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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
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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

1+/- ACRE BUILDING SITES OFFERED IN 6 TRACTS!

This property will be offered at Online Only Auction on Thursday, September 7, 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 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 \$114.30 each. 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.

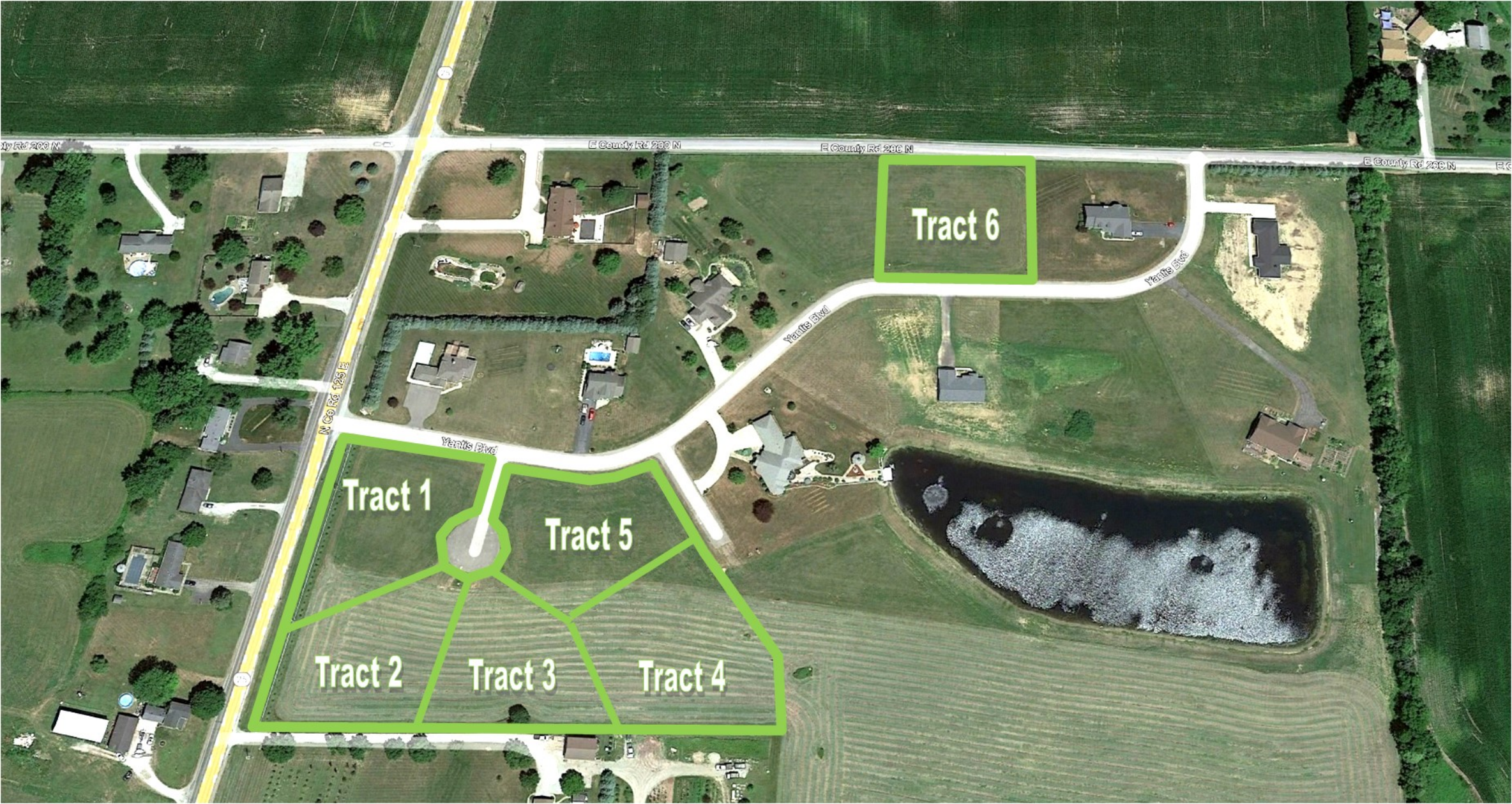
Auction: Thursday, September 7, 2023

Bidding begins closing out at 6 pm!

**Located in the Yantis Estates off of SR 25 north of Logansport, IN
Clay Township • Cass County**

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





Tract 6

Tract 1
Tract 2
Tract 3
Tract 4
Tract 5

E County Rd 200 N

E County Rd 200 N

E County Rd 200 N

E County Rd 200 N

N Co Rd 125 E

Yantis Blvd

Yantis Blvd

Yantis Blvd

Listings as 08/08/2023

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

MLS 202328059 * Windward Court Logansport IN 46947 Statu Active LP \$0



Area Cass County Parcel ID 09-07-18-501-017.000-00 Type Residential Land
 Sub None Cross Street Lot #
 School District LOG Elem Columbia JrH Logansport SrH Logansport
 REO No Short Sale No Waterfront Y/N N
 Legal Description YANTIS ESTATES PHASE 1 LOT 31
 Directions From SR 25, head east on Yantis Blvd, then south on Windward Blvd.
 Inside City Limits N City Zoning County Zoning A1 Zoning Description

Remarks 1+/- Acre Building Sites offered in 6 Tracts selling via Online Only Auction on Thursday, September 7, 2023 -- Bidding begins closing out at 6 pm! Tract 1: 1+/- Acre building site. Great Opportunity to create your ideal home! Located in a desirable area, this 1-acre building site offers the best of both worlds – a peaceful setting that feels removed from the hustle and bustle of city life, yet still within reach of essential amenities and conveniences. Natural gas and electricity are stubbed in place already. Bid on each tract individually, in combination, or for the entirety!

Agent Remarks Online Auction: Thurs. 9.7.23 6pm TERMS: 10% 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 31 Lot Ac/SF/Dim 1.0000 / 43,560 / 200x290
 Parcel Desc Corner, Cul-De-Sac, 0-2.9999 Platted Development No Platted Y/N Yes
 Township Clay Date Lots Available Price per Acre \$ \$0.00
 Type Use 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 Gas Assn Dues \$250.00 Annually
 Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No
 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 Online Only: bidmetzger.com Auction Start Date 9/7/2023
 Financing: Existing Proposed Excluded Party None
 Annual Taxes \$114.30 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 8/8/2023 Exp Date 12/31/2023
 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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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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