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Property Services, LLC

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**260-982-0238**

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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-  
ALS EVERY YEAR... MAKING US BIG ENOUGH TO  
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SMALL ENOUGH TO VALUE  
YOUR BUSINESS!**



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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *2.28+/- Acres of Recreational Woods!*

This property will be offered at Online Auction on Monday, November 27, 2023 -- Bidding begins closing out at 5:30 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 \$2,000 down the day of the auction with the balance 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 January 12, 2024. Possession will be at closing. Taxes will be prorated. Real estate taxes for the entirety in 22' due in 23' were approximately \$208.46. 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: Monday, November 27, 2023**

***Bidding begins closing out at 5:30 pm!***

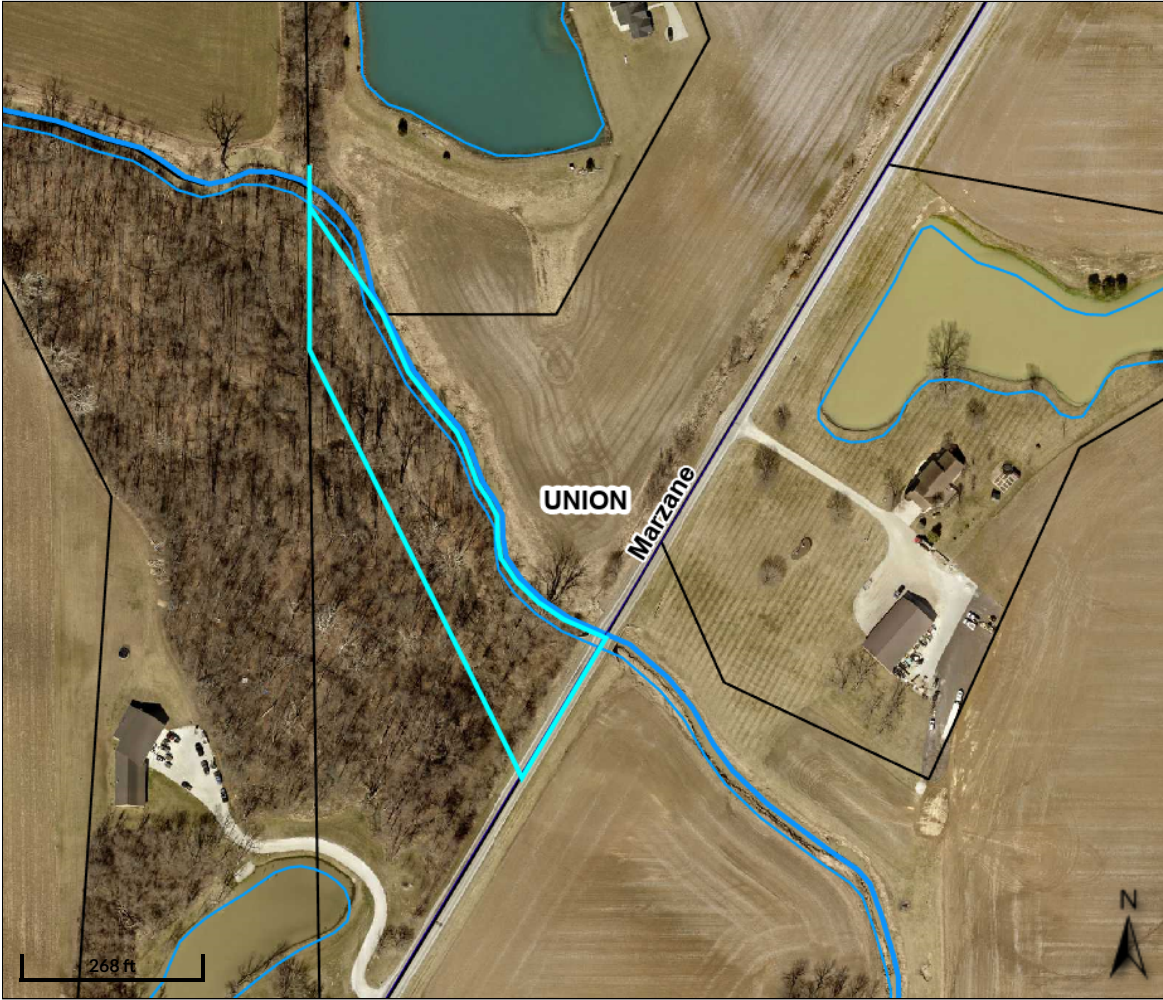
**Just south of Zanesville on Marzane Rd.**

**Union Township • Wells County**

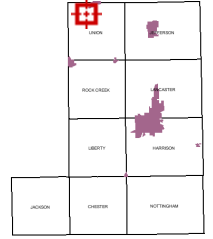
***Auction Manager: John Burnau 574.376.5340***

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





**Overview**



**Legend**

**Easements & Building Lines (Layer in Progress)**

-  Building Line
-  Easement
-  Ingress/Egress
-  Road Centerlines
-  Towns
-  Townships
-  Rail
-  Water
-  Culverts
-  Ditches
-  Parcels

<b>Parcel ID</b>	90-03-09-200-003.000-019	<b>Alternate ID</b>	009-05794-02	<b>Owner Address</b>	Ridenour, Matthew 5675 E 850 S Pierceton, IN 46562
<b>Sec/Twp/Rng</b>	09-28-11	<b>Class</b>	RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99 ACRES		
<b>Property Address</b>	Marzane Rd Zanesville	<b>Acreage</b>	2.28		
<b>District</b>	Union				
<b>Brief Tax Description</b>	09-28-11 2.280A PT N W S OF CRK & W OF HWY <i>(Note: Not to be used on legal documents)</i>				

Date created: 10/21/2023  
Last Data Uploaded: 10/20/2023 11:21:25 PM

Listings as of 10/25/2023

Property Type LOTS AND LAND Status Active CDOM 1 DOM 1 Auction Yes

MLS 202339211 \* Marzane Road Zanesville IN 46799 Status Active LP \$0



Area Wells County Parcel ID 90-03-09-200-003.000-019 Type Agricultural Land

Sub None Cross Street Lot #

School District NWC Elem Ossian JrH Norwell SrH Norwell

REO No Short Sale No Waterfront Y/N Y

Legal Description 09-28-11 2.280A PT N W S OF CRK & W OF HWY

Directions Head south of Zanesville on Marzane Rd. Property is on the west side of the road.

Inside City Limits N City County Zoning A1 Zoning Description

Remarks 2.28+/- Acres of Recreational Woods selling via Online Only Auction on Monday, November 27, 2023 -- Bidding begins closing out at 5:30 pm! This property features 2.28+/- Acres of Woods with creek frontage. Great Investment Opportunity or Potential Building Site for your dream home nestled in the woods with the calming presence of the creek!

Agent Remarks Online Auction: Mon. 11.27.23 5:30pm TERMS: \$2,000 down the 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 2.2800 / 99,317 / 770x225

Parcel Desc Heavily Wooded, Waterfront, 0-2.9999, Platted Development No Platted Y/N Yes

Township Union 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 770.00

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 Creek

Water Name Lake Type

Water Features

Water Frontage 770.00 Channel Frontage Water Access FRNT

Auction Yes Auctioneer Name Chad Metzger & John Burnau Auctioneer License # AC31300015

Auction Location Online Only: bidmetzger.com Auction Start Date 11/27/2023

Financing: Existing Proposed Excluded Party None

Annual Taxes \$208.46 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 10/24/2023 Exp Date 2/1/2024

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 1

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**

General Information

Parcel Number 90-03-09-200-003.000-019

Local Parcel Number 0090579402

Tax ID:

Routing Number M05 R54

Property Class 501 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2023

Location Information

County Wells

Township UNION TOWNSHIP

District 019 (Local 019) UNION TOWNSHIP

School Corp 8435 NORTHERN WELLS COMMUNITY

Neighborhood 900716-019 UNION TOWNSHIP PAVED 019

Section/Plat 09

Location Address (1) MARZANE RD ZANESVILLE, In 46799

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, April 20, 2023

Review Group 2022

Ownership

Ridenour, Matthew 5675 E 850 S Pierceton, IN 46562

Legal

09-28-11 2.280A PT N W S OF CRK & W OF HWY



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 04/26/2016 to 01/01/1900.

Notes

12/7/2015 COMMENT: Corrected land in flood zone according to Arc Map. Calculated the influence factor on the amount of land type 91 in flood plain according to the total acreage
1/1/1900 LAND: 1.60A IN FLOOD ZONE

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2023 and previous years.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show data for parcels 91, 81, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.28), Actual Frontage (0), Developer Discount, Parcel Acreage (2.28), 81 Legal Drain NV (0.68), 82 Public Roads NV (0.13), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (1.47), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$21,600), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$21,600), Total Value (\$21,600).

Data Source External Only

Collector 05/24/2022

Nexus

Appraiser

*...Generation after Generation*



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