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# REAL ESTATE AUCTION TERMS

## *Luxurious Home with Backyard Oasis!*

This property will be offered at Online Only Auction on Wednesday, June 21, 2023 – bidding begins closing out at 6 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 July 21, 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 \$2,794.14. 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, June 21, 2023**  
**Bidding begins closing out at 6 pm!**

**281 County Road 36, Avilla, IN 46710**  
**Richland Township • Dekalb County**

***Auction Manager: Tim Holmes 260.580.5473***  
***<https://bidmetzger.com/auctions/>***




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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202316085	<b>281 County Road 36</b>	<b>Avilla</b>	<b>IN 46710</b>	<b>LP \$0</b>
	<b>Area</b> Dekalb County	<b>Parcel ID</b> 17-05-18-400-012.000-016	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrm</b> 3	<b>F</b> 3
	<b>Township</b> Richland	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School</b> DCU	<b>Elem</b> McKenney-Harrison	<b>Jr</b> Dekalb	<b>SrH</b> Dekalb
<b>Legal Description</b> PHOENIX SUBDIVISION SEC II LOT 5 ACRES 6.732				
<b>Directions</b> From Hwy 3, take 1000 E to 300 N./County Rd. 36. Property is on the north side of the road.				
<b>Inside City</b>	N	<b>City</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>

**Remarks** Luxurious Home with Backyard Oasis & Heated In-Ground Pool on 6.7+/- Acres selling via Online Only Auction on Wednesday, June 21, 2023 -- Bidding begins closing out at 6 pm! Welcome to this stunning luxury home on 6.7+/- acres showcasing an exceptional backyard patio and an inviting heated inground pool, creating a private oasis that is perfect for relaxation and entertaining. The kitchen is a culinary enthusiast's dream with maple cabinets & breakfast bar seating. The adjacent dining area offers a picturesque view of the outdoor paradise, making every meal a delightful experience. The family room boasts a cozy gas log fireplace and floor-to-ceiling windows that overlook the patio and pool area, providing a seamless transition between indoor and outdoor living. The master suite exudes luxury and relaxation featuring a spacious bedroom with large windows, a walk-in closet, and an en-suite bathroom boasting a soaking tub, a dual vanity, and a separate shower. Additionally, there are 2 generously sized bedrooms, sharing a Jack and Jill bathroom and ample closet space, ensuring that family members and guests are accommodated with style. There is a half bath & laundry room as well on the main level. The Finished Basement makes a great entertaining

**Agent Remarks** Online Auction: Wed. 6.21.23 6pm Open House: Thurs. 6.15.23 5-6pm & Sun. 6.11.23 1-3pm 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

Se	Lo	5	Lot	6.7300	/	293,246	/	700x415	Lot Desc	Level, 6-9.999			
<b>Above Gd Fin</b>	<b>SqFt</b>	2,308	<b>Above Gd Unfin</b>	<b>SqFt</b>	0	<b>Below Gd Fin</b>	2,308	<b>Ttl Below Gd</b>	2,308	<b>Ttl Fin SqFt</b>	4,616	<b>Year Built</b>	2005
<b>Age</b>	18	<b>New Const</b>	No	<b>Date</b>		<b>Ex</b>	Brick, Vinyl	<b>Bsm</b>	Daylight, Full Basement, Finished	<b># Rooms</b>	8		
<b>Room Dimensions</b>		<b>Baths</b>	Full	Half	<b>Water</b>	WELL		<b>Basement Material</b>	Poured Concrete				
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	2	1	<b>Well Type</b>	Private		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes		
<b>L</b>	28 x 16	<b>M</b>	<b>B-Upper</b>	0	0	<b>Sewer</b>	Septic	<b>Dryer Hookup</b>	Yes	<b>Guest Qtrs</b>	No		
<b>D</b>	13 x 10	<b>M</b>	<b>B-Blw G</b>	1	0	<b>Fuel /</b>	Propane, Forced Air	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No		
<b>F</b>	14 x 13	<b>B</b>	<b>Laundry Rm</b>	Main	<b>Heating</b>			<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes		
<b>K</b>	13 x 12	<b>M</b>	<b>Laundry L/W</b>	10 x 6	<b>Cooling</b>	Central Air		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No		
<b>B</b>	10 x 12	<b>M</b>	<b>AMENITIES</b>	1st Bdrm En Suite, Alarm System-Security, Attic Pull Down Stairs, Attic Storage, Bar, Built-In Speaker System, Built-In Bookcase, Built-in Desk, Ceiling-Tray, Ceiling Fan(s), Central Vacuum System, Closet(s) Walk-in, Countertops-Stone				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>D</b>	16 x 12	<b>B</b>						<b>Alarm Sys-Sec</b>	Yes	<b>Fence</b>			
<b>M</b>	17 x 12	<b>M</b>						<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
<b>2</b>	13 x 12	<b>M</b>						<b>Garden Tub</b>	Yes	<b>Nr Wlkg Trails</b>	No		
<b>3</b>	14 x 12	<b>M</b>	<b>Garage</b>	3.0	/ Attached	/ 36 x 29	/ 1,044.00	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes		
<b>4</b>	x		<b>Outbuilding</b>	2nd	Detached	30 x 28		<b>Pool</b>	Yes	<b>Off Street Pk</b>			
<b>5</b>	x		<b>Outbuilding</b>	Shed		10 x 14	140	<b>Pool Type</b>	Below Ground				
<b>R</b>	42 x 25	<b>B</b>	<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>SALE INCLUDES</b>	Pool Equipment				
<b>LF</b>	x		<b>Other Fees</b>					<b>FIREPLACE</b>	Living/Great Rm, Gas Log				
<b>E</b>	15 x 14	<b>B</b>	<b>Restrictions</b>										

<b>Water</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake</b>
<b>Auctioneer Name</b> Chad Metzger & Tim Holmes	<b>Lic #</b> AC31300015	<b>Auction</b> 6/21/2023	<b>Time</b> 6 pm
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Location</b> Online Only: bidmetzger.com	<b>Excluded Party</b> None
<b>Annual</b> \$2,794.14	<b>Exemptions</b> Disabled Vet, Homestead, Mortgage,	<b>Year Taxes Payable</b> 2023	<b>Assessed Value</b>

<b>Possession</b> at closing	<b>List Office</b> Metzger Property Services, LLC - Off: 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>List Team</b>
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showingtime or Open House		
<b>List Date</b> 5/17/2023	<b>Start Showing Date</b>	<b>Exp Date</b> 8/31/2023
<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 3.0%	<b>Variable Rate</b> No
<b>Virtual</b>	<b>Lockbox Type</b> Mechanical/Comb	<b>Lockbox Location</b> front door
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>Conc Paid</b>
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Sell</b>
<b>Co-Sell Office</b>	<b>Co-Sell</b>	

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

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# *Luxurious Home with Backyard Oasis*

281 County Road 36, Avilla, IN 46710



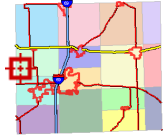
- 3 Bedrooms, 3.5 Baths
- Finished Basement
- Heated Inground Pool
- 3-Car Attached Garage
- Pavilion
- Shop
- Half-Court Basketball Court







**Overview**



**Legend**

- Tax Parcel Info
- Street**
- Alley
- Street
- Intersections

<b>Parcel ID</b>	09-05-18-400-012	<b>Alternate ID</b>	17-05-18-400-012.000-016	<b>Owner Address</b>	Casiano, George & Lori Lane
<b>Sec/Twp/Rng</b>	--				
<b>Property Address</b>	0281 County Road 36	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		0281 County Road 36
	Avilla	<b>Acreage</b>	6.732		Avilla, IN 46710
<b>District</b>	Richland 016				
<b>Brief Tax Description</b>	Phoenix Subdivision Section II				
	<span style="color: red;">(Note: Not to be used on legal documents)</span>				

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# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 6224 (R6 / 5-14)

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 875 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by PL 180-2014. Rule revisions will be made to 875 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)

0281 CR 36 APTLLA IN 46710

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	-			
Clothes Washer	-			
Dishwasher	-		X	
Disposal	-			
Freezer	-			
Gas Grill			X	
Hood			X	
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	-			
Trash Compactor	-			
TV Antenna / Dish	-			
Other:				

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

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

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

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) 1/12/20	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 Buyer	Date (mm/dd/yy)
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Address (number and street, city, state, and ZIP code)

ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>17</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
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 13-14-5-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			

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

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

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 Buyer <i>[Signature]</i>	Date (mm/dd/yy) <u>12/12/22</u>	Signature of Buyer	Date (mm/dd/yy)
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)
----------------------------------	-----------------	----------------------------------	-----------------



# 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*



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