

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**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

8.8+/- Acres of Recreational Land!

This property will be offered at Online Only Auction on Wednesday, August 30, 2023 -- Bidding begins closing 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 October 6, 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 \$586.14. 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: Wednesday, August 30, 2023

Bidding begins closing at 6 pm!

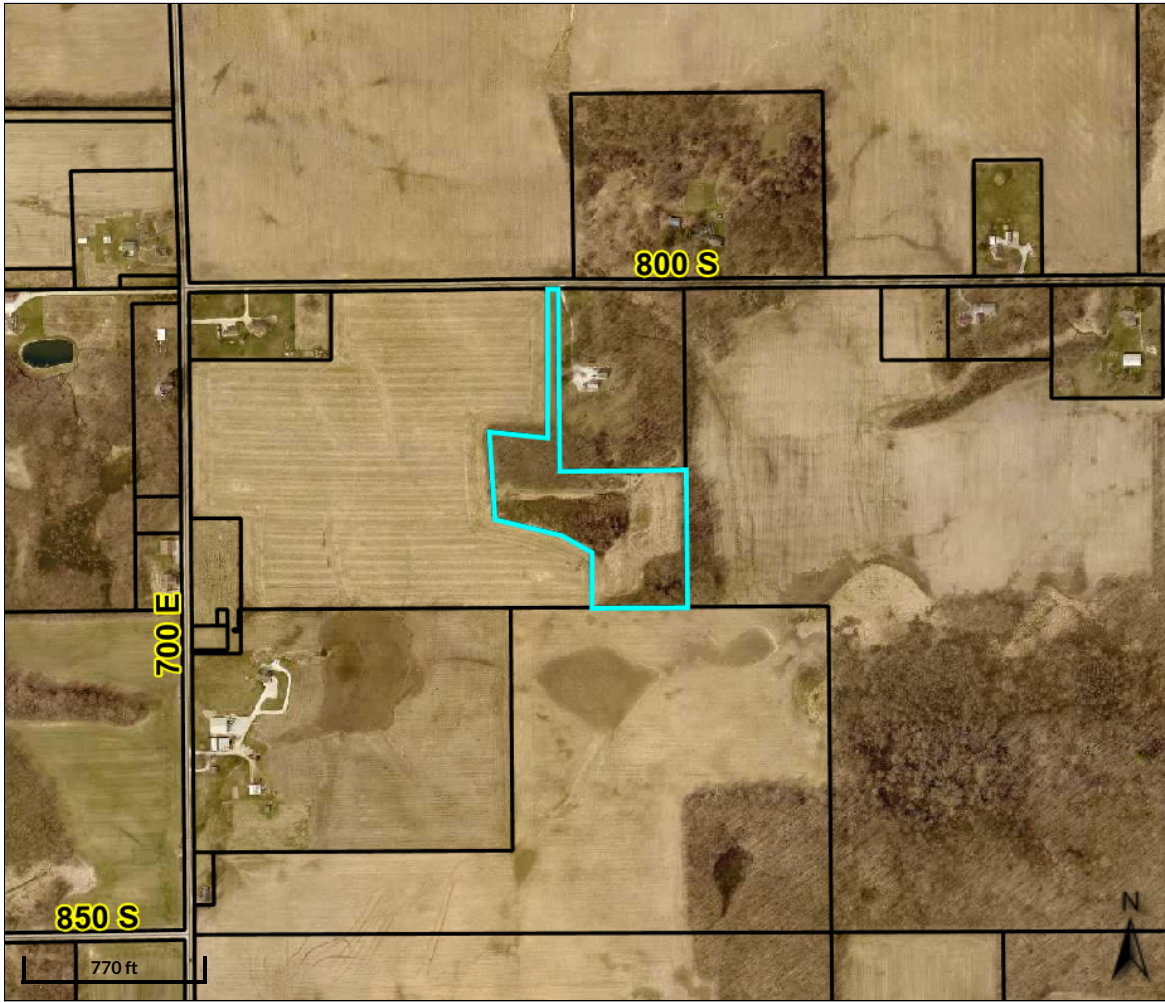
Northwest of South Whitley off of SR 5 on 800 S.

Jackson Township • Kosciusko County

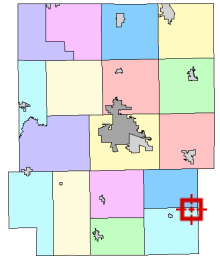
Auction Manager: John Burnau 574.376.5340

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





Overview




Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	019-002-001.B	Alternate ID	019-726002-04
Sec/Twp/Rng	0025-0031-7	Class	RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99 ACRES
Property Address		Acreage	8.83
District	Jackson		
Brief Tax Description	019-002-001.B PT N1/2 NW 25-31-7 8.83A PER DEED <i>(Note: Not to be used on legal documents)</i>		

Owner Address	Ridenour Matt 5675 E 850 S Pierceton, IN 46562
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Date created: 7/17/2023
Last Data Uploaded: 7/17/2023 3:07:29 AM

Property Type	LOTS AND LAND	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS	202326262	* E 800 S	South Whitley	IN 46787	Statu	Active	LP	\$0	
	Area	Kosciusko County		Parcel ID	43-16-25-400-092.000-00		Type	Agricultural Land	
	Sub	None		Cross Street			Lot #		
	School District	WTK	Elem	South Whitley	JrH	Whitko	SrH	Whitko	
	REO	No		Short Sale	No		Waterfront Y/N	N	
	Legal Description	19-2-1.B PT N1/2 NW 25-31-7 8.83A PER DEED							
	Directions	700 E to 800 S in South Whitley. Property is on the south side of the road.							
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description		

Remarks 8.8+/- Acres of Recreational Land selling via Online Only Auction on Wednesday, August 30, 2023 -- Bidding begins closing at 6 pm! This beautiful 8.8-acre recreational property features a sprawling expanse of woods, perfect for exploring, hiking, and enjoying nature at its finest. With plenty of open space and the possibility of adding a building site, this property provides endless possibilities for those looking to build their dream home or cabin. 8.8+/- acres of recreational land with everything you need to enjoy the great outdoors!

Agent Remarks Online Auction: Wed. 8.30.23 6pm TERMS: \$3,000 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

Sec	Lot	Lot Ac/SF/Dim	8.8300 / 384,635 / 575x860
Parcel Desc	Partially Wooded, 6-9.999	Platted Development	No
Township	Jackson	Date Lots Available	
Type Use	Agriculture, Residential,	Road Access	County
		Road Surface	Other
		Road Frontage	County
Water Type	None	Well Type	
SEWER TYPE	None	Easements	Yes
Type Fuel	None	Water Frontage	
Electricity	Available	Assn Dues	Not Applicable
		Other Fees	

Features

DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv	No	Can Property Be Divided?	No
Water Access		Water Name	
Water Features		Lake Type	
Water Frontage		Channel Frontage	
Auction	Yes	Auctioneer Name	Chad Metzger & John Burnau
		Auctioneer License #	AC31300015
Auction Location	Online Only: bidmetzger.com	Auction Start Date	8/30/2023
Financing: Existing		Proposed	
Annual Taxes	\$586.14	Exemption	No Exemptions
		Year Taxes Payable	2023
Is Owner/Seller a Real Estate Licensee	No	Assessed Value	
List Office	Metzger Property Services, LLC - Off: 260-982-0238	Possession	at closing
Agent ID	RB14045939	List Agent	Chad Metzger - Cell: 260-982-9050
	Agent E-mail	chad@metzgerauction.com	
Co-List Office		Co-List Agent	
Showing Instr			
List Date	7/26/2023	Exp Date	10/5/2023
Contract Type	Exclusive Right to Sell	BBC	1.5%
		Variable Rate	No
Virtual Tours:		Type of Sale	
Pending Date		Selling Price	
	Closing Date	How Sold	
Total Concessions Paid		CDOM	0
	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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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**

43-16-25-400-092.000-009

RIDENOUR MATT

800 S

501, Vacant - Unplatted (0 to 9.99 Acres)

JACKSON TWP ACREAGE 1/2

General Information

Parcel Number 43-16-25-400-092.000-009

Local Parcel Number 1972600204

Tax ID:

Routing Number 019-002-001.B

Property Class 501 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2023

Location Information

County Kosciusko

Township JACKSON

District 009 (Local 009) JACKSON TOWNSHIP

School Corp 4455 WHITKO COMMUNITY

Neighborhood 1906000-009 JACKSON TWP ACREAGE - RES

Section/Plat 25-31-7

Location Address (1) 800 S SOUTH WHITLEY, IN 46787

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 4, 2023

Review Group 2023

Ownership

RIDENOUR MATT 5675 E 850 S PIERCETON, IN 46562

Legal

19-2-1.B PT N1/2 NW 25-31-7 8.83A PER DEED



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/05/2019 to 01/01/1900.

Notes

2/21/2020 SUR: #2019101159 DENEVE TIMOTHY A & EMILY J 10/21/2019
12/17/2019 COMB: 2020 COMBINED 1972600346 INTO THIS PARCEL
9/16/2019 REA: 2020 CHANGED LAND TO RES EXCESS WITH PARTIAL TILLED LAND FROM NEIGHBORING PARCEL. GAVE LAND INFL FOR DESIGNATED WETLAND AREA FOR REASSESSMENT.
2/4/2011 SPLT: 2011 PAY 2012 SPLIT 41.71A TO 1972600291

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 valuation data for years 2020-2023.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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 show land data for parcels 91.

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (8.83), Actual Frontage (0), Developer Discount, Parcel Acreage (8.83), 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 (8.83), Total Acres Farmland (0.00), 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 (\$41,300), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$41,300), Total Value (\$41,300).

Data Source N/A

Collector

Appraiser

...Generation after Generation



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