National Register may enjoy several advantages, including:

- National recognition of the property's historic and architectural significance.
- Increased prestige and marketability among buyers seeking distinctive historic properties.
- Eligibility for certain preservation grants or rehabilitation incentives, when available and when projects meet applicable requirements.
- Potential eligibility for federal historic rehabilitation tax incentives for qualifying income-producing properties that undergo approved rehabilitation.
- Preservation guidance and technical resources through the National Park Service and State Historic Preservation Offices.

Common Misconceptions

One of the most common myths is that listing on the National Register means the federal government controls what an owner can do with the property. ****That is generally not true.****

For privately owned homes, National Register listing ****does not****:

- Prevent the property from being sold.
- Require the home to be opened to the public.
- Require owners to restore or maintain the property.
- Restrict renovations, remodeling, or alterations made using private funds.
- Give the federal government ownership or control of the property.

What It Means to Be Listed on the National Register of Historic Places

Federal review requirements generally apply only when a project involves federal funding, federal permits, federal licensing, or when an owner voluntarily seeks certain preservation incentives tied to the designation. Local historic district regulations, if applicable, are separate from National Register listing and vary by community.

A Rare Opportunity

Owning a National Register property is an opportunity to become the steward of an important piece of American history. These homes represent craftsmanship, architecture, and stories that cannot be replicated today. While modern homes offer convenience, historic homes offer character, authenticity, and a tangible connection to the past.

The Samuel P. Williams House stands as one of those rare properties—combining architectural beauty, historical significance, and timeless appeal. Its National Register designation ensures that its importance has been officially recognized, allowing future generations to appreciate and preserve this remarkable part of Indiana's heritage.

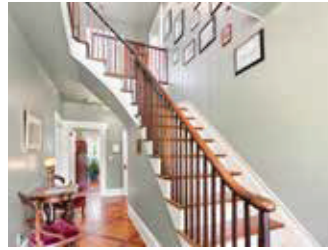
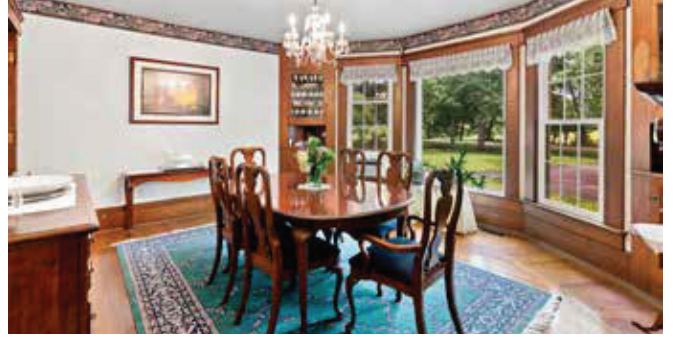


TOUR THE PROPERTY AND SEE ALL THE DETAILS YOURSELF

From the original mahogany staircase and historic fireplaces to the 1840s carriage house and hand-hewn timber construction, every corner tells a story. And with significant modern updates already completed, this is a historic home designed to be lived in and enjoyed.



PROPERTY DETAILS



HOME WITH RICH IN DOCUMENTED HISTORY

The approximately 3,850± square-foot residence reflects the craftsmanship and character of another era. An original mahogany staircase welcomes you into the home, while multiple historic fireplaces, original built-in glass bookcases, an 1800s glass chandelier, and distinctive period woodwork preserve the home's remarkable story. Behind the walls, massive hand-hewn timber beams joined with traditional wooden pegs speak to the craftsmanship that has allowed this home to stand for nearly two centuries.





2.3± ACRES

The property is equally impressive outdoors. More than 120 mature trees representing a wide variety of species create beautiful canopy across the grounds. Raised garden beds, a newly restored grape arbor replicated from the 1800s original, and the historic 1840s carriage house add to the property's one-of-a-kind setting. Fully wired with electricity, the carriage house offers potential for a studio, workshop, or other creative use.



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eller: Baker. Lic # AU01049934 Visit website for auction terms, office is independently owned and operated.



