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101 S. RIVER RD.  
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# REAL ESTATE AUCTION TERMS

## ***Great Investment Opportunity! 4 Homes offered in 4 Tracts!***

This property will be offered at Online Auction on Wednesday, April 19, 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 \$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 May 19, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$5,478.00 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: Wednesday, April 19, 2023**

***Bidding begins closing out at 6 pm!***

**Tract 1: 904 Lafayette Ct., Marion, IN**

**Tract 2: 2116 W. National Ave., Marion, IN**

**Tract 3: 708 N. Western Ave., Marion, IN**

**Tract 4: 1902 Westlea Dr., Marion, IN**

**Grant County**

***Auction Manager: Toni Derry 574.377.1529***


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



**Metzger** PROPERTY SERVICES, LLC  
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260-982-0238  
[WWW.METZGERAUCTION.COM](http://WWW.METZGERAUCTION.COM)

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	0	<b>DOM</b>	0	<b>Auction</b>	Yes		
<b>MLS #</b>	202308645	<b>904 Lafayette Court</b>	<b>Marion</b>	<b>IN</b>	<b>46952</b>	<b>LP \$0</b>					
	<b>Area</b>	Grant County	<b>Parcel ID</b>	27-02-31-303-085.000-002		<b>Type</b>	Site-Built Home		<b>Waterfront</b>	No	
	<b>Sub</b>	North West / Northwest	<b>Cross Street</b>			<b>Bedrms</b>	3	<b>F Baths</b>	1	<b>H Baths</b>	0
	<b>Township</b>	Center	<b>Style</b>	One Story		<b>REO</b>	No	<b>Short Sale</b>	No		
	<b>School District</b>	MARCS	<b>Elem</b>	Riverview/Justice	<b>JrH</b>	McCulloch/Justice	<b>SrH</b>	Marion			
	<b>Legal Description</b>	16-12-2961 LOT 101 PLAT B NORTHWEST HOMES SUB/DIV MP 0231-303-085.000									
	<b>Directions</b>	Western Avenue to Northwest Homes Subdivision									
	<b>Inside City Limits</b>	Y	<b>City</b>	R1	<b>County Zoning</b>			<b>Zoning Description</b>	Residential		

**Remarks** Ranch Home going to Online Only Auction on Wednesday, April 19, 2023 -- Bidding begins closing out at 6 pm! Tract 1: This home features three bedrooms, 1 bath, & 1-car detached garage. Previously a rental. Great Investment Opportunity! Can be bid on individually or in combination with three other homes. Open House: Monday, April 17th 3-3:30pm

**Agent Remarks** Online Auction: Wed. 4.19.23 6 pm Open House: Mon. 4.17.23 3-3:30pm TERMS: \$5,000 down with balance due at closing. Taxes Prorated. Possession 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). Metzger Property Services reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS:

Sec	Lot 101	Lot Ac/SF/Dim	0.2000	/ 8,550	/ 75X114	Lot Desc	Slope			Year Built	1953
Above Gd Fin SqFt	864	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	864	# Rooms	5
Age	70	New Const	No	Date Complete	Ext Vinyl	Bsmt Slab					
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>CITY</b>	<b>Basement Material</b>				
	<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	City	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
<b>LR</b>	19 x 12	M	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Forced Air	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
<b>DR</b>	x		<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
<b>FR</b>	x					<b>Cooling</b>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
<b>KT</b>	11 x 8	M	<b>Laundry Rm</b>	Main	11 x 7			<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>BK</b>	x							<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>DN</b>	x							<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	
<b>MB</b>	9 x 8	M						<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
<b>2B</b>	11 x 9	M						<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>3B</b>	11 x 8	M	<b>Garage</b>	1.0	/ Detached	/ 28 x 10	/ 280.00	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
<b>4B</b>	x		<b>Outbuilding 1</b>	None		x		<b>Pool</b>	No	<b>Off Street Pk</b>	
<b>5B</b>	x		<b>Outbuilding 2</b>			x		<b>Pool Type</b>			
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable					
<b>LF</b>	x		<b>Other Fees</b>								
<b>EX</b>	x		<b>Restrictions</b>								

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & Toni Derry	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	3/27/2023	<b>Time</b>	6:00 pm
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger	<b>Excluded Party</b>	None
<b>Annual Taxes</b>	\$1,436.00	<b>Exemptions</b>		<b>Year Taxes Payable</b>	2022	<b>Assessed Value</b>	\$71,800.00
<b>Possession</b>	at closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Toni Derry - Cell: 574-377-1529				
<b>Agent E-mail</b>	toniderry.realtor@gmail.com	<b>List Agent - User Code</b>	UP394501048	<b>List Team</b>			
<b>Co-List Office</b>	Metzger Property Services, LLC	<b>Co-List Agent</b>	Chad Metzger - Cell: 260-982-9050				
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	3/24/2023	<b>Start Showing Date</b>		<b>Exp Date</b>	6/24/2023	<b>Owner/Seller a Real Estate Licensee</b>	Yes
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker</b>	2.0%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	Front Door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Agent</b>		<b>Sell Team</b>	

**Presented by:**

Toni Derry - Cell: 574-377-1529 / 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 made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

# 904 Lafayette Ct, Marion, IN



Listings as of 03/24/2023

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	0	<b>DOM</b>	0	<b>Auction</b>	Yes		
<b>MLS #</b>	202308646	<b>1216 W National Avenue</b>	<b>Marion</b>	<b>IN</b>	<b>46952</b>	<b>LP</b>	<b>\$0</b>				
	<b>Area</b>	Grant County	<b>Parcel ID</b>	27-02-31-303-002.000-002		<b>Type</b>	Site-Built Home		<b>Waterfront</b>	No	
	<b>Sub</b>	North West / Northwest	<b>Cross Street</b>			<b>Bedrms</b>	3	<b>F Baths</b>	1	<b>H Baths</b>	0
	<b>Township</b>	Center	<b>Style</b>	One Story		<b>REO</b>	No	<b>Short Sale</b>	No		
	<b>School District</b>	MARCS	<b>Elem</b>	Riverview/Justice	<b>JrH</b>	McCulloch/Justice	<b>SrH</b>	Marion			
	<b>Legal Description</b>	16-12-2862 LOT 2 PLAT A NORTHWEST HOMES SUB/DIV MP 0231-303-002.000									
	<b>Directions</b>	Western Avenue to National Avenue, second home on left.									
	<b>Inside City Limits</b>		<b>City</b>		<b>County Zoning</b>		<b>Zoning Description</b>				

**Remarks** Ranch Home going to Online Only Auction on Wednesday, April 19, 2023 -- Bidding begins closing out at 6 pm! Tract 2 features Three bedrooms, 1 bath, & 2-car detached garage. Previously a rental. Great Investment Opportunity! Can be bid on individually or in combination with three other homes. Open House: Monday, April 17th 3:45-4:15pm

**Agent Remarks** Online Auction: Wed. 4.19.23 6 pm Open House: Mon. 4.17.23 3:45-4:15pm TERMS: \$5,000 down with balance due at closing. Taxes Prorated. Possession 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). Metzger Property Services reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS:

Sec	Lot 2	Lot Ac/SF/Dim	0.1400	/	6,018	/	51X118	Lot Desc	Slope			Year Built	1951
Age	72	New Const	No	Date Complete	Ext	Vinyl	Bsm	Slab			# Rooms	4	
<b>Room Dimensions</b>		Baths	Full	Half	Water	CITY	<b>Basement Material</b>						
LR	17 x 12	M	B-Upper	0	0	Fuel /	Forced Air	Dryer Hookup Elec	No	Fireplace	No		
DR	x		B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Guest Qtrs	No		
FR	x					Cooling	Central Air	Disposal	No	Split FlrPln	No		
KT	12 x 8	M	Laundry Rm	Main	12 x 5			Water Soft-Owned	No	Ceiling Fan	No		
BK	x							Water Soft-Rented	No	Skylight	No		
DN	x							Alarm Sys-Sec	No	ADA Features	No		
MB	11 x 8	M						Alarm Sys-Rent	No	Fence			
2B	12 x 10	M						Garden Tub	No	Golf Course	No		
3B	12 x 8	M	Garage	2.0	/ Detached	/	15 x 24	/	360.00	Nr Wlkg Trails	No		
4B	x		Outbuilding 1	None			x	Jet Tub	No	Garage Y/N	Yes		
5B	x		Outbuilding 2				x	Pool	No	Off Street Pk			
RR	x		Assn Dues		Frequency	Not Applicable		Pool Type					
LF	x		Other Fees										
EX	x		Restrictions										

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & Toni Derry	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	3/24/2023	<b>Time</b>	6:00 pm
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com		
<b>Annual Taxes</b>	\$1,176.00	<b>Exemptions</b>		<b>Excluded Party</b>	None		
<b>Possession</b>	DOC			<b>Year Taxes Payable</b>	2022	<b>Assessed Value</b>	\$58,800.00
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Toni Derry - Cell: 574-377-1529				
<b>Agent E-mail</b>	toniderry.realtor@gmail.com	<b>List Agent - User Code</b>	UP394501048	<b>List Team</b>			
<b>Co-List Office</b>	Metzger Property Services, LLC	<b>Co-List Agent</b>	Chad Metzger - Cell: 260-982-9050				
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	3/24/2023	<b>Start Showing Date</b>		<b>Exp Date</b>	6/24/2023	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker</b>	2.0%	<b>Variable Rate</b>	No	<b>Agent/Owner Related</b>	No
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	Front Door	<b>Special List Cond.</b>	None
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>Type of Sale</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>How Sold</b>		<b>Conc Paid By</b>	
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Agent</b>		<b>Sell Team</b>	


**Presented by:**

Toni Derry - Cell: 574-377-1529 / Metzger Property Services, LLC - Off: 260-982-0238

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1216 W National Ave, Marion, IN



<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	0	<b>DOM</b>	0	<b>Auction</b>	Yes
<b>MLS #</b>	202308649	<b>708 N Western Avenue</b>	<b>Marion</b>	<b>IN</b>	<b>46952</b>	<b>LP</b>	<b>\$0</b>		
	<b>Area</b>	Grant County	<b>Parcel ID</b>	27-07-06-202-040.000-002		<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No
	<b>Sub</b>	Euclid Heights	<b>Cross Street</b>			<b>Bedrms</b>	3	<b>F Baths</b>	1
	<b>Township</b>	Center	<b>Style</b>	One Story		<b>REO</b>	No	<b>Short Sale</b>	No
	<b>School District</b>	MARCS	<b>Elem</b>	Riverview/Justice	<b>JrH</b>	McCulloch/Justice	<b>SrH</b>	Marion	
	<b>Legal Description</b>	16-10-2360 LOT 5 EUCLID HEIGHTS ADD PLAT A MP 0706-202-040.000							
	<b>Directions</b>	Western Avenue - One block over from bypass.							
	<b>Inside City Limits</b>	Y	<b>City</b>	R1	<b>County Zoning</b>	<b>Zoning Description</b>		Residential	

**Remarks** Ranch Home going to Online Only Auction on Wednesday, April 19, 2023 -- Bidding begins closing out at 6 pm! Tract 3 features Three bedrooms & 1 bath. Previously a rental. Great Investment Opportunity! Can be bid on individually or in combination with three other homes. Open House: Monday, April 17th 4:30-5pm

**Agent Remarks** Online Auction: Wed. 4.19.23 6 pm Open House: Mon. 4.17.23 4:30-5pm TERMS: \$5,000 down with balance due at closing. Taxes Prorated. Possession 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). Metzger Property Services reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS:

Sec	Lot 5	Lot Ac/SF/Dim	0.1500	/	6,336	/	48X132	Lot Desc	Slope				
Above Gd Fin SqFt	960	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	720	Ttl Fin SqFt	960	Year Built	1944	# Rooms	5
Age	79	New Const	No	Date Complete	Ext	Vinyl	Bsmnt	Full Basement					
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>City</b>	<b>Basement Material</b>						
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	City	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No			
<b>LR</b>	16 x 13	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Forced Air	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No			
<b>DR</b>	x	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No			
<b>FR</b>	x				<b>Cooling</b>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No			
<b>KT</b>	12 x 9	<b>Laundry Rm</b>	N/A			x	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No			
<b>BK</b>	x						<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No			
<b>DN</b>	x						<b>Alarm Sys-Sec</b>	No	<b>Fence</b>				
<b>MB</b>	8 x 9	<b>Garage</b>					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No			
<b>2B</b>	14 x 13						<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No			
<b>3B</b>	24 x 10	<b>Outbuilding 1</b>	None			x	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No			
<b>4B</b>	x	<b>Outbuilding 2</b>				x	<b>Pool</b>	No	<b>Off Street Pk</b>				
<b>5B</b>	x	<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>Pool Type</b>						
<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>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & Toni Derry	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	3/24/2023	<b>Time</b>	6:00 pm
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com	<b>Excluded Party</b>	None
<b>Annual Taxes</b>	\$1,130.00	<b>Exemptions</b>		<b>Year Taxes Payable</b>	2022	<b>Assessed Value</b>	\$56,500.00
<b>Possession</b>	At closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Toni Derry - Cell: 574-377-1529				
<b>Agent E-mail</b>	toniderry.realtor@gmail.com	<b>List Agent - User Code</b>	UP394501048	<b>List Team</b>			
<b>Co-List Office</b>	Metzger Property Services, LLC	<b>Co-List Agent</b>	Chad Metzger - Cell: 260-982-9050				
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	3/24/2023	<b>Start Showing Date</b>		<b>Exp Date</b>	6/24/2023	<b>Owner/Seller a Real Estate Licensee</b>	Yes
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker</b>	2.0%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	Front Door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>	
						<b>Sell Team</b>	

**Presented by:**

Toni Derry - Cell: 574-377-1529 / Metzger Property Services, LLC - Off: 260-982-0238


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# 708 Western Ave, Marion, IN



Listings as of 03/24/2023

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	0	<b>DOM</b>	0	<b>Auction</b>	Yes		
<b>MLS #</b>	202308652	<b>1902 W Westlea Drive</b>	<b>Marion</b>	<b>IN</b>	<b>46952</b>	<b>LP \$0</b>					
	<b>Area</b>	Grant County	<b>Parcel ID</b>	27-03-36-301-015.000-023		<b>Type</b>	Site-Built Home		<b>Waterfront</b>	No	
	<b>Sub</b>	Westlea	<b>Cross Street</b>								
	<b>Township</b>	Pleasant	<b>Style</b>	One Story		<b>Bedrms</b>	3	<b>F Baths</b>	1	<b>H Baths</b>	0
	<b>School District</b>	MARCS	<b>Elem</b>	Kendall/Justice	<b>JrH</b>	McCulloch/Justice	<b>SrH</b>	Marion			
	<b>Legal Description</b>	25-02-651 LOT 290NWESTLEA ADD SEC -8-N TR-E.									
	<b>Directions</b>	Kem Road to Westlea Subdivision, 1st right, near end of road, t's onto Kendall Elementary School.									
	<b>Inside City Limits</b>	Y	<b>City</b>	R1	<b>County Zoning</b>			<b>Zoning Description</b>	Residential		

**Remarks** Ranch Home going to Online Only Auction on Wednesday, April 19, 2023 -- Bidding begins closing out at 6 pm! Tract 4: This home features 3 Bedrooms, 1 Bath & 2-Car Detached Garage. Previously a rental. Great Investment Opportunity! Can be bid on individually or in combination with three other homes. Open House: Monday, April 17th 5:15-5:45pm

**Agent Remarks** Online Auction: Wed. 4.19.23 6 pm Open House: Mon. 4.17.23 5:15-5:45pm TERMS: \$5,000 down with balance due at closing. Taxes Prorated. Possession 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). Metzger Property Services reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS:

Sec	Lot	130	Lot Ac/SF/Dim	0.1700	/	7,280	/	56	Lot Desc	Slope			Year Built	1971		
Above Gd Fin SqFt	1,073	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,073	# Rooms						
Age	52	New Const	No	Date Complete	Ext	Brick, Vinyl	Bsmt	Slab								
<u>Room Dimensions</u>		Baths	Full	Half	Water	CITY	<u>Basement Material</u>									
RM DIM	LVL	B-Main	1	0	Sewer	City	Dryer Hookup Gas	No	Fireplace							
LR	19 x 12	M	B-Upper	0	0	Fuel /	Forced Air	Dryer Hookup Elec	No	Guest Qtrs					No	
DR	x		B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln					No	
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan					No	
KT	16 x 9	M	Laundry Rm	Main	7 x 5			Water Soft-Owned	No	Skylight					No	
BK	x							Water Soft-Rented	No	ADA Features					No	
DN	x							Alarm Sys-Sec	No	Fence						
MB	14 x 9	M						Alarm Sys-Rent	No	Golf Course					No	
2B	9 x 9	M						Garden Tub	No	Nr Wlkg Trails					No	
3B	11 x 9	M	Garage	2.0	/ Detached	/	26 x 24	/ 624.00	Jet Tub	No	Garage Y/N					Yes
4B	x		Outbuilding 1	None			x	Pool	No	Off Street Pk					Yes	
5B	x		Outbuilding 2				x	Pool Type								
RR	x		Assn Dues		Frequency	Not Applicable										
LF	x		Other Fees													
EX	x		Restrictions													

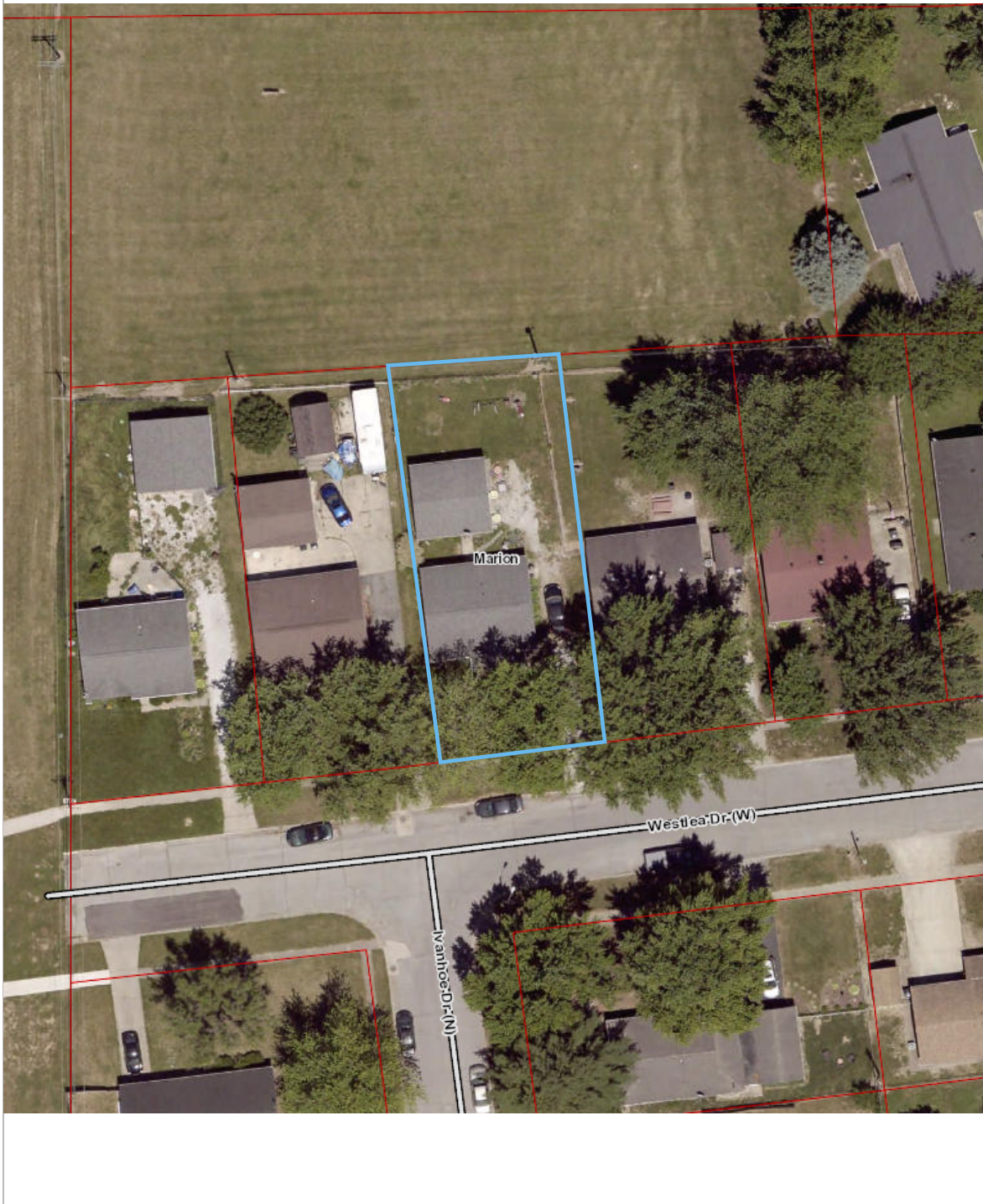
<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>		
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>		
<b>Auctioneer Name</b>	Chad Metzger & Toni Derry	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	3/24/2023	<b>Time</b>	6 pm	
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com			
<b>Annual Taxes</b>	\$1,736.00	<b>Exemptions</b>		<b>Excluded Party</b>	None			
<b>Possession</b>	At closing			<b>Year Taxes Payable</b>	2022			
<b>Assessed Value</b>								
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Toni Derry - Cell: 574-377-1529			
<b>Agent E-mail</b>	toniderry.realtor@gmail.com			<b>List Agent - User Code</b>	UP394501048			
<b>Co-List Office</b>	Metzger Property Services, LLC			<b>List Team</b>				
<b>Co-List Agent</b>	Chad Metzger - Cell: 260-982-9050			<b>Co-List Agent</b>				
<b>Showing Instr</b>	Set appointment in Showing Time							
<b>List Date</b>	3/24/2023	<b>Start Showing Date</b>		<b>Exp Date</b>	6/24/2023	<b>Owner/Seller a Real Estate Licensee</b>	Yes	
<b>Agent/Owner Related</b>	Yes							
<b>Contract Type</b>	Exclusive Right to Sell		<b>Buyer Broker</b>	2.0%	<b>Variable Rate</b>	No		
<b>Special List Cond.</b>	None							
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo		<b>Lockbox Location</b>	front door		
<b>Type of Sale</b>								
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>				
<b>How Sold</b>								
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>						<b>Conc Paid By</b>
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>		
						<b>Sell Team</b>		

**Presented by:**

Toni Derry - Cell: 574-377-1529 / 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 made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

1902 Westlea Dr, Marion, IN



# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

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

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

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

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

***You are now ready to Bid in that specific auction!***

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

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

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**

*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

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