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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *2 Potential Building Sites offered in 2 Tracts!*

This property will be offered at Online Auction on Thursday, September 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 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 November 10, 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 \$2,340.28. 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, September 21, 2023**

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

**Tract 1: 8041 E. 400 N., Leesburg, IN 46538**

**Tract 2: Southwest corner of US 30 & Mill St. in Pierceton, IN  
Tippecanoe & Washington Township • Kosciusko County**

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



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL, CAGA  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

260-982-0238

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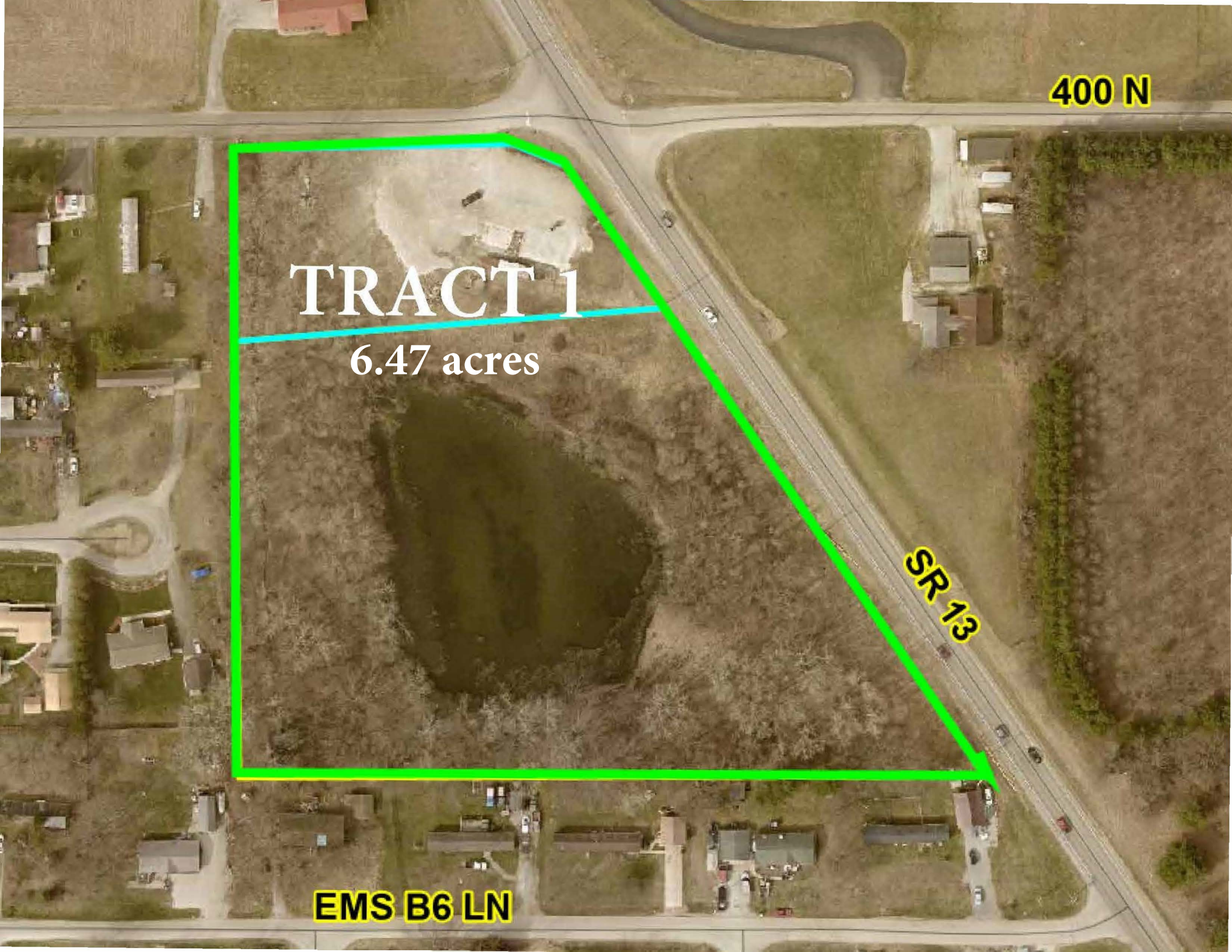
**400 N**

**TRACT 1**

**6.47 acres**

**SR 13**

**EMS B6 LN**



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

**MLS** 202330232      **8041 E 400 N**      **Leesburg**      **IN 46538**      **Status Active**      **LP \$0**



**Area** Kosciusko County      **Parcel ID** 43-08-26-400-114.000-023      **Type** Commercial Land

**Sub** None      **Cross Street**      **Lot #**

**School District** WSC Elem      North Webster      JrH Wawasee      SrH Wawasee

**REO** No      **Short Sale** No      **Waterfront Y/N** N

**Legal Description** 5-102-5 PT NW 26-33-7 1.62A PER DEED & 005-102-006 Tract Nw 26-33-7 4.85A Per Deed

**Directions** South of North Webster on the southwest corner of SR 13 & 400 N.

**Inside City Limits** N      **City**      **County Zoning** C1      **Zoning Description**

**Remarks** 2 Potential Building Sites with Great Development Potential Offered in 2 Tracts selling via Online Only Auction on Thursday, September 21, 2023 -- Bidding begins closing out at 6 pm! Tract 1: 6.47+/- Acre Lot with Pond! This lot has incredible development potential and a great investment opportunity. This expansive property offers a prime location and features a serene pond, making it a truly unique offering in the real estate market. Great Location on State Road 13 in between US 30 and Syracuse. Bid on this tract individually or in combination with tract 2 for more investment opportunities!

**Agent Remarks** Online Auction: Thurs. 9.21.23 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      **Lot Ac/SF/Dim** 6.4700 / 281,833 / 560x680

**Parcel Desc** Corner, 6-9.999      **Platted Development** No      **Platted Y/N** Yes

**Township** Tippecanoe      **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** Available      **Well Type**      **Easements** Yes

**SEWER TYPE** Available      **Water Frontage**

**Type Fuel** Available      **Assn Dues** Not Applicable

**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** 9/21/2023

**Financing:** Existing      **Proposed**      **Excluded Party** None

**Annual Taxes** \$935.84      **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** 8/22/2023      **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** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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MILL ST

250 S

US 30

TRACT 2

0.98 acres

PIERCETON

611

617

MILL E

Listings as of 08/22/2023

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

**MLS** 202330234      **\*\* E Mill Street**      **Pierceton**      **IN 46562**      **Status Active**      **LP \$0**



**Area** Kosciusko County      **Parcel ID** 43-12-27-200-222.000-030      **Type** Residential Land  
**Sub** None      **Cross Street**  
**School District** WTK Elem Pierceton      **JrH** Whitko      **SrH** Whitko  
**REO** No      **Short Sale** No      **Waterfront Y/N** N  
**Legal Description** 010-108-004 Lots 7,8,9,10 & Easement To & Across St Of In Conant & Moores Add Pierceton  
**Directions** East side of Pierceton on the southwest corner of Mill St. & US 30  
**Inside City Limits** Y      **City** R1      **County Zoning**      **Zoning Description**

**Remarks** 2 Potential Building Sites with Great Development Potential Offered in 2 Tracts selling via Online Only Auction on Thursday, September 21, 2023 -- Bidding begins closing out at 6 pm! Tract 2: Potential Building Site on almost an acre! Great development potential & investment opportunity. There is a 2-car garage already in place. Great Location with US 30 Frontage! Bid on this tract individually or in combination with tract 1 for more investment opportunities!

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**Sec** Lot      **Lot Ac/SF/Dim** 0.9800 / 42,689 / 280x190  
**Parcel Desc** Corner, 0-2.9999      **Platted Development** No      **Platted Y/N** Yes  
**Township** Washington      **Date Lots Available**      **Price per Acre** \$ \$0.00  
**Type Use** Commercial, Residential,      **Road Access** City      **Road Surface** Asphalt      **Road Frontage** City  
**Water Type** None      **Well Type**      **Easements** Yes  
**SEWER TYPE** None      **Water Frontage**  
**Type Fuel** Available, None      **Assn Dues** Not Applicable  
**Electricity** Available      **Other Fees**

**Features**      **DOCUMENTS AVAILABLE** Aerial Photo  
**LAND FEATURES** Garage

**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** Online Only: bidmetzger.com      **Auction Start Date** 9/21/2023

**Financing:** Existing      **Proposed**      **Excluded Party** None

**Annual Taxes** \$1,404.4      **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** 8/22/2023      **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** 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](mailto:info@metzgerauction.com)**



*...Generation after Generation*



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