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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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## 260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962 WWW.METZGERAUCTION.COM

## REAL ESTATE AUCTION TERMS

### 4 Potential Building Sites offered in 4 Tracts!

This property will be offered at Online Only Auction on Thursday, August 10, 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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 September 15, 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 \$1,006.72. 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, August 10, 2023 Bidding begins closing out at 6 pm!

Tract 1: 5004 Ashwood Ct., South Bend, IN 46637 Tract 2: 5012 Ashwood Ct., South Bend, IN 46637 Tract 3: 5020 Ashwood Ct., South Bend, IN 46637 Tract 4: 5013 Ashwood Ct., South Bend, IN 46637 Clay Township • St. Joseph County

https://bidmetzger.com/auctions/



Property Type       LOTS AND LAND       Status       Active       CDOM       0       DOM         MLS       202322236       5004 Ashwood Court       South Bend       IN 46637       Status       Active	0	Auction	
MIS 202322236 5004 Astwood Court South Bond IN 46637 Statu Active		Auction	Yes
		LP \$0	
Area St. Joseph County Parcel ID 71-03-14-404-028.000-00 Type Residential La	and		
Sub Laurel Wood(s) / Cross Street	ľ	Lot #	
TRACT 3 School District SBC Elem Darden Primary Center JrH Clay	SrH	Clay	
REO No Short Sale No Waterfront Y/N	Ν		
Legal Description LOT 56 LAUREL WOODS(PUD) SECTION TWO			
Directions From SR 933, head west on Auten Rd. Turn south on Lindonwood Dr., then north on	า Ashw	vood Ct.	
Inside City Limits City Zoning County Zoning Zoning Description			

**Remarks** Great Opportunity for 4 Building Sites offered in 4 tracts selling via Online Only Auction on Thursday, August 10, 2023 -- Bidding begins closing out at 6 pm! Tract 1: This vacant lot is waiting for you to build your dream home! Located on a cul-de-sac, this lot offers 0.3 acres of prime real estate. All utilities are already in place, including electric, water, and sewer, making this lot the perfect fit for anyone looking to build a new home. Great Investment Opportunity as this area is zoned to allow duplexes as well! Buy all 4 lots and build 8 units! Bid on this tract individually, in combination, or for the entirety!

**Agent Remarks** Online Auction: Thurs. 8.10.23 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 56	Lot	Ac/SF/Dim 0.300	00 / 13,1	89 /	109X121	
Parcel Desc 0-2.9999	Plat	ted Development	Yes		Р	latted Y/N Yes
Township Clay	Date Lots Availa	ble		I	Price per Acre \$\$0.00	
Type Use Residential	Road Access	City	Road Surfac	e Asphalt	Road Frontage	e City
Water Type City, Available	Well Type		Easen	nents	Yes	
SEWER TYPE City, Available			Water	Frontage		
Type Fuel Available			Assn I	Dues	Not Applicable	
Electricity Available			Other	Fees		
Features			DOCU	MENTS AVAI	LABLE Aerial Photo	
			2000			
Strctr/Bldg Imprv No						
Can Property Be Divided? No						
Water Access						
Water Name		Lake T	уре			
Water Features						
Water Frontage	Channel F	rontage		Wa	ater Access	
Auction Yes Auctioneer Name	Chad Metzger		A	uctioneer Lice	ense # AC31300015	i
Auction Location Online On	ly: bidmetzger.com	Auction Start Date	8/	10/2023		
Financing: Existing		Proposed			Excluded Party	None
Annual Taxes \$234.58 Exemption	n No Exemptions	Year	Taxes Payable	<b>e</b> 2023	Assessed Value	
Is Owner/Seller a Real Estate License	e No	Poss	ession at cl	osing		
List Office Metzger Property Services	s, LLC - Off: 260-982-02	238 List	Agent Cha	d Metzger - Ce	ell: 260-982-9050	
Agent ID RB14045939	Agent E-mail	chad@metzgerauc	tion.com			
Co-List Office		Co-L	ist Agent			
Showing Instr						
List Date 6/27/2023 Exp Date	10/31/2023					
Contract Type Exclusive Right to Sel	BBC 3.	0% Variable	Rate No		Special Listing Co	nd. None
Virtual Tours:	Type of					
•	sing Date	Selling	Price	How S	old	CDOM 0
Total Concessions Paid		sion Remarks				
Sell Office		Sell Agent			Sell Team	
Co-Sell	C	o-Sell Agent				
Presented by: Chad Mo	etzger - Cell: 260-982	2-9050	1	Metzger Pr	operty Services, LLC - (	Off: 260-982-0238

Listings	as 06/27/2023		Lots & Land	Agent Full Detail		🔀 Schedu	ile a Sl	howing	Page 1 of 1
Proper	ty Type LOTS AN	ID LAND Status Active		CD	<b>0 MO</b>	DOM	0	Auction	Yes
MLS	202322237	5012 Ashwood Court	South Bend	IN 46637	Statu	Active		LP \$0	
Z	The Barry	Area St. Joseph County	Parcel ID 7	1-03-14-404-024.000-00	Type F	Residential La	and		
	and the second s	Sub Laurel Wood(s) /	Cross Street					Lot #	
	TRACT 3	School District SBC Eler	n Darden Primar	y Center <b>JrH</b> Clay			SrH	Clay	
TRACT	TRACT 2	REO No	Short S	ale No	Wa	terfront Y/N	Ν		
		Legal Description LOT 57 I	AUREL WOODS(F	PUD) SECTION TWO					
	TRACT 1	Directions From SR 933, hea	ad west on Auten Re	d. Turn south on Lindonv	vood Dr.,	then north or	n Ashw	ood Ct.	
		Inside City Limits City Z	oning Co	unty Zoning Zoni	ng Descri	iption			

**Remarks** Great Opportunity for 4 Building Sites offered in 4 tracts selling via Online Only Auction on Thursday, August 10, 2023 -- Bidding begins closing out at 6 pm! Tract 2: This vacant lot is waiting for you to build your dream home! Located on a cul-de-sac, this lot offers 0.35 acres of prime real estate. All utilities are already in place, including electric, water, and sewer, making this lot the perfect fit for anyone looking to build a new home. Great Investment Opportunity as this area is zoned to allow duplexes as well! Buy all 4 lots and build 8 units! Bid on this tract individually, in combination, or for the entirety!

**Agent Remarks** Online Auction: Thurs. 8.10.23 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 57	Lot Ac/SF	/ <b>Dim</b> 0.3500 /	15,246 / 1	25X115	
Parcel Desc 0-2.9999	Platted De	evelopment Yes		Platted	Y/N Yes
Township Clay	Date Lots Available		Р	rice per Acre \$\$0.00	
Type Use Residential	Road Access City	Road	Surface Asphalt	Road Frontage C	Sity
Water Type City, Available	Well Type		Easements Y	es	
SEWER TYPE City, Available			Water Frontage		
Type Fuel Available			Assn Dues	Not Applicable	
Electricity Available			Other Fees		
Features			DOCUMENTS AVAIL	ABLE Aerial Photo	
Strctr/Bldg Imprv No					
Can Property Be Divided? No					
Water Access					
Water Name		Lake Type			
Water Features		<b>,</b>			
Water Frontage	Channel Frontag	qe	Wat	ter Access	
Auction Yes Auctioneer Name	Chad Metzger	-	Auctioneer Lice	nse # AC31300015	
Auction Location Online Onl	y: bidmetzger.com Aucti	on Start Date	8/10/2023		
Financing: Existing	Propo	osed		Excluded Party Nor	ne
Annual Taxes \$261.78 Exemption	n No Exemptions	Year Taxes F	Payable 2023	Assessed Value	
Is Owner/Seller a Real Estate License	e No	Possession	at closing		
List Office Metzger Property Services	s, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cel	II: 260-982-9050	
Agent ID RB14045939	Agent E-mail cha	d@metzgerauction.com	ı		
Co-List Office		Co-List Ager	nt		
Showing Instr					
List Date 6/27/2023 Exp Date	10/31/2023				
Contract Type Exclusive Right to Sel	BBC 3.0%	Variable Rate No	D	Special Listing Cond.	None
Virtual Tours:	Type of Sale				
Pending Date Close	sing Date	Selling Price	How So	ld	<b>CDOM</b> 0
Total Concessions Paid	Sold/Concession I	Remarks			
Sell Office	Sell Ag	jent		Sell Team	
Co-Sell	Co-Sel	I Agent			
Presented by: Chad Me	etzger - Cell: 260-982-9050	) /	Metzger Pro	operty Services, LLC - Off: 26	0-982-0238

Listings as 06/27/2023		Lots & Land Agent Full De	tali 🗾 🗾	Schedule a S	howing Page 1 of 1
Property Type LOTS AND	LAND Status Active		<b>CDOM</b> 0	<b>DOM</b> 0	Auction Yes
MLS 202322238 5	020 Ashwood Court Sc	outh Bend IN 46637	Statu Ac	tive	LP \$0
	Area St. Joseph County	Parcel ID 71-03-14-404-023.0	00-00 <b>Type</b> Resid	dential Land	
	Sub Laurel Wood(s) /	Cross Street			Lot #
TRACT 3	School District SBC Elem	Darden Primary Center JrH	Clay	SrH	Clay
TRACT 4 TRACT 2	REO No	Short Sale No	Waterf	ront Y/N N	
	Legal Description LOT 58 LA	UREL WOODS(PUD) SECTION TW	10		
TRACT 1	Directions From SR 933, head	west on Auten Rd. Turn south on Li	ndonwood Dr., then	n north on Ashw	rood Ct.
alan' l'anna' anna' d'anna a	Inside City Limits City Zon	ing County Zoning	Zoning Description	on	

**Remarks** Great Opportunity for 4 Building Sites offered in 4 tracts selling via Online Only Auction on Thursday, August 10, 2023 -- Bidding begins closing out at 6 pm! Tract 3: This vacant lot is waiting for you to build your dream home! Located on a cul-de-sac, this lot offers 0.41 acres of prime real estate. All utilities are already in place, including electric, water, and sewer, making this lot the perfect fit for anyone looking to build a new home. Great Investment Opportunity as this area is zoned to allow duplexes as well! Buy all 4 lots and build 8 units! Bid on this tract individually, in combination, or for the entirety!

**Agent Remarks** Online Auction: Thurs. 8.10.23 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

Parcel Dace 0.2.3999 Platte d Davelopment Yes Yeize par Area Yeize par	Sec Lot 58	Lot Ac/SF/Dim	0.4100 /	17,860 /	130X116	
Type veRead AccessOldRead AccessOldRead AccessOldRead AccessOldOldOldWater TypeOldWeil TypeWeil	Parcel Desc 0-2.9999	Platted Develo	opment Yes		Pla	tted Y/N Yes
Water Type       Easements       Yes         SEWER TYPE       City, Available       Water Frontage         Type Fuel       Available       Mater Frontage         Type Fuel       Available       Other Fees         Electricity       Available       Other Fees         Features       DOCUMENTS AVAILABLE       Aerial Photo         Strctr/Bidg Imprv       No       Water Access         Water Access       Water Frontage       Channel Frontage         Water Frontage       Channel Frontage       Water Access         Auction Yes       Auctioneer Name       Chad Metzger       Auctioneer License #       AC31300015         Auction Yes       Auctioneer Name       Chad Metzger       Auctioneer License #       AC31300015         Auction Yes       Auctioneer Name       Chad Metzger       Auctioneer License #       AC31300015         Auction Location       Online Only: bidmetzger.com       Auction Start Date       8/10/2023       Excluded Party       None         Financing:       Existing       Proposed       Excluded Party       None       Assessed Value       Is Onne       Is Onne       Is One       Is On	Township Clay	Date Lots Available			Price per Acre \$\$0.00	
SEWER TYPE City, Available Water Frontage   Type Fuel Available   Available Assn Dues   Peetures Other Fees     Stretr/Bidg Impry No Can Property Be Divided? No Water Access Water Access Water Access Water Roates Water Roates Channel Frontage Mater Access Water Access Water Fontage Channel Frontage Mater Access Water Roates Channel Frontage Mater Access Water Seatures Water Roates Channel Frontage Mater Access Water Access Water Seatures Water Access Water Access Water Access Water Seatures Water Access Water Seatures Channel Frontage Mater Access Water Access Water Access Water Access Water Access Water Access Auction Property Be Divided? No Channel Frontage Mater Access Water Access Water Access Mater Beatures Proposed Excluded Party None Annual Taxes \$271,98 Exemption No Exemptions Year Taxes Payable 202 Assessed Value Is Owner/Seller a Real Estate Licensee No Possesion at closing List Office Kozulder Access Agent E-mail chad@matzgerauction.com Co-List Agent Challen RB14045939 Agent E-mail chad@matzgerauction.com Co-List Agent Seclal Listing Cond. None Virtual Tours: Type of Sale Ponding Date Closing Date Seling Price How Sold CDOM Virtual Tours: Type of Sale Ponding Date Closing Date Seling Price Bell Agent Selin Gent Seling Price Seling P	Type Use Residential	Road Access City	Road S	Surface Asphalt	Road Frontage	City
SEWER TYPE City, Available Water Frontage   Type Fuel Available   Available Assn Dues   Peetures Other Fees     Stretr/Bidg Impry No Can Property Be Divided? No Water Access Water Access Water Access Water Roates Water Roates Channel Frontage Mater Access Water Access Water Fontage Channel Frontage Mater Access Water Roates Channel Frontage Mater Access Water Seatures Water Roates Channel Frontage Mater Access Water Access Water Seatures Water Access Water Access Water Access Water Seatures Water Access Water Seatures Channel Frontage Mater Access Water Access Water Access Water Access Water Access Water Access Auction Property Be Divided? No Channel Frontage Mater Access Water Access Water Access Mater Beatures Proposed Excluded Party None Annual Taxes \$271,98 Exemption No Exemptions Year Taxes Payable 202 Assessed Value Is Owner/Seller a Real Estate Licensee No Possesion at closing List Office Kozulder Access Agent E-mail chad@matzgerauction.com Co-List Agent Challen RB14045939 Agent E-mail chad@matzgerauction.com Co-List Agent Seclal Listing Cond. None Virtual Tours: Type of Sale Ponding Date Closing Date Seling Price How Sold CDOM Virtual Tours: Type of Sale Ponding Date Closing Date Seling Price Bell Agent Selin Gent Seling Price Seling P						
Type Fuel       Available       Assn Dues       Not Applicable         Electricity       Available       Other Fees         Features       DOCUMENTS AVAILABLE       Aerial Photo         Stretr/Bidgi Imprv       No         Can Property Be Divided?       No         Water Access       Valer Name         Water Access       Lake Type         Water Frontage       Channel Frontage         Mater Frontage       Channel Frontage         Auction Caction       Online Only: bidmetzger.com         Auction Location       Online Only: bidmetzger.com         Auction Location       Online Not Exemptions         Year Taxes Payable       2023         Agent ID       RB 14045939         Agent E-mail       chad@metzgerauction.com         Co-List Agent       Challestate Licensee         Showing Instr       Co-List Agent         Showing Instr       Type of Sale         Showing Instr       Type of Sale         Ponding Date       Closing Date         Sologable       Selling Price         Ponding Date       Closing Date         Sell Office       Sell Agent         Consensions Pail       Sell Agent         Sell Office       Sell Agent	Water Type City, Available	Well Type	I	Easements	Yes	
Electricity Available Other Fear   Features DOCUMENTS AVAILABLE Acrial Photo     Stretir/Bidg Documents Acrial Photo   Stretir/Bidg No Stretir/Bidg Stretir/Bidg   Can Property Bolivider? No Stretir/Bidg   Water Access Lake Type   Water Access Lake Type   Water Access Lake Type   Water Fortage Channel Frontage Nater Access   Auction Ves Auction Park Actioneer License #   Auction Location Online Only: bid met gerow Auction Start Date   Auction Location Online Only: bid met gerow Auction Start Date   Auction Location Online Only: bid met gerow Auction Start Date   Auction Location Online Only: bid met gerow Auction Start Date   Aunual Taxe \$271.98 Startphoto   Aunual Taxe \$271.98 Startphoto   Storter/Seller a Reid Location Year Taxes Parket   Aunual Taxe \$271.98 Startphoto   Austor Seller and Exter License No   Austor Seller and Exter License BEC 3.0%   Austor Seller and Exter License BEC 3.0%   Austor Seller and Exter License <th>SEWER TYPE City, Available</th> <th></th> <th>١</th> <th>Water Frontage</th> <th></th> <th></th>	SEWER TYPE City, Available		١	Water Frontage		
Features     DOCUMENTS AVAILABLE     Aerial Photo       Strctr/Bldg Impry     No       Can Property Be Divided?     No       Water Access     Water Access       Water Name     Lake Type       Water Name     Lake Type       Water Name     Lake Type       Water Rottinge     Channel Frontage       Auction Ves     Auctioneer License #     AC31300015       Auction Location     Online Only: bidmetzger.com     Auction Start Date     8/10/2023       Financing:     Existing     Proposed     Excluded Party     None       Annual Taxes     \$271.98     Exemption     No Exemptions     Year Taxes Payable     203     Assessed Value       Is Owner/Seller a Real Estate License     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 Agent       Showing Instr     List Date     6/27/2023     Exp Date     10/31/2023       Contract Type     Exclusive Right to Sell     BBC 3.0%     Variable Rate No     Special Listing Cond.     None       Virtual Tours:     Type of Sale     Selling Price     How Sold     CDOM 0     Total Concessions Rein	Type Fuel Available			Assn Dues	Not Applicable	
Strctr/Bldg Imprv No   Can Property Be Divided? No   Water Access Lake Type   Water Access Lake Type   Water Preatures Water Access   Auction Yes Auctoneer License #   Auction Ves Auctoneer License #   Auction Location Online Only: bidmetzger.com   Auction Start Date 8/10/2023   Financing: Existing   Proposed Excluded Party   Annual Taxes \$271.98   Exemption No Exemptions   Year Taxes \$202.3   Assessed Value Is Agent   Cohlist Office Co-List Agent   Cohlist Office Co-List Agent   Cohlist Office Special Listing Cond.   Showing Instr Is BBC 3.0%   List Date 6/27/2023   Explore Stale Special Listing Cond.   Showing Instr Type of Sale   Pending Date Closing Date   Year Stale Selling Price   How Sold CDOM 0   Year Stale Sell Agent   Sell Office Sell Agent   Sell Office Sell Agent <	Electricity Available		(	Other Fees		
Strctr/Bldg Imprv No   Can Property Be Divided? No   Water Access Lake Type   Water Access Lake Type   Water Preatures Water Access   Auction Yes Auctoneer License #   Auction Ves Auctoneer License #   Auction Location Online Only: bidmetzger.com   Auction Start Date 8/10/2023   Financing: Existing   Proposed Excluded Party   Annual Taxes \$271.98   Exemption No Exemptions   Year Taxes \$202.3   Assessed Value Is Agent   Cohlist Office Co-List Agent   Cohlist Office Co-List Agent   Cohlist Office Special Listing Cond.   Showing Instr Is BBC 3.0%   List Date 6/27/2023   Explore Stale Special Listing Cond.   Showing Instr Type of Sale   Pending Date Closing Date   Year Stale Selling Price   How Sold CDOM 0   Year Stale Sell Agent   Sell Office Sell Agent   Sell Office Sell Agent <						
Can Property Be Divide?       No         Water Access       Vater Access         Water Name       Lake Type         Water Features       Vater Frontage       Channel Frontage       Water Access         Water Frontage       Channel Frontage       Auctioneer License #       AC31300015       Image: Status         Auction Location       Online Only: bidmetzger.com       Auction Statu Date       B/10/2023       Acsessed Value       Image: Status       None       Image: Status       Image: Status       Image: Status       Role Oracions       B/10/203       Image: Status       Image: Status <td< th=""><th>Features</th><th></th><th>I</th><th>DOCUMENTS AVA</th><th><b>ILABLE</b> Aerial Photo</th><th></th></td<>	Features		I	DOCUMENTS AVA	<b>ILABLE</b> Aerial Photo	
Can Property Be Divide?       No         Water Access       Vater Access         Water Name       Lake Type         Water Features       Kater Access         Water Frontage       Channel Frontage       Water Access         Mater Frontage       Channel Frontage       Auctioneer License & Ac31300015       Image: State Stat						
Lake Type         Vater Fortage						
Vater Name       Lake Type         Water Forture       Channel Fortuge       Mater Joane						
Noter Features         Water Frontage       Channel Frontage       Nater Access         Auction Yes       Auctioner Name       Chal Metzger       Auctioner License #       AC31300015         Auction Location       Online Only: bidmetzger.com       Auction Start Date       8/10/2023         Financing:       Existing       Proposed       Excluded Party       None         Annual Taxes       \$271.98       Exemption       No Exemptions       Year Taxes Payable       2023       Assessed Value       Image: Colspan="2">Colspan="2"       Special Listing Cond.						
Water Frontage       Channel Frontage       Water Access         Auction Yes       Auctioneer Name       Chad Metzger       Auction Start Date       8/10/2023         Auction Location       Online Only: bidmetzger.com       Auction Start Date       8/10/2023         Financing:       Existing       Proposed       Excluded Party       None         Annual Taxes       \$271.98       Exemption       No Exemptions       Year Taxes Payable       2023       Assessed Value       Image: Start St			Lake Type			
Auction Yes       Auctioner Name       Chad Metzger       Auction Start Date       Auctioner License #       AC31300015         Auction Location       Online Only: bidmetzger.com       Auction Start Date       8/10/2023         Financing:       Existing       Proposed       Excluded Party       None         Annual Taxes       \$271.98       Exemption       No Exemptions       Year Taxes Payable       2023       Assessed Value       Image: Contract State Licensee       No       Possession       at closing       Image: Contract State Licensee       No       Possession       at closing       Image: Contract State License       No       Postession At closing       Image: Contract State License       No       Postession At closing       Image: Contract State License       None       Image: Contract State Contract State Contract State Contract State Right to Sell       BBC       3.0%       Variable Rate No       Special Listing Cont.       None       Image: Contract State Contract						
Auction Location       Online Only: bidmetzger.org       Auction Start Date       8/10/203         Financing:       Existing       Proposed       Excluded Party       None       None         Annual Taxes       \$271,98       Exemption       No Exemptions       Year Taxes Payable       2023       Assessed Value       Image: Contract Start       Auction Start       Somer/Seller a Real Estate Licensee       No       Possession       at closing         List Office       Metzger Property Services, LLC - Off: 260-982-0238       List Agent       Chal Metzger - Cell: 260-982-9050       Image: Contract Start       Special Listing Cond.       None       Image: Contract Start       None       Image: Contract Start       Image: Contract Start       Image: Contract Start       Special Listing Cond.       None       Image: Contract Start       None       Image: Contract Start       Image: Contract Start       Image: Contract Start       Special Listing Cond.       None       Image: Contract Start       None       Image: Contract Start       Image: Contract St	•	•				
Financing: Existing Proposed Excluded Party None Annual Taxes \$271.98 Exemption No Exemptions Year Taxes Payable 2023 Assessed Value Image: Constrained State Licensee No Possession at closing Image: Constrained State Licensee Image: Constrained State Li		0			cense # AC31300015	
Annual Taxes \$271,98 Exemption No Exemptions Year Taxes Payable 2023 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 Co-List Agent   Showing Instr Exclusive Right to Sell BBC 3.0%   Virtual Tours: Type of Sale   Pending Date Closing Date   Sell Office Sell Agent   Bell Office Sell Team		, ,		8/10/2023		
Is Owner/Seller a Real Estate License       No       Possession       at closing         List Office       Metzger Property Services, LLC - Off. 260-982-0238       List Agent       Chad Metzger - Cell: 260-982-9050         Agent ID       RB 14045939       Agent E-mail       chad@metzgerauction.com         Co-List Office       Co-List Agent       Co-List Agent         Showing Instructure       6/27/2023       Exp Date       10/31/2023         Contract Type       Exclusive Right to Sell       BBC 3.0%       Variable Rate No       Special Listing Cond.       None         Virtual Tours:       Type of Sale       Type of Sale       How Sold       CDOM       0         Pending Dat       Closing Parie       Selling Price       How Sold       CDOM       0         Sell Office       Sell Agent       Sell Agent       Sell Team       Sell Team	• •	•			•	None
List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050   Agent ID RB 14045939 Agent E-mail chad@metzgerauction.com   Co-List Office Co-List Agent Co-List Agent   Showing Instr Star Date 10/31/2023   Contract Type Exclusive Right to Sell BBC 3.0%   Virtual Tours: Type of Sale   Pending Date Closing Date   Sell Office Sell Agent   Sell Office Sell Agent		•			Assessed Value	
Agent ID       RB14045939       Agent E-mail       chad@metzgerauction.com         Co-List Office       Co-List Agent         Showing Instr       Exp Date       10/31/20/3         List Date       6/27/2023       Exp Date       10/31/20/3         Contract Type       Exclusive Right to Sell       BBC 3.0%       Variable Rate No       Special Listing Cond.       None         Virtual Tours:       Type of Sale       Type of Sale       CDOM 0       CDOM 0       CDOM 0         Total Concessors Paid       Soll/Concession Remarks       Sell Agent       Sell Team       Sell Team				•		
Co-List Office       Co-List Agent         Showing Instr       Showing Instr         List Date       6/27/2023       Exp Date       10/31/2023         Contract Type       Exclusive Right to Sell       BBC 3.0%       Variable Rate No       Special Listing Cond.       None         Virtual Tours:       Type of Sale       Type of Sale       CDOM 0       CDOM 0       CDOM 0       Sell Agent       Sell Agent       Sell Team       Sell Team <th></th> <th></th> <th>0</th> <th>•</th> <th>Cell: 260-982-9050</th> <th></th>			0	•	Cell: 260-982-9050	
Showing Instr       List Date       6/27/2023       Exp Date       10/31/2023         Contract Type       Exclusive Right to Sell       BBC       3.0%       Variable Rate       No         Virtual Tours:       Type of Sale       Type of Sale       Variable Price       How Sold       CDOM       0         Pending Date       Closing Date       Sold/Concession Remarks       Sell Team       Sell Team	-	Agent E-mail chad@m	•			
List Date       6/27/2023       Exp Date       10/31/2023         Contract Type       Exclusive Right to Sell       BBC 3.0%       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 Team       Sell Team			Co-List Agen	t		
Contract Type     Exclusive Right to Sell     BBC     3.0%     Variable Rate     No     Special Listing Cond.     None       Virtual Tours:     Type of Sale     Type of Sale     CDOM     0       Pending Date     Closing Date     Selling Price     How Sold     CDOM     0       Total Concessions Paid     Sold/Concession Remarks     Sell Team     Sell Team	•	10/01/0000				
Virtual Tours:     Type of Sale       Pending Date     Closing Date     Selling Price     How Sold     CDOM     0       Total Concessions Paid     Sold/Concession Remarks     Sell Agent     Sell Team	•				<b>a</b>	
Pending Date     Closing Date     Selling Price     How Sold     CDOM     0       Total Concessions Paid     Sold/Concession Remarks     Sell Agent     Sell Team			Variable Rate No	)	Special Listing Con	d. None
Total Concessions Paid     Sold/Concession Remarks       Sell Office     Sell Agent       Sell Team		•••			<b>.</b>	
Sell Office Sell Agent Sell Team	•	•	•	Hows	Sold	CDOM 0
-			arks		0	
		-			Sell Leam	
Co-Seil Agent	Co-Sell	Co-Sell Age	ent			
Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238	Presented by: Chad Me	etzger - Cell: 260-982-9050	/	Metzaer F	Property Services LLC - Of	f: 260-982-0238

Listings as 06/27/2023		Lots & Land Agent Full Det		🖄 Schedu	ile a Sh	owing Page	je 1 of 1
Property Type LOTS AND L	AND Status Active		<b>CDOM</b> 0	DOM	0	Auction Yes	
MLS 202322239 50	13 Ashwood Court So	outh Bend IN 46637	Statu	Active		LP \$0	
The state of the s	Area St. Joseph County	Parcel ID 71-03-14-404-022.0	00-00 <b>Type</b> R	esidential La	and		
	Sub Laurel Wood(s) /	Cross Street			L	ot #	
TRACT 3	School District SBC Elem	Darden Primary Center JrH	Clay		SrH	Clay	
TRACT 4 TRACT 2	REO No	Short Sale No	Wat	erfront Y/N	Ν		
	Legal Description LOT 59 LAU	JREL WOODS(PUD) SECTION TW	0				
TRACT 1	Directions From SR 933, head	west on Auten Rd. Turn south on Lir	ndonwood Dr., t	hen north or	n Ashwo	od Ct.	
	Inside City Limits City Zoni	ing County Zoning	Zoning Descri	ption			

**Remarks** Great Opportunity for 4 Building Sites offered in 4 tracts selling via Online Only Auction on Thursday, August 10, 2023 -- Bidding begins closing out at 6 pm! Tract 4: This vacant lot is waiting for you to build your dream home! Located on a cul-de-sac, this lot offers 0.35 acres of prime real estate. All utilities are already in place, including electric, water, and sewer, making this lot the perfect fit for anyone looking to build a new home. Great Investment Opportunity as this area is zoned to allow duplexes as well! Buy all 4 lots and build 8 units! Bid on this tract individually, in combination, or for the entirety!

**Agent Remarks** Online Auction: Thurs. 8.10.23 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 59	Lot Ac	c/SF/Dim 0.3500 /	15,246 / 1	11X121
Parcel Desc 0-2.9999	Platte	d Development Yes		Platted Y/N Yes
Township Clay	Date Lots Available	e	Р	rice per Acre \$\$0.00
Type Use Residential	Road Access Ci	ty Road	Surface Asphalt	Road Frontage City
•• ••	Well Type			<i>i</i> es
SEWER TYPE City, Available			Water Frontage	
Type Fuel Available			Assn Dues	Not Applicable
Electricity Available			Other Fees	
Features			DOCUMENTS AVAIL	ARIE Aprial Photo
Teatures			DOCOMENTO AVAIL	
Strctr/Bldg Imprv No				
Can Property Be Divided? No				
Water Access				
Water Name		Lake Type		
Water Features				
Water Frontage	Channel Fro	ntage	Wat	ter Access
Auction Yes Auctioneer Name	Chad Metzger		Auctioneer Lice	nse # AC31300015
Auction Location Online Only	y: bidmetzger.com A	uction Start Date	8/10/2023	
Financing: Existing	Pi	roposed		Excluded Party None
Annual Taxes \$237.98 Exemption	No Exemptions	Year Taxes	Payable 2023	Assessed Value
Is Owner/Seller a Real Estate License	e No	Possession	at closing	
List Office Metzger Property Services,	LLC - Off: 260-982-0238	B List Agent	Chad Metzger - Cel	I: 260-982-9050
Agent ID RB14045939	Agent E-mail	chad@metzgerauction.cor	n	
Co-List Office		Co-List Age	nt	
Showing Instr				
List Date 6/27/2023 Exp Date	10/31/2023			
Contract Type Exclusive Right to Sell	<b>BBC</b> 3.0%	6 Variable Rate N	0	Special Listing Cond. None
Virtual Tours:	Type of Sa	le		
Pending Date Close	sing Date	Selling Price	How So	Id CDOM 0
Total Concessions Paid	Sold/Concessi	on Remarks		
Sell Office	Sel	I Agent		Sell Team
Co-Sell	Co	-Sell Agent		
Presented by: Chad Me	etzger - Cell: 260-982-9	0050 /	Metzger Pro	perty Services, LLC - Off: 260-982-0238

### **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
  - o Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - o 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



260-982-0238 WWW.METZGERAUCTION.COM