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Farm Sales • Real Estate • Auctions • Appraisals

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

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REAL ESTATE AUCTION TERMS

Brick Ranch Home with 2-Car Garage!

This property will be offered at Online Only Auction on Thursday, August 24, 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 29, 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 \$2,301.14. 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: Thursday, August 24, 2023
Bidding begins closing at 6 pm!
6211 Sharon Dr., Fort Wayne, IN 46825
Washington Township • Allen County

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






Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East



Date: 7/20/2023

1" = 42'

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202326230	6211 Sharon Drive	Fort Wayne	IN 46825	LP \$0
	Area Allen County	Parcel ID 02-07-14-351-004.000-073	Type Site-Built Home	Waterfront No
	Sub Rodenbeck(s)	Cross Street	Bedrm 3	F 2
	Township Washington	Style One Story	REO No	Short Sale No
	School FWC	Elem Lincoln	Jr Shawnee	SrH Northrop
Legal Description 5-15-2-118 RODENBECKS FIFTH LOT 1				
Directions From Hwy 69, head west on Washington Center Rd. Then north on Sharon Dr. Property is on the west side of the road.				
Inside City	Y	City	R1	County Zoning
				Zoning Description

Remarks Brick Ranch Home with 2-Car Garage selling via Online Only Auction on Thursday, August 24, 2023 -- Bidding begins closing out at 6 pm! This 3 bedroom, 2 bathroom property is complete with all the space and amenities you need to live comfortably and happily. There is a master suite boasting a tiled shower & double closets as well as a large living room complete with a cozy fireplace. The formal dining room also has a fireplace, beamed ceiling, & patio doors leading to a beautiful patio area & large backyard with plenty of space for outdoor activities. The eat-in kitchen is perfect for families of all sizes. And don't forget about the outdoor shed & 2-car attached garage, perfect for keeping your cars safe and secure during the colder months. All located in a nice neighborhood near shopping & restaurants! Open House: Sun. August 13th 1-2 pm

Agent Remarks Online Auction: Thurs. 8.24.23 6pm Open House: Sun. 8.13.23 1-2 pm TERMS: \$10,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's 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). Metzger Property Services will charge a 3.0% buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register

Se	Lo 1	Lot	0.5500	/	24,000	/	120X200	Lot Desc	0-2.9999
Above Gd Fin SqFt	2,104	Above Gd Unfin SqFt	0	Below Gd Fin	0	Ttl Below Gd	0	Ttl Fin SqFt	2,104
Age 59	New Const No	Date		Ex Brick		Bsm Crawl		# Rooms	6
Room Dimensions		Baths	Full	Half	Water	CITY	Basement Material		
RM DIM	LV	B-Main	2	0	Well Type		Dryer Hookup Gas	No	Fireplace Yes
L 17 x 26	M	B-Upper	0	0	Sewer City		Dryer Hookup	No	Guest Qtrs No
D 15 x 19	M	B-Blw G	0	0	Fuel / Gas, Forced Air		Dryer Hookup G/E	No	Split FlrPln No
F x		Laundry Rm	Main		Heating		Disposal	Yes	Ceiling Fan Yes
K 10 x 19	M	Laundry L/W	x		Cooling Central Air		Water Soft-Owned	No	Skylight No
B x		AMENITIES	1st Bdrm En Suite, Ceiling Fan(s), Ceilings			Water Soft-Rented	No	ADA Features	No
D x		-Beamed, Disposal, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Landscaped, Patio Open, Porch Covered, Porch Open			Alarm Sys-Sec	No	Fence		
M 11 x 12	M	, Stand Up Shower, Main Level Bedroom Suite, Formal Dining			Alarm Sys-Rent	No	Golf Course	No	
2 11 x 12	M				Garden Tub	No	Nr Wlkg Trails	No	
3 12 x 15	M	Garage	2.0	/	Attached	/	26 x 20	/	520.00
4 x		Outbuilding	Shed			8 x 12	Jet Tub	No	Garage Y/N Yes
5 x		Outbuilding				x	Pool	No	Off Street Pk
R x		Assn Dues		Frequency	Not Applicable		Pool Type		
LF x		Other Fees					SALE INCLUDES	Dishwasher, Microwave, Kitchen Exhaust Hood, Range-Electric, Water Heater Gas	
E x		Restrictions					FIREPLACE	Dining Rm, Living/Great Rm	

Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction 8/24/2023	Time 6 pm
Financing: Existing	Proposed	Location	Online Only: bidmetzger.com
Annual \$2,301.14	Exemptions Homestead, Mortgage,	Excluded Party	None
Possession at closing	Year Taxes Payable 2023	Assessed Value	

List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com	List Agent - User Code UP388053395
Co-List Office	List Team
Showing Instr Showingtime or Open House	Co-List Agent
List Date 7/26/2023	Start Showing Date
Exp Date 11/30/2023	Owner/Seller a Real Estate Licensee No
Agent/Owner Related No	
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%
Variable Rate No	Special List Cond. None
Virtual	Lockbox Type None
Lockbox Location n/a	Type of Sale
Pending Date	Closing Date
Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks
Conc Paid	
Sell Office	Sell Agent
Sell	
Co-Sell Office	Co-Sell

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) 7/22/23

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) 6211 Sharon Dr. Fort Wayne, IN 46825

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

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks	X			
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)	X			
Switches and Outlets			X	
Vent Fan(s)	X			
60 / 100 / 200 Amp Service (Circle one)			X	
Generator	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 <u>[Signature]</u>	Date (mm/dd/yy) <u>7/22/23</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>7/22/23</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)
----------------------------------	-----------------	----------------------------------	-----------------

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


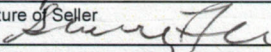
D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace				X
Fireplace Insert	X			
Air Cleaner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

Property address (number and street, city, state, and ZIP code)

6021 Sharon Dr. Fort Wayne, IN 46825

2. ROOF		YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES			YES	NO	DO NOT KNOW
Age, if known: <u>2</u> Years.		X			Do structures have aluminum wiring?					X
Does the roof leak?			X		Are there any foundation problems with the structures?				X	
Is there present damage to the roof?			X		Are there any encroachments?				X	
Is there more than one layer of shingles on the house?			X		Are there any violations of zoning, building codes, or restrictive covenants?				X	
If yes, how many layers? _____			X		Is the present use a non-conforming use? Explain:					
3. HAZARDOUS CONDITIONS		YES	NO	DO NOT KNOW	Is the access to your property via a private road?				X	
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?				X	Is the access to your property via a public road?			X		
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?				X	Is the access to your property via an easement?				X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				X	Have you received any notices by any governmental or quasi-governmental agencies affecting this property?				X	
Explain:					Are there any structural problems with the building?					
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)					Have any substantial additions or alterations been made without a required building permit?				X	
					Are there moisture and/or water problems in the basement, crawl space area, or any other area?				X	
					Is there any damage due to wind, flood, termites or rodents?				X	
					Have any structures been treated for wood destroying insects?				X	
					Are the furnace/woodstove/chimney/flue all in working order?				X	
					Is the property in a flood plain?				X	
					Do you currently pay flood insurance?				X	
					Does the property contain underground storage tank(s)?				X	
					Is the homeowner a licensed real estate salesperson or broker?				X	
					Is there any threatened or existing litigation regarding the property?				X	
					Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?				X	
Is the property located within one (1) mile of an airport?				X						

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 	Date (mm/dd/yy) <u>7/22/23</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller 	Date (mm/dd/yy) <u>7/22/23</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)

PROPERTY SERVICES, LLC
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 EXPANDING YOUR HORIZON...
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Average Utilities

	Company	Average Amount
Gas	<i>Furnace + Water heater</i>	\$ <i>85</i>
Electric	<i>AEP</i>	\$ <i>200-285</i>
Water	<i>Water, Sewer, Trash</i>	\$ <i>115</i>
Other		\$
HOA		\$ <i>30</i>

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 02-07-14-351-004.000-073
Local Parcel Number 80-3780-0001

Tax ID:

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Allen

Township WASHINGTON TOWNSHIP

District 073 (Local 080)
073 FT WAYNE WASHINGTON (80)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 733001-073
RODENBECKS & LUDWIG PARK

Section/Plat 0014

Location Address (1)
6211 SHARON DR
FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 13, 2023

Review Group 2020

Ownership

Flinn Kevin W & Sherry Ann
6211 Sharon Dr
Fort Wayne, IN 46825

Legal

5-15-2-118
RODENBECKS FIFTH LOT 1



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

Table with columns for Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various sub-categories like Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 113' X 220', CI 113' X 220')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 12/10/2013 and 01/01/1900.

Notes

Land Computations

Table with columns: Computation Name, Value. Includes items like Calculated Acreage (0.55), Actual Frontage (120), Parcel Acreage (0.00), Total Acres Farmland (0.00), and Total Value (\$25,100).

General Information

Occupancy Single-Family
Description Single-Family (2104 S
Story Height 1
Style 40 Conventional 1 stor
Finished Area 2104 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
Patio, Concrete	108	\$600
Patio, Concrete	136	\$800
Canopy, Roof Extension	136	\$1,400

Plumbing

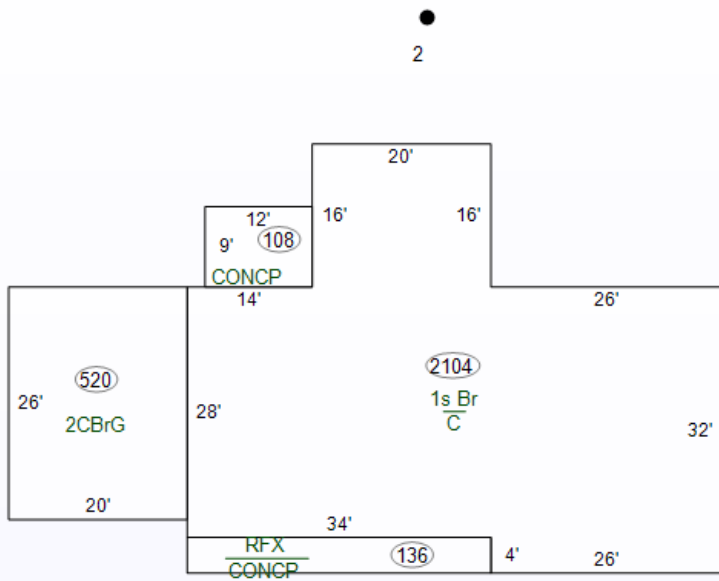
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	2104	2104	\$142,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	2104	0	\$8,400	
Slab				

Total Base \$151,300

Adjustments 1 Row Type Adj. x 1.00 \$151,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$9,000
No Heating (-)		\$0
A/C (+)	1:2104	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$167,300

Sub-Total, 1 Units

Exterior Features (+)	\$2,800	\$170,100
Garages (+) 520 sqft	\$15,700	\$185,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.93

Replacement Cost \$172,794

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family (2104 Sq	100%	1	Brick	C	1964	1964	59 A		0.93		2,104 sqft	\$172,794	40%	\$103,680	0%	100%	1.9800	1.0000	\$205,300
2: Utility Shed (8x12)	0%	1	SV	C	1995	1995	28 A		0.93		8'x12'		60%		0%	100%	1.0000	1.0000	\$0

...Generation after Generation



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