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

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# REAL ESTATE AUCTION TERMS

This property will be offered at Online Auction on Monday, August 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 \$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. 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 22, 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 \$3,338.24. 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: Monday, August 21, 2023**

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

**621 S. Main St., Goshen, IN 46526**

**Elkhart Township • Elkhart County**

**Auction Manager: Gary Spangle 574.551.1768**

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



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# Aerial

621 S. Main St., Goshen



Metzger Property Services, LLC



<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202325369	<b>621 S Main Street</b>	<b>Goshen</b>	<b>IN 46526</b>	<b>LP \$0</b>
	<b>Area</b> Elkhart County	<b>Parcel ID</b> 20-11-16-207-020.000-015	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrm</b> 4	<b>F</b> 1
	<b>Township</b> Elkhart	<b>Style</b> One and Half Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School</b> GOSHN	<b>Elem</b> Parkside	<b>Jr</b> Goshen	<b>SrH</b> Goshen
	<b>Legal Description</b> HOOVENS & CULP 44.07X103FT LOT 1			
	<b>Directions</b> North of Hwy 119 in Goshen on SR 15 (Main St.) Property is on the west side of the road.			
	<b>Inside City</b> Y	<b>City</b> OTH	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** 4 Bedroom Home selling via Online Only Auction on Monday, August 21, 2023 -- Bidding begins closing out at 6 pm! This 4-bedroom, 1.5-bathroom property is situated in a desirable location & offers convenient access to all the best amenities. The main level features two bedrooms and a full bath, while the upstairs level boasts two additional bedrooms and a convenient half bath. The new roof and siding are sure to keep you dry and comfortable all year round. The attached 1-car garage offers a convenient space to store your vehicle or outdoor gear. Fenced-in area is perfect for pets or just enjoying some quiet time outdoors. Open House: Monday, August 14th 5:30-6pm

**Agent Remarks** Online Auction: Mon. 8.21.23 6pm Open House: Mon. 8.14.23 5:30-6pm TERMS: \$5,000 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 compensation. Client

<b>Se</b>	<b>Lo</b> 1	<b>Lot</b> 0.1000 / 4,487 / 44X102	<b>Lot Desc</b> Corner, 0-2.9999
<b>Above Gd Fin SqFt</b> 2,040	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin</b> 0	<b>Ttl Below Gd</b> 1,072
<b>Age</b> 86	<b>New Const</b> No	<b>Date</b>	<b>Ex</b> Shingle, Vinyl
<b>Room Dimensions</b>	<b>Baths</b> Full Half Water	<b>Well Type</b>	<b>Basement Material</b> Block
<b>RM DIM</b> LV	<b>B-Main</b> 1 0	<b>Well Type</b>	<b>Dryer Hookup Gas</b> No
<b>L</b> 17 x 14 M	<b>B-Upper</b> 0 1	<b>Sewer</b> City	<b>Dryer Hookup</b> No
<b>D</b> 14 x 10 M	<b>B-Blw G</b> 0 0	<b>Fuel /</b> Gas, Forced Air	<b>Dryer Hookup G/E</b> No
<b>F</b> x	<b>Laundry Rm</b> Basemen	<b>Heating</b>	<b>Disposal</b> No
<b>K</b> 10 x 9 M	<b>Laundry L/W</b> x	<b>Cooling</b> Central Air	<b>Water Soft-Owned</b> Yes
<b>B</b> x	<b>AMENITIES</b> Built-In Bookcase, Ceiling Fan(s), Garage Door Opener, Washer Hook-Up		<b>Water Soft-Rented</b> No
<b>D</b> x			<b>Alarm Sys-Sec</b> No
<b>M</b> 11 x 11 M			<b>Alarm Sys-Rent</b> No
<b>2</b> 11 x 11 M			<b>Garden Tub</b> No
<b>3</b> 13 x 7 U	<b>Garage</b> 1.0 / Attached / 23 x 20 / 460.00		<b>Jet Tub</b> No
<b>4</b> 14 x 8 U	<b>Outbuilding</b> None	x	<b>Pool</b> No
<b>5</b> x	<b>Outbuilding</b>	x	<b>Pool Type</b>
<b>R</b> x	<b>Assn Dues</b>	<b>Frequency</b> Not Applicable	<b>SALE INCLUDES</b> Refrigerator, Kitchen Exhaust Hood, Water Heater Gas, Water Softener-Owned
<b>LF</b> x	<b>Other Fees</b>		
<b>E</b> x	<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 & Gary Spangle	<b>Lic #</b> AC31300015	<b>Auction</b> 8/21/2023	<b>Time</b> 6 pm
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Location</b> Online Only: bidmetzger.com	<b>Excluded Party</b> None
<b>Annual</b> \$3,338.24	<b>Exemptions</b> 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> Gary Spangle - Cell: 574-551-1768
<b>Agent E-mail</b> gary@metzgerauction.com	<b>List Agent - User Code</b> UP388053999	<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> 7/19/2023	<b>Start Showing Date</b>	<b>Exp Date</b> 11/30/2023
<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 2.0%	<b>Variable Rate</b> No
<b>Virtual</b>	<b>Lockbox Type</b> None	<b>Lockbox Location</b> n/a
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>How Sold</b>
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Conc Paid</b>
<b>Co-Sell Office</b>	<b>Co-Sell</b>	<b>Sell</b>

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

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# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)  
7/7/2023

**NOTE:** This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 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)  
621 S. Main St Goshen In 46526

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer	X				Septic Field / Bed	X				
Clothes Washer	X				Hot Tub	X				
Dishwasher	X				Plumbing			X		
Disposal	X		X		Aerator System	X				
Freezer	X				Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood	X		X		Water Heater / Electric	X				
Microwave Oven	X		X		Water Heater / Gas			X		
Oven	X		X		Water Heater / Solar	X				
Range	X		X		Water Purifier	X				
Refrigerator	X		X		Water Softener				X	
Room Air Conditioner(s)	X				Well	X				
Trash Compactor	X				Septic & Holding Tank/Septic Mound	X				
TV Antenna / Dish				X	Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			X		
					Are the structures connected to a public sewer system?			X		
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?				X	
					Are the improvements connected to a private/community water system?				X	
					Are the improvements connected to a private/community sewer system?				X	
<b>B. ELECTRICAL SYSTEM</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	<b>D. HEATING &amp; COOLING SYSTEM</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	
Air Purifier	X				Attic Fan	X				
Burglar Alarm	X				Central Air Conditioning			X		
Ceiling Fan(s)			X		Hot Water Heat	X				
Garage Door Opener / Controls			X		Furnace Heat / Gas			X		
Inside Telephone Wiring and Blocks / Jacks				X	Furnace Heat / Electric	X				
Intercom	X				Solar House-Heating	X				
Light Fixtures	X		X		Woodburning Stove	X				
Sauna	X				Fireplace	X				
Smoke / Fire Alarm(s)			X		Fireplace Insert	X				
Switches and Outlets			X		Air Cleaner	X				
Vent Fan(s)			X		Humidifier	X				
60 / 100 / 200 Amp Service (Circle one)					Propane Tank	X				
Generator	X				Other Heating Source	X				

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) 7-7-23	Signature of Buyer <i>[Signature]</i>	Date (mm/dd/yy) 07/07/2023
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 07/07/2023	Signature of Buyer <i>[Signature]</i>	Date (mm/dd/yy) 07/07/2023

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)
----------------------------------	-----------------	----------------------------------	-----------------



Property address (number and street, city, state, and ZIP code) 621 S Main St Gosport, IN 46526

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>1</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? <u>NA</u>			
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 13-14-1-15?		<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:			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)			

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? Explain:		<input checked="" type="checkbox"/>	
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"/>	<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"/>	

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 <u>[Signature]</u>	Date (mm/dd/yy) <u>7-7-23</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>Teresa &amp; Morit</u>	Date (mm/dd/yy) <u>07/07/2023</u>	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)





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### Average Utilities

	Company	Average Amount
Gas	NipSCO 12 month Budget	\$ 53.00
Electric	NipSCO 12 month Budget	\$ 180.00
Water	Town of Goshena Water/sewer	\$ 50 month
Other		\$
HOA		\$ -0-



# 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**

20-11-16-207-020.000-015

MOIST KEVIN R & TERESA L

621 S MAIN ST

510, 1 Family Dwell - Platted Lot

1551611-Mercers, Cranes,

1/2

General Information

Parcel Number
20-11-16-207-020.000-015
Local Parcel Number
11-16-207-020-015

Tax ID:
1116C

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Elkhart

Township
ELKHART TOWNSHIP

District 015 (Local 015)
GOSHEN CORP

School Corp 2315
GOSHEN COMMUNITY

Neighborhood 1551611-015
1551611-Mercers, Cranes, Wurster

Section/Plat

Location Address (1)
621 S MAIN ST
GOSHEN, IN 46526

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 20, 2023

Review Group 2019

Ownership

MOIST KEVIN R & TERESA L
621 S Main St
Goshen, IN 465263950

Legal

HOOVENS & CULP 44.07X103FT LOT 1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 10/18/2004 to 01/01/1900.

Notes



Res

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

Table with columns: Year (2023-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation details for 2023.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 66' X 150', CI 66' X 150')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows pricing details for ZO01 Residential.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.10), Actual Frontage (0), Developer Discount, Parcel Acreage (0.10), 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 (0.10), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$15,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,700).

Data Source Owner

Collector 09/17/2019 Rod

Appraiser





*...Generation after Generation*



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