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

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# REAL ESTATE AUCTION TERMS

## *Ranch Home & Potential Building Site offered in 2 Tracts!*

This property will be offered at Online Only Auction on Tuesday, November 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 \$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 December 8, 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 \$662.38. 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: Tuesday, November 7, 2023**

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

**350 & 353 W. Lake St., Laketon, IN 46943**

**Pleasant Township • Wabash County**

***Auction Manager: Tim Pitts 317.714.0432***

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



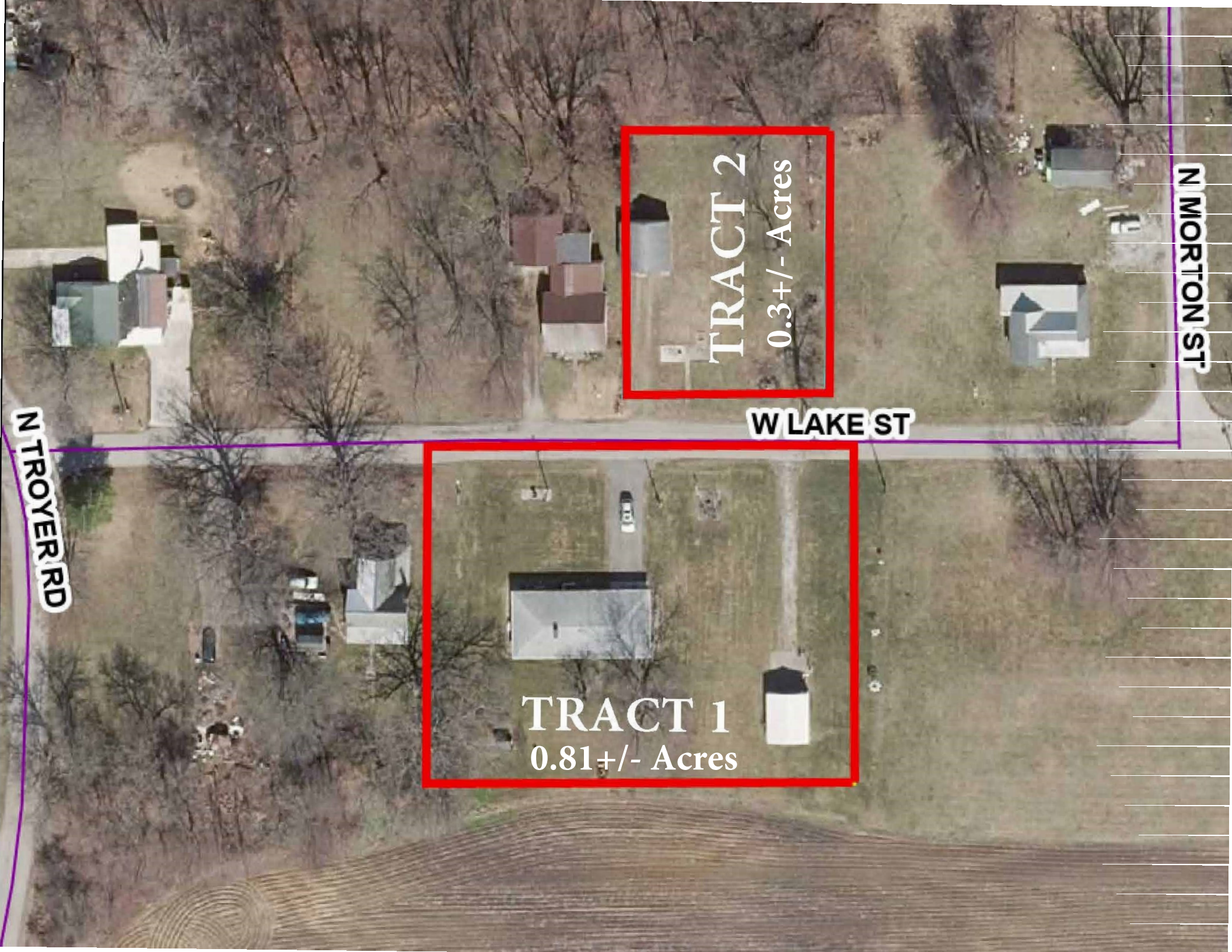
**N TROYER RD**


**TRACT 2**  
0.3+/- Acres

**W LAKE ST**

**N MORTON ST**

**TRACT 1**  
0.81+/- Acres



<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202337506	<b>353 W Lake Street</b>	<b>Laketon</b>	<b>IN 46943</b>	<b>LP \$0</b>
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-06-10-403-089.000-012	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 4	<b>F Baths</b> 2
	<b>Township</b> Pleasant	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School</b> MCS	<b>Elem</b> Manchester	<b>JrH</b> Manchester	<b>SrH</b> Manchester
<b>Legal Description</b> SW PT SE1/4 10-29-6 .50AC SE PT SW1/4 10-29-6 .31AC				
<b>Directions</b> From SR 15, head east on 1000 N. North on Troyer Rd, then east on Lake St.				
<b>Inside City</b>	Y	<b>City</b> R2	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** Ranch Home & Building Site with Garage offered in 2 Tracts selling via Online Only Auction on Tuesday, November 7, 2023 -- Bidding begins closing out at 6 pm! Tract 1: Nice 4 Bedroom Ranch Home with Pole Barn on 0.81+/- Acres! Inside this brick home you'll find 3 bedrooms & 1 full bath with a double vanity on the main floor as well as 1 additional bedroom & full bath in the basement. The eat-in kitchen opens to the living room with a cozy brick fireplace & patio doors leading to the backyard. The property also includes a 2-car attached garage & pole barn with an overhead door, providing ample storage space and versatility for various needs, such as housing vehicles, equipment, or creating a workshop area. Bid on this tract individually or in combination with tract 2! Open House: Monday, October 30th 5:30-6pm

**Agent Remarks** Online Auction: Tues. 11.7.23 6pm Open House: Mon. 10.30.23 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 auction to receive compensation.

<b>Sec</b>	<b>Lot</b>	<b>Lot</b>	0.8100	/	35,284	/	215x170	<b>Lot Desc</b>	Level, 0-2.9999				
<b>Above Gd Fin SqFt</b>	1,530	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,530	<b>Ttl Fin SqFt</b>	1,530	<b>Year Built</b>	1956		
<b>Age</b>	67	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ex</b>	Block, Brick	<b>Bsmnt</b>	Full Basement, Partially Finished	<b>#</b>	7		
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	WELL		<b>Basement Material</b>		Block			
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	0	<b>Well Type</b>	Private		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes		
<b>LR</b>	18 x 15	<b>B-Upper</b>	0	0	<b>Sewer</b>	City		<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No		
<b>DR</b>	x	<b>B-Blw</b>	1	0	<b>Fuel /</b>	Baseboard		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No		
<b>FR</b>	22 x 14	<b>Laundry Rm</b>	Baseme		<b>Heating</b>			<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes		
<b>KT</b>	13 x 9	<b>Laundry L/W</b>	x		<b>Cooling</b>	Attic Fan, Central Air		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No		
<b>BK</b>	x	<b>AMENITIES</b>		ADA Features, Alarm System-Security, Attic Storage, Cable Available, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminate, Detector-Carbon Monoxide, Detector				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	Yes		
<b>DN</b>	x							<b>Alarm Sys-Sec</b>	Yes	<b>Fence</b>			
<b>1B</b>	12 x 12							<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
<b>2B</b>	12 x 12							<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No		
<b>3B</b>	11 x 9	<b>Garage</b>	1.0	/	Attached	/	20 x 19 / 380.00	<b>Jet Tub</b>	Yes	<b>Garage Y/N</b>	Yes		
<b>4B</b>	12 x 11	B	<b>Outbuilding 1</b>	None		x		<b>Pool</b>	No	<b>Off Street Pk</b>			
<b>5B</b>	x		<b>Outbuilding 2</b>			x		<b>Pool Type</b>					
<b>RR</b>	35 x 29	B	<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable	<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Cooktop -Electric, Satellite Equipment, Water Heater Gas, Water Heater Tankless					
<b>LF</b>	x		<b>Other Fees</b>										
<b>EX</b>	x		<b>Restrictions</b>										

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake</b>	
<b>Auctioneer Name</b>	Chad Metzger & Tim Pitts	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	11/7/2023	<b>Time</b>	6 pm
<b>Financing: Existing</b>		<b>Proposed</b>		<b>Location</b>	Online Only: bimetzger.com		
<b>Annual Taxes</b>	\$556.13	<b>Exemption</b>	Homestead, Supplemental	<b>Year Taxes Payable</b>	2023	<b>Assessed Value</b>	
<b>Possession</b>	at closing						

<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Timothy Pitts - Cell: 317-714-0432
<b>Agent E-mail</b>	tpitts5467@hotmail.com	<b>List Agent - User Code</b>	UP388055047
<b>Co-List Office</b>	Metzger Property Services, LLC	<b>List Team</b>	
<b>Co-List Agent</b>	Chad Metzger - Cell: 260-982-9050		

<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	10/12/202	<b>Start Showing Date</b>		<b>Exp Date</b>	1/31/2024	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	2.0%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox</b>	garage door	<b>Type of Sale</b>	
<b>Pending</b>		<b>Closing</b>		<b>Selling Price</b>		<b>How</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>		<b>Sell Team</b>	
<b>Sell</b>		<b>Sell</b>					
<b>Co-Sell Office</b>		<b>Co-Sell</b>					

**Presented** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238  
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**Metzger** PROPERTY SERVICES, LLC  
 CHAD METZGER, CAI, CAGA

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**Average Utilities**

	<b>Company</b>	<b>Average Amount</b>
Gas	NIPSCO	\$ 79 MONTHLY
Electric	DUKE	\$ 210 MONTHLY
Water		\$
Other	TRASH/SEWER	\$ 42 MONTHLY
HOA		\$

Listings as of 10/12/2023

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

**MLS 202337508 350 W Lake Street Laketon IN 46943 Status Active LP \$0**



**Area** Wabash County **Parcel ID** 85-06-10-403-067.000-012 **Type** Residential Land

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

**School District** MCS Elem Manchester **JrH** Manchester **SrH** Manchester

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

**Legal Description** FAIRVIEW (LAKETON) LOTS 1, 2, 3 & 4

**Directions** From SR 15, head east on 1000 N. North on Troyer Rd, then east on Lake St.

**Inside City Limits** Y **City** R2 **County Zoning** **Zoning Description**

**Remarks** Ranch Home & Building Site with Garage offered in 2 Tracts selling via Online Only Auction on Tuesday, November 7, 2023 -- Bidding begins closing out at 6 pm! Tract 2: 0.3+/- acre building site with 2-car garage already in place. Great potential building site to build your dream home! Bid on this tract individually or in combination with the house across the street!

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**Sec** Lot 0 **Lot Ac/SF/Dim** 0.3000 / 13,200 / 100X132

**Parcel Desc** 0-2-9999 **Platted Development** No **Platted Y/N** Yes

**Township** Pleasant **Date Lots Available** **Price per Acre** \$0.00

**Type Use** Residential, Recreational **Road Access** City **Road Surface** Asphalt **Road Frontage** City

**Water Type** Well, Available **Well Type** **Easements** Yes

**SEWER TYPE** City, Available **Water Frontage**

**Type Fuel** Available **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 & Tim Pitts **Auctioneer License #** AC31300015

**Auction Location** Online Only: bidmetzger.com **Auction Start Date** 11/7/2023

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

**Annual Taxes** \$106.25 **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** Timothy Pitts - Cell: 317-714-0432

**Agent ID** RB21001581 **Agent E-mail** tpitts5467@hotmail.com

**Co-List Office** Metzger Property Services, LLC **Co-List Agent** Chad Metzger - Cell: 260-982-9050

**Showing Instr**

**List Date** 10/12/2023 **Exp Date** 1/31/2024

**Contract Type** Exclusive Right to Sell **BBC** 2.0% **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**



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