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**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

## *5+/- Acres of Recreational Woods! Potential Building Site!*

This property will be offered at Thursday, October 5, 2023-- Bidding begins closing out at 6:30 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 \$5,000 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 \$2,734.02. 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, October 5, 2023**

**Bidding begins closing out at 6:00 pm!**

**East of Pierceton on US 30**

**Washington Township • Kosciusko County**

***Auction Manager: Brent Ruckman 260.609.2155***

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

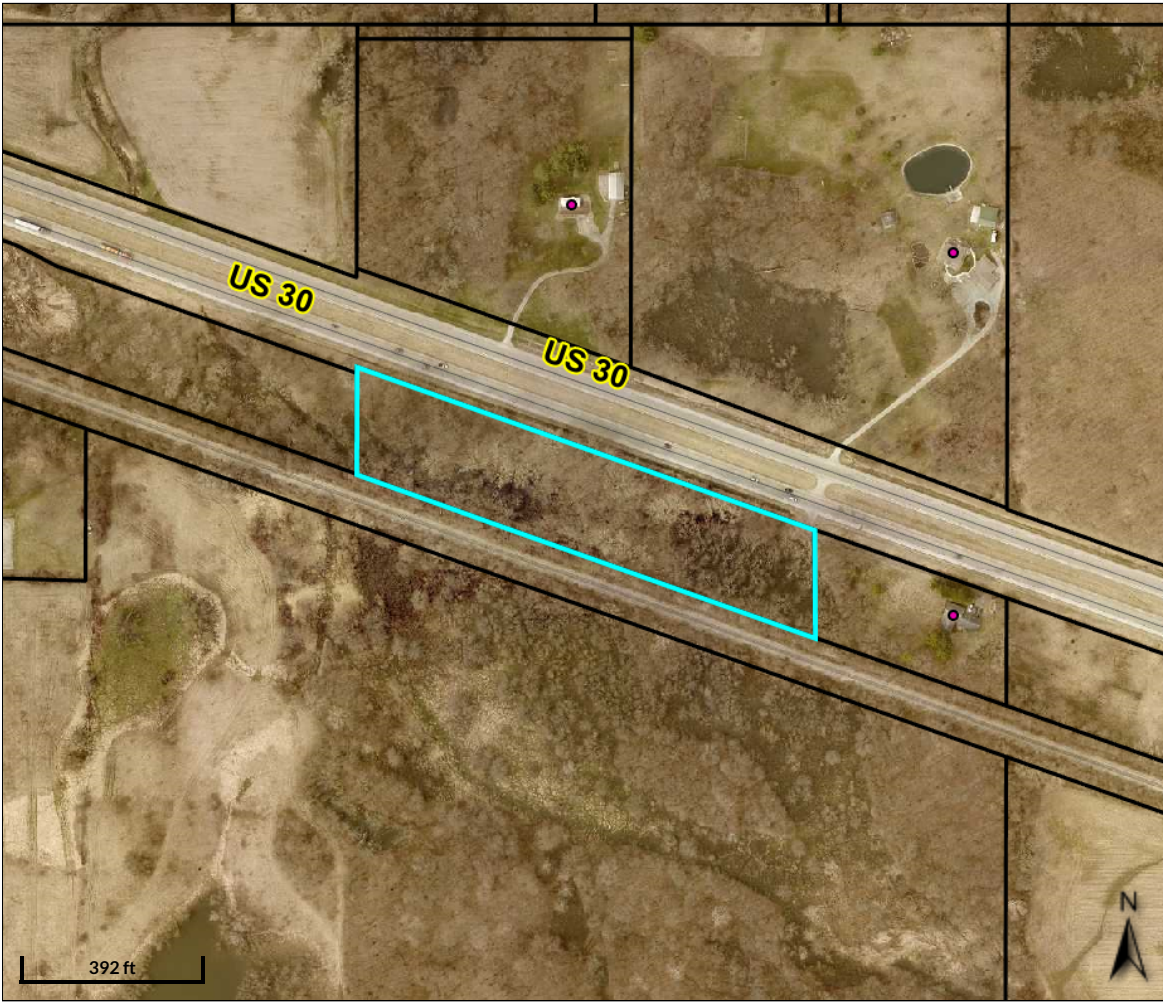


**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL, CAGA  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

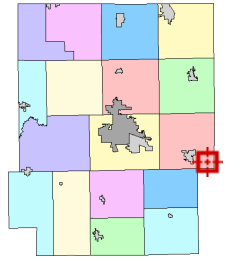
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★ FARMLAND AUCTIONS   ★ ANTIQUE APPRAISALS  
★ FARM SALES   ★ PERSONAL PROPERTY AUCTIONS  
★ REAL ESTATE APPRAISALS   ★ REAL ESTATE SALES

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**Overview**



**Legend**

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

|                              |             |                     |   |
|------------------------------|-------------|---------------------|---|
| <b>Parcel ID</b>             | 009-142-004 | <b>Alternate ID</b> | 009-711002-80   |
| <b>Sec/Twp/Rng</b>           | 0036-0032-7 | <b>Class</b>        | RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES |
| <b>Property Address</b>      |             | <b>Acreage</b>      | 5.0   |
| <b>District</b>              |             |                     | Washington  |
| <b>Brief Tax Description</b> |             |                     | 009-142-004<br>Trct In E 1/2 Nw N Rr & S Rd 30<br>36-32-7 5.00A   |

(Note: Not to be used on legal documents)

**Owner Address**  
 Ross Timm &  
 Josephine  
 9497 E US 30  
 Pierceton, IN 46562

Date created: 8/4/2023  
 Last Data Uploaded: 8/4/2023 10:00:02 AM

Listings as of 09/14/2023

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

MLS 202333489 \* E Us 30 Pierceton IN 46562 Status Active LP \$0



Area Kosciusko County Parcel ID 43-12-36-400-083.000-029 Type Agricultural Land  
 Sub None Cross Street Lot #  
 School District WTK Elem Pierceton JrH Whitko SrH Whitko  
 REO No Short Sale No Waterfront Y/N N  
 Legal Description 009-142-004 Trct In E 1/2 Nw N Rr & S Rd 30 36-32-7 5.00A  
 Directions Head east out of Pierceton on US 30. Property is just east of 900 E on the south side of US 30.  
 Inside City Limits N City County Zoning A1 Zoning Description

**Remarks** 5+/- Acres of Recreational Land selling via Online Only Auction on Thursday, October 5, 2023 -- Bidding begins closing out at 6 pm! Whether you enjoy hiking, camping, birdwatching, or simply exploring the great outdoors, this 5+/- acre property offers lots of opportunity for your favorite recreational activities. Excellent opportunity for development! Whether you envision building your dream home nestled amongst the trees or creating a private retreat, this property offers the flexibility to bring your vision to life.

**Agent Remarks** Online Auction: Thurs. 10.5.23 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 auction to receive

Sec Lot Lot Ac/SF/Dim 5.0000 / 217,800 / 1010x225  
 Parcel Desc Heavily Wooded, 3-5.9999 Platted Development No Platted Y/N Yes  
 Township Washington Date Lots Available Price per Acre \$ \$0.00  
 Type Use Other, Recreational Road Access Interstate Road Surface Asphalt Road Frontage Interstate  
 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, Agency

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 & Brent Ruckman Auctioneer License # AC31300015  
 Auction Location Online Only: bidmetzger.com Auction Start Date 10/5/2023  
 Financing: Existing Proposed Excluded Party None  
 Annual Taxes \$2,734.0 Exemption Homestead, Supplemental 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 9/14/2023 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**

*...Generation after Generation*



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