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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

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

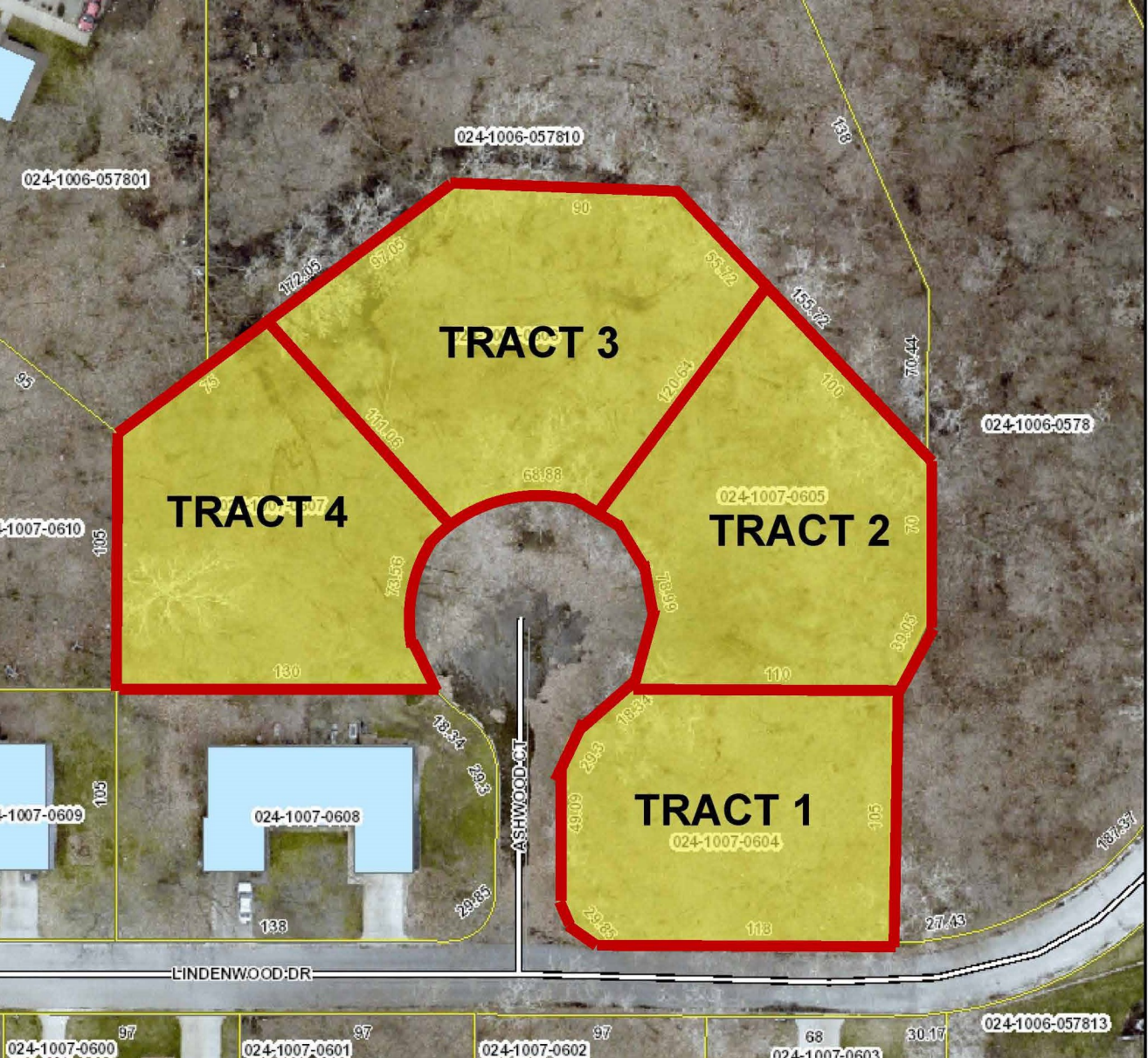
Tract 2: 5012 Ashwood Ct., South Bend, IN 46637

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/>



024-1006-057801

024-1006-057810

TRACT 4

TRACT 3

TRACT 2

TRACT 1

024-1007-0610

024-1007-0609

024-1007-0608

024-1007-0604

024-1007-0605

024-1006-0578

LINDENWOOD DR

ASHWOOD CT

024-1007-0600

024-1007-0601

024-1007-0602

024-1007-0603

024-1006-057813

472.05

97.05

90

55.22

155.72

70.44

120.64

100

417.06

68.88

024-1007-0605

70

78.56

61.91

32.03

130

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29.2

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29.3

19.24

105

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29.85

118

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187.51

97

97

97

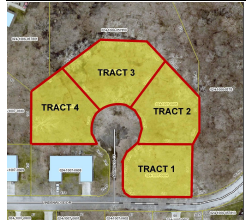
68

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Listings as 06/27/2023

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

MLS 202322236 5004 Ashwood Court South Bend IN 46637 Statu Active LP \$0



Area St. Joseph County Parcel ID 71-03-14-404-028.000-00 Type Residential Land
 Sub Laurel Wood(s) / Cross Street Lot #
 School District SBC Elem Darden Primary Center JrH Clay SrH Clay
 REO No Short Sale No Waterfront Y/N N
 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 Ashwood 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 0.3000 / 13,189 / 109X121
 Parcel Desc 0-2.9999 Platted Development Yes Platted Y/N Yes
 Township Clay Date Lots Available Price per Acre \$ \$0.00
 Type Use Residential Road Access City Road Surface Asphalt Road Frontage City
 Water Type City, Available Well Type Easements Yes
 SEWER TYPE City, Available Water Frontage
 Type Fuel Available Assn Dues Not Applicable
 Electricity Available Other Fees

Features

DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? No

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 8/10/2023
 Financing: Existing Proposed Excluded Party None
 Annual Taxes \$234.58 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

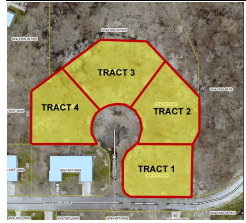
Showing Instr
 List Date 6/27/2023 Exp Date 10/31/2023
 Contract Type Exclusive Right to Sell BBC 3.0% Variable Rate No Special Listing Cond. None
 Virtual Tours: Type of Sale
 Pending Date Closing Date Selling Price How Sold CDOM 0
 Total Concessions Paid Sold/Concession Remarks
 Sell Office Sell Agent Sell Team
 Co-Sell Co-Sell Agent

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

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Listings as 06/27/2023

Property Type LOTS AND LAND
 Status Active
 CDOM 0
 DOM 0
 Auction Yes
MLS 202322237
5012 Ashwood Court
South Bend
IN 46637
Statu Active
LP \$0



Area St. Joseph County
Parcel ID 71-03-14-404-024.000-00
Type Residential Land
Sub Laurel Wood(s) /
Cross Street
School District SBC Elem
Darden Primary Center
JrH Clay
SrH Clay
REO No
Short Sale No
Waterfront Y/N N
Legal Description LOT 57 LAUREL WOODS(PUD) SECTION TWO
Directions From SR 933, head west on Auten Rd. Turn south on Lindonwood Dr., then north on Ashwood 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 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/Dim 0.3500 / 15,246 / 125X115
Parcel Desc 0-2.9999
Platted Development Yes
Platted Y/N Yes
Township Clay
Date Lots Available
Price per Acre \$0.00
Type Use Residential
Road Access City
Road Surface Asphalt
Road Frontage City
Water Type City, Available
Well Type
Easements Yes
SEWER TYPE City, Available
Water Frontage
Type Fuel Available
Assn Dues Not Applicable
Electricity Available
Other Fees

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? No
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 8/10/2023
Financing: Existing
Proposed
Excluded Party None
Annual Taxes \$261.78
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

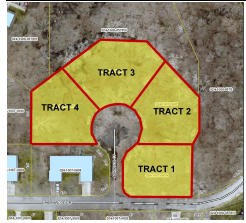
Showing Instr
List Date 6/27/2023
Exp Date 10/31/2023
Contract Type Exclusive Right to Sell
BBC 3.0%
Variable Rate No
Special Listing Cond. None
Virtual Tours:
Type of Sale
Pending Date
Closing Date
Selling Price
How Sold
CDOM 0
Total Concessions Paid
Sold/Concession Remarks
Sell Office
Sell Agent
Sell Team
Co-Sell
Co-Sell Agent

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238
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Listings as 06/27/2023

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

MLS 202322238 5020 Ashwood Court South Bend IN 46637 Statu Active LP \$0



Area St. Joseph County Parcel ID 71-03-14-404-023.000-00 Type Residential Land
 Sub Laurel Wood(s) / Cross Street Lot #
 School District SBC Elem Darden Primary Center JrH Clay SrH Clay
 REO No Short Sale No Waterfront Y/N N
 Legal Description LOT 58 LAUREL WOODS(PUD) SECTION TWO
 Directions From SR 933, head west on Auten Rd. Turn south on Lindonwood Dr., then north on Ashwood 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 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

Sec Lot 58 Lot Ac/SF/Dim 0.4100 / 17,860 / 130X116
 Parcel Desc 0-2.9999 Platted Development Yes Platted Y/N Yes
 Township Clay Date Lots Available Price per Acre \$ \$0.00
 Type Use Residential Road Access City Road Surface Asphalt Road Frontage City
 Water Type City, Available Well Type Easements Yes
 SEWER TYPE City, Available Water Frontage
 Type Fuel Available Assn Dues Not Applicable
 Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No
 Can Property Be Divided? No
 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 8/10/2023
 Financing: Existing Proposed Excluded Party None
 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

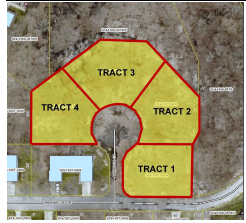
Showing Instr
 List Date 6/27/2023 Exp Date 10/31/2023
 Contract Type Exclusive Right to Sell BBC 3.0% Variable Rate No Special Listing Cond. None
 Virtual Tours: Type of Sale
 Pending Date Closing Date Selling Price How Sold CDOM 0
 Total Concessions Paid Sold/Concession Remarks
 Sell Office Sell Agent Sell Team
 Co-Sell Co-Sell Agent

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Listings as 06/27/2023

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

MLS 202322239 5013 Ashwood Court South Bend IN 46637 Statu Active LP \$0



Area St. Joseph County Parcel ID 71-03-14-404-022.000-00 Type Residential Land
 Sub Laurel Wood(s) / Cross Street Lot #
 School District SBC Elem Darden Primary Center JrH Clay SrH Clay
 REO No Short Sale No Waterfront Y/N N
 Legal Description LOT 59 LAUREL WOODS(PUD) SECTION TWO
 Directions From SR 933, head west on Auten Rd. Turn south on Lindonwood Dr., then north on Ashwood 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 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/SF/Dim 0.3500 / 15,246 / 111X121
 Parcel Desc 0-2.9999 Platted Development Yes Platted Y/N Yes
 Township Clay Date Lots Available Price per Acre \$ \$0.00
 Type Use Residential Road Access City Road Surface Asphalt Road Frontage City
 Water Type City, Available Well Type Easements Yes
 SEWER TYPE City, Available Water Frontage
 Type Fuel Available Assn Dues Not Applicable
 Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No
 Can Property Be Divided? No
 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 8/10/2023
 Financing: Existing Proposed Excluded Party None
 Annual Taxes \$237.98 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

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
 Pending Date Closing Date Selling Price How Sold CDOM 0
 Total Concessions Paid Sold/Concession Remarks
 Sell Office Sell Agent Sell Team
 Co-Sell Co-Sell Agent

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METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

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

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

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

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

You are now ready to Bid in that specific auction!

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

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

Happy Bidding!

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

...Generation after Generation



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