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**PROVIDING PROFESSIONAL AUCTION,
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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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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

17+/- Acres of Recreational Land! Commercial Development Potential!

This property will be offered at Online Only Auction on Thursday, August 3, 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 8, 2023. Possession will be at closing. Taxes will be prorated. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,283.28. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made on 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 3, 2023

Bidding begins closing out at 6 pm!

300 Wabash Rd., North Manchester, IN 46962

Chester Township • Wabash County

This is a Joint Venture with Mossy Oak Properties

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



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**

General Information

Parcel Number 85-07-06-204-001.000-002
Local Parcel Number 0110136300
Tax ID:
Routing Number 5H.11
Property Class 100 Vacant Land

Ownership

HIDDEN ACRES REAL ESTATE LLC
1586 E 1000 N
NORTH MANCHESTER, IN 46962

Legal

PT FR NE1/4 6-29-7 17.032AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 08/01/2019 to 01/01/1900 and owners like HIDDEN ACRES REA, MANCHESTER META, NMF REAL ESTATE L, N MANCHESTER FO, DETRICK M H CO.

Notes

8/18/2022 RP: Reassessment Packet 2023
7/19/2022 SPL: 2023 PAY 2024 SPLIT .873A FROM HIDDEN ACRES REAL ESTATE LLC TO H & S METALS LLC & ADDED TO -011 ON 03/21/2022. SDF 18725
9/5/2019 SPL: 2020 PAY 2021 SPLIT 2.683A FROM HIDDEN ACRES REAL ESTATE LLC TO GIMI INVESTMENT GROUP INC 08/01/2019
4/28/2014 NOTE: 04/21/14 TRANSFER WAS SOLD WITH PID 850705101056000002. SALES PR ICE OF \$220,000 REPRESENTS PID 850706204001000002 ONLY.



Agricultural

Year: 2023

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 002 (Local 002) NORTH MANCHESTER TOWN
School Corp 8045 MANCHESTER COMMUNITY
Neighborhood 8502512-002 CITY OF NORTH MANCHESTER 2
Section/Plat 06
Location Address (1) WABASH RD NORTH MANCHESTER, IN 46962

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2023 and 2022 across various categories like Land Res (1), Land Non Res (2), etc.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 75' X 132', CI 75' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows list various land parcels with their respective characteristics.

Zoning

Subdivision

Lot

Market Model

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Sewer, Electricity ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 4, 2023 Review Group 2023

Data Source Estimated Collector 06/24/2022 JS Appraiser 06/24/2022 JS

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (17.03), Actual Frontage (0), Developer Discount, Parcel Acreage (17.03), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (17.03), Farmland Value (\$10,360), Measured Acreage (17.03), Avg Farmland Value/Acre (608), Value of Farmland (\$10,360), Classified Total (\$0), Farm / Classified Value (\$10,400), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$10,400), CAP 3 Value (\$0), Total Value (\$10,400).

...Generation after Generation



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