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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Lakefront Home & Garage on Adams Lake offered in 2 Tracts!

This property will be offered at Online Only Auction on Sunday, November 6, 2022 at 1:00 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. 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 December 9, 2022. Possession will be at closing. Seller will pay the 2022 due in 2023 taxes with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in 21' due in 22' were approximately \$1,887.86 in total. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Sunday, November 6, 2022
Bidding begins closing out at 1 pm!

Property Location: 5845 S. 455 E., Wolcottville, IN 46795
Johnson Township • LaGrange County

Auction Manager: Tim Holmes 260.580.5473

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



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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44-10-23-400-001.000-010

TRACT MAP

44-10-23-400-020.018-010


Tract 2

S 455 E PRIVATE

S 455 E

Tract 1



Property Type	RESIDENTIAL	Status	Active	CDOM 1	DOM 1	Auction	Yes	
MLS #	202242397	9524 12Th Road	Argos	IN	46501	LP \$0		
	Area	Marshall County	Parcel ID	50-32-13-000-020.000-018	Type	Site-Built Home	Waterfront	No
	Sub	None	Cross Street		Bedrms	6	F Baths	2
	Township	Center	Style	Two Story	REO	No	Short Sale	No
	School District	PLYMO	Elem	Webster	JrH	Lincoln	SrH	Plymouth
	Legal Description	Approximately 4.2+/- acres part of: ACREAGE: 18.66 AUDITOR DESC: E 18 2/3A SE SW LEGAL DESC:						
	Directions	From US 31, head east on 12th Rd. Property is on the north side of the road.						
	Inside City Limits	City Zoning	County Zoning	Zoning Description				

Remarks 18+/- Acres with Cropland, Country Home, & Woods offered in 2 Tracts going to Auction on Saturday, October 29, 2022 at 10:00 AM! This is Tract 1 which features a 2 Story Country Home with Multiple Outbuildings on 4.2+/- Acres! Eat-In Kitchen is open to the Large Living Room with Brick Fireplace & Spiral Staircase! There are 6 Bedrooms & 2 Full Baths! Multiple Outbuildings include Barn with 2 Overhead Doors, Detached Garage with 2 Overhead Doors, & multiple sheds! Don't miss this opportunity to get into the Peaceful Country on 4.2+/- Acres! Bid Live In-Person or Online! Bid on this tract individually or for the entirety! Open House: Monday, October 24th 5:30-6pm

Agent Remarks Simulcast Auction: 10.29.22 10am Open House: Mon. 10.24.22 5:30-6pm TERMS: Tract 1, the home, \$10,000 down and Tract 2, the land 10% down the day of the auction with the balance at closing. The Sellers will provide an Owner's Title Insurance Policy & Trustee's Deed at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s) and the tillable acreage will be adjusted to the exact surveyed acres; tracts with outbuildings will not be adjusted. RE BROKERS: Must Register Clients 24 hrs. in

Sec	Lot	Lot Ac/SF/Dim	4.2000	/	182,952	/	550x510	Lot Desc	3-5.9999				
	Above Gd Fin SqFt	3,424	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	532	Ttl Fin SqFt	3,424	Year Built	1920	
	Age	102	New Const	No	Date Complete		Ext	Aluminum, Brick	Bsmt	Partial Basement	# Rooms	10	
	Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material	Block, Stone				
	RM DIM	LVL	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes		
LR	20 x 28	M	B-Upper	1	0	Fuel /	Hot Water	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	12 x 20	M	B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No		
FR	x					Cooling	None	Disposal	No	Ceiling Fan	No		
KT	10 x 12	M	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES	Breakfast Bar, Built-In Bookcase, Countertops									
DN	x			-Laminate, Detector-Smoke, Dryer Hook Up Electric, Eat-In									
MB	12 x 12	M		Kitchen, Porch Open, Range/Oven Hook Up Elec, Alarm System									
2B	10 x 10	U		-Sec. Cameras, Tub/Shower Combination, Formal Dining Room,									
3B	10 x 12	U	Garage	2.0	/ Detached	/	30 x 26	/ 780.00	Garden Tub	No	Nr Wlkg Trails	No	
4B	12 x 14	U	Outbuilding 1	Pole/Post Building		45 x 30			Jet Tub	No	Garage Y/N	Yes	
5B	12 x 12	U	Outbuilding 2			x			Pool	No	Off Street Pk		
RR	x		Assn Dues			Frequency	Not Applicable						
LF	x		Other Fees										
EX	12 x 26	U	Restrictions										
			SALE INCLUDES	Refrigerator, Washer, Dryer-Electric, Range-Electric, Water Heater Gas, Water Heater Tankless									
			FIREPLACE	Living/Great Rm, Wood Burning									

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	10/29/2022	Time	10:00
Financing:	Existing	Proposed		Location	at the property		
Annual Taxes	\$1,311.04	Exemptions	Homestead, Mortgage, Over 65,	Excluded Party	None		
Year Taxes Payable	2022	Assessed Value					
Possession	At closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Chad Metzger - Cell: 260-982-9050		
Agent E-mail	chad@metzgerauction.com			List Agent - User Code	UP388053395	List Team	
Co-List Office							
Co-List Agent							
Showing Instr	Showingtime or Open House						
List Date	10/11/2022	Start Showing Date		Exp Date	12/31/2022	Owner/Seller a Real Estate Licensee	No
Agent/Owner Related	No						
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Variable Rate	No		
Special List Cond.	None						
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	side door		
Type of Sale							
Pending Date		Closing Date		Selling Price			
How Sold							
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 10/3/22

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 5845 S 755 E Wolcottville, IN 46795

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher			X	
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)			X	
Trash Compactor	X			
TV Antenna / Dish	X			
Other:	X			

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well			X	
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks	X			
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)	X			
Switches and Outlets			X	
Vent Fan(s)	X			
60 / 100 / 200 Amp Service (Circle one)			X	
Generator	X			

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

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

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

88155455 E Wolcottville, IN 46795

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>6</u> Years.	X		
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			X
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/flue all in working order?		X	
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
---------------------	-----------------	--------------------	-----------------

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

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

MLS # 202242399 **** 12Th Road** **Argos** **IN 46501** **Status Active** **LP \$0**



Area Marshall County **Parcel ID** 50-32-13-000-020.000-018 **Type** Agricultural Land

Sub None **Cross Street**

School District PLYM Elem **Webster** **JrH Lincoln** **SrH Plymouth**

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

Legal Description Approximately 14.5+/- acres part of: ACREAGE: 18.66 AUDITOR DESC: E 18 2/3A SE SW LEGAL DESC:

Directions From US 31, head east on 12th Rd. Property is on the north side of the road.

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks 18+/- Acres with Cropland, Country Home, & Woods offered in 2 Tracts going to Auction on Saturday, October 29, 2022 at 10:00 AM! This is Tract 2 which features 14.5+/- Acres of Cropland. Soil Index: 127.9. Bid Live In-Person or Online! Bid on this tract individually or for the entirety!

Agent Remarks Simulcast Auction: 10.29.22 10am TERMS: Tract 1, the home, \$10,000 down and Tract 2, the land 10% down the day of the auction with the balance at closing. The Sellers will provide an Owner's Title Insurance Policy & Trustee's Deed at closing. If survey is required for clear title, the costs shall be split 50 /50 by the Seller and Buyer(s) and the tillable acreage will be adjusted to the exact surveyed acres; tracts with outbuildings will not be adjusted. RE BROKERS: Must

Sec Lot **Lot Ac/SF/Dim** 14.5000 / 631,620 / 1300x630

Parcel Desc Tillable, 10-14.999 **Platted Development** No **Platted Y/N** Yes

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

Type Use Agriculture **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County

Water Type None **Easements** Yes

SEWER TYPE None **Water Frontage**

Type Fuel None **Assn Dues** Not Applicable

Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Soil Map

Strctr/Bldg Imprv No

Can Property Be Divided? Yes

Water Access

Water Name **Lake Type**

Water Features

Water Frontage **Channel Frontage** **Water Access**

Auction Yes **Auctioneer Name** Chad Metzger & John Burnau **Auctioneer License #** AC31300015

Auction Location at the property **Auction Start Date** 10/29/2022

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

Annual Taxes \$1,311.04 **Exemption** Homestead, Mortgage, Over 65, **Year Taxes Payable** 2022 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** After 2022 Crop Harvest

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050

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

Co-List Office **Co-List Agent**

Showing Instr

List Date 10/11/2022 **Exp Date** 12/31/2022

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

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1

Total Concessions Paid **Sold/Concession Remarks**

Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

...Generation after Generation



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