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Property Services, LLC

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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

23+/- Acres of Recreational Woods, Pond, & Building Site offered in 2 Tracts!

This property will be offered at Auction on Saturday, September 9, 2023 at 10 am! 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 27, 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 \$1,634.12. 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.

Auction: Saturday, September 9, 2023 at 10 am
Bid Live In-Person or Online!
7529 W. 200 S., Larwill, IN 46764
Richland Township • Whitley County

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

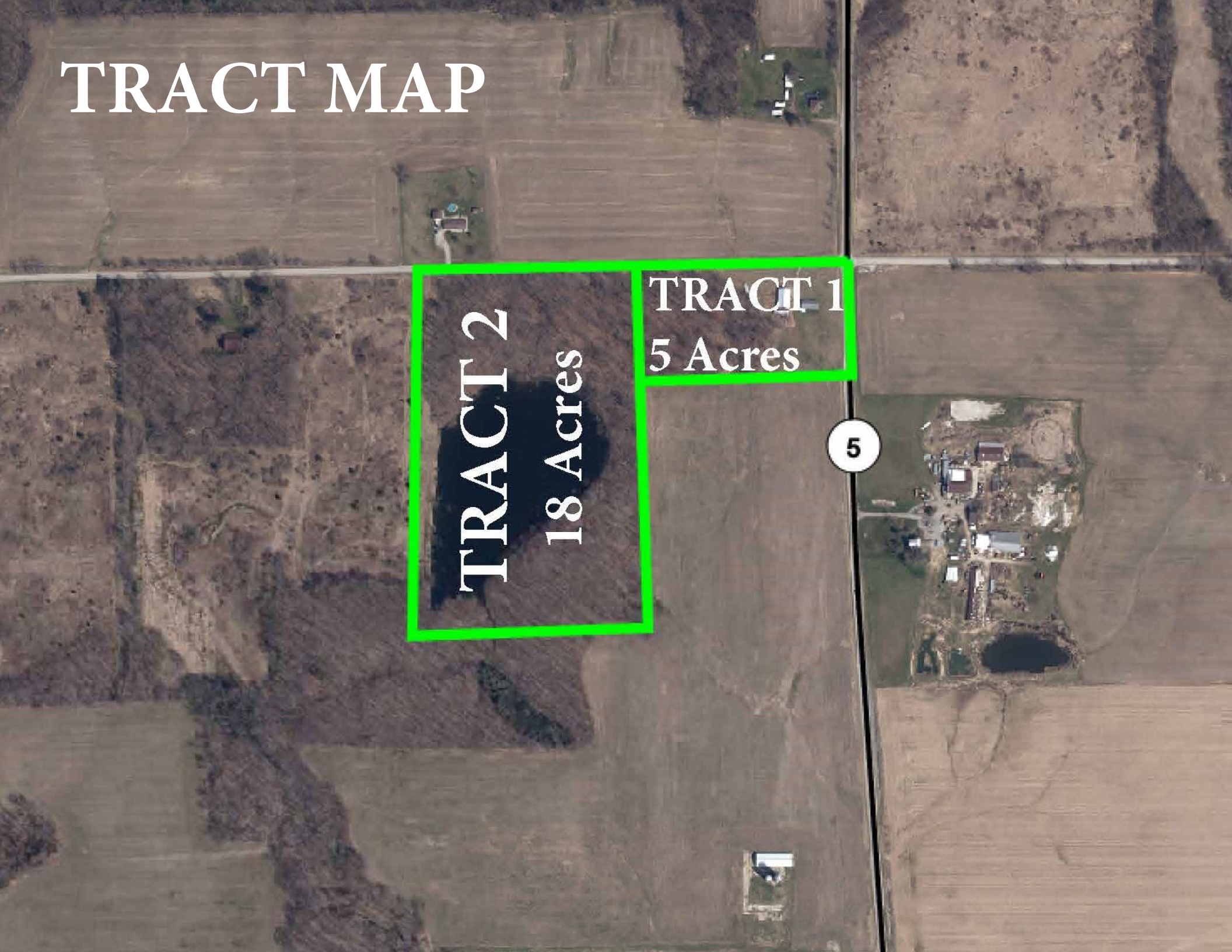


TRACT MAP

TRACT 2
18 Acres

TRACT 1
5 Acres

5



Listings as 08/04/2023

Property Type LOTS AND LAND
 Status Active
 CDOM 0
 DOM 0
 Auction Yes
MLS 202327566
7529 W 200 S
Larwill
IN 46764
Statu Active
LP \$0



Area Whitley County
Parcel ID 92-07-21-000-402.000-00
Type Commercial Land
Sub None
Cross Street
School District WTK Elem
 South Whitley
 JrH Whitko
SrH Whitko
REO No
Short Sale No
Waterfront Y/N N
Legal Description Approximately 5+/- acres part of: PT NE4 NW4 EX 100A S21 T31 R8 23.00A
Directions North of South Whitley on the southwest corner of SR 5 & 200 S.
Inside City Limits N
City Zoning
County Zoning OT
Zoning Description

Remarks 23+/- Acres of Recreational Woods, Pond, & Potential Building Site offered in 2 Tracts going to Auction on Saturday, September 9, 2023 at 10 am! Tract 1: 5+/- acres of commercially zoned land. Great Potential Building Site with Pole Building already in place for storing equipment or your workshop! Also includes a 2 bedroom, 1 bath home that has been used as extra storage in recent years. Bid Live In-Person or Online! Bid on this tract individually or for the entire 23+/- acres for more recreational woods & a pond! Open House: Thursday, September 7th 5:30-6pm

Agent Remarks Auction: Sat. 9.9.23 10am Open House: Thurs. 9.7.23 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

Sec Lot
Lot Ac/SF/Dim 5.0000 / 217,800 / 665x350
Parcel Desc Partially Wooded, 3-5.9999
Platted Development No
Platted Y/N Yes
Township Richland
Date Lots Available
Price per Acre \$0.00
Type Use Commercial, Residential,
Road Access County
Road Surface Tar and Stone
Road Frontage County
Water Type Well
Well Type
Easements Yes
SEWER TYPE Septic
Water Frontage
Type Fuel None
Assn Dues Not Applicable
Electricity Available
Other Fees

Features
DOCUMENTS AVAILABLE Aerial Photo
LAND FEATURES Barn, House

Strctr/Bldg Imprv Yes
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 at the property
Auction Start Date 9/9/2023
Financing: Existing
Proposed
Excluded Party None
Annual Taxes \$1,634.1
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 Showingtime or Open House
List Date 8/4/2023
Exp Date 11/30/2023
Contract Type Exclusive Right to Sell
BBC 1.5%
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 08/04/2023

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

MLS 202327567 ** W 200 S Larwill IN 46764 Statu Active LP \$0



Area Whitley County Parcel ID 92-07-21-000-402.000-00 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 Y

Legal Description Approximately 18+/- acres part of: PT NE4 NW4 EX 100A S21 T31 R8 23.00A

Directions North of South Whitley on the southwest corner of SR 5 & 200 S.

Inside City Limits N City Zoning County Zoning A1 Zoning Description

Remarks 23+/- Acres of Recreational Woods, Pond, & Potential Building Site offered in 2 Tracts going to Auction on Saturday, September 9, 2023 at 10 am! Tract 2: 18+/- acres of Recreational Woods & Pond! This property offers a range of recreational activities such as hunting, fishing, and outdoor sports, making it an ideal location for nature enthusiasts! Bid Live In-Person or Online! Bid on this tract individually or for the entire 23+/- acres!

Agent Remarks Auction: Sat. 9.9.23 10am 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

Sec Lot Lot Ac/SF/Dim 18.0000 / 784,080 / 690x1130

Parcel Desc Heavily Wooded, 15+ Platted Development No Platted Y/N Yes

Township Richland Date Lots Available Price per Acre \$ \$0.00

Type Use Agriculture, Residential, Road Access County Road Surface Tar and Stone Road Frontage County

Water Type None Well Type Easements Yes

SEWER TYPE None Water Frontage

Type Fuel None Assn Dues Not Applicable

Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No

Can Property Be Divided? No

Water Access Pond

Water Name Lake Type

Water Features

Water Frontage Channel Frontage Water Access

Auction Yes Auctioneer Name Chad Metzger Auctioneer License # AC31300015

Auction Location at the property Auction Start Date 9/9/2023

Financing: Existing Proposed Excluded Party None

Annual Taxes \$1,634.1 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 8/4/2023 Exp Date 11/30/2023

Contract Type Exclusive Right to Sell BBC 1.5% 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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This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

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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