

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**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!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

12+/- Acres of Recreational Land offered in 2 Tracts!

This property will be offered at Online Auction on Thursday, March 9, 2023 – Bidding begins closing out at 6:00 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 10% down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. 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 April 28, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$960.76. 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: Thursday, March 9, 2023
Bidding begins closing out at 6 pm!

Southwest Corner of 200 S. & Whitley Rd.
Richland Township • Whitley County

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



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

260-982-0238

WWW.METZGERAUCTION.COM



**Tract 2
6 Acres**

**Tract 1
6 Acres**

TRACT MAP

2184 S Whitley Rd

Oak Grove United Methodist Church

County Rd 2887 W

W 900 S

W 950 S

Whitley Rd

S Whitley Rd

S Whitley Rd

2184 S Whitley Rd

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

MLS # 202304916 * S Whitley Road Columbia City IN 46725 Status Active LP \$0



Area Whitley County Parcel ID 92-07-24-000-102.000-007 Type Agricultural Land
 Sub None Cross Street Lot #
 School District WTK Elem South Whitley JrH Whitko SrH Whitko
 REO No Short Sale No Waterfront Y/N N
 Legal Description Approximately 6+/- Acres part of: E2 NW4 NE4 S24 T31 R8 21A
 Directions Located between Columbia City & South Whitley. Property is on the southwest corner of 200 S & S Whitley Rd.
 Inside City Limits N City Zoning County Zoning A1 Zoning Description

Remarks 12+/- Acres of Recreational Land offered in 2 tracts selling via Online Only Auction on Thursday, March 9, 2023 -- Bidding begins closing out at 6 pm! This is Tract 1 which features 6+/- Acres of Recreational Land! Great Potential Building Site for your dream home! Bid on this tract individually or in combination with tract 2 for 12+/- Acres of Recreational Land!

Agent Remarks Online Auction: Thurs. 3.9.23 6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive

Sec Lot Lot Ac/SF/Dim 6.0000 / 261,360 / 425x615
 Parcel Desc Partially Wooded, 6-9.999 Platted Development No Platted Y/N Yes
 Township Richland Date Lots Available Price per Acre \$0.00
 Type Use Residential, Recreational 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 Aerial Photo

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 Auctioneer License # AC31300015
 Auction Location Online only: bidmetzger.com Auction Start Date 3/9/2023
 Financing: Existing Proposed Excluded Party None
 Annual Taxes \$960.76 Exemption Disabled Vet, Homestead, Year Taxes Payable 2022 Assessed Value
 Is Owner/Seller a Real Estate Licensee No Possession At closing
 List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050
 Agent ID RB14045939 Agent E-mail chad@metzgerauction.com
 Co-List Office Co-List Agent
 Showing Instr
 List Date 2/21/2023 Exp Date 5/31/2023
 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 0
 Total Concessions Paid Sold/Concession Remarks
 Sell Off Sell Agent Co-Sell Off Co-Sell Agent

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

MLS # 202304918 ** S Whitley Road Columbia City IN 46725 Status Active LP \$0



Area Whitley County Parcel ID 92-07-24-000-102.000-007 Type Agricultural Land
 Sub None Cross Street Lot #
 School District WTK Elem South Whitley JrH Whitko SrH Whitko
 REO No Short Sale No Waterfront Y/N N
 Legal Description Approximately 6+/- Acres part of: E2 NW4 NE4 S24 T31 R8 21A
 Directions Located between Columbia City & South Whitley. Property is on the southwest corner of 200 S & S Whitley Rd.
 Inside City Limits N City Zoning County Zoning A1 Zoning Description

Remarks 12+/- Acres of Recreational Land offered in 2 tracts selling via Online Only Auction on Thursday, March 9, 2023 -- Bidding begins closing out at 6 pm! This is Tract 2 which features 6+/- Acres of Recreational Land! Great Potential Building Site for your dream home! Bid on this tract individually or in combination with tract 1 for 12+/- Acres of Recreational Land!

Agent Remarks Online Auction: Thurs. 3.9.23 6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive

Sec Lot Lot Ac/SF/Dim 6.0000 / 261,360 / 425x615
 Parcel Desc Partially Wooded, 6-9.999 Platted Development No Platted Y/N Yes
 Township Richland Date Lots Available Price per Acre \$0.00
 Type Use Residential, Recreational 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 Aerial Photo

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 Auctioneer License # AC31300015
 Auction Location Online Only: bidmetzger.com Auction Start Date 3/9/2023
 Financing: Existing Proposed Excluded Party None
 Annual Taxes \$960.76 Exemption Disabled Vet, Homestead, Year Taxes Payable 2022 Assessed Value
 Is Owner/Seller a Real Estate Licensee No Possession At closing
 List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050
 Agent ID RB14045939 Agent E-mail chad@metzgerauction.com
 Co-List Office Co-List Agent
 Showing Instr
 List Date 2/21/2023 Exp Date 5/31/2023
 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 0
 Total Concessions Paid Sold/Concession Remarks
 Sell Off Sell Agent Co-Sell Off Co-Sell Agent

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).
 © 2022 IRMLS. All Rights Reserved. Page 1 of 1 02/21/2023 01:03 PM

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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM