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Property Services, LLC

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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  
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-  
ALS EVERY YEAR... MAKING US BIG ENOUGH TO  
GUARANTEE PROFESSIONAL SERVICE AND  
SMALL ENOUGH TO VALUE  
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101 S. RIVER RD.  
N. MANCHESTER, IN 46962

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# REAL ESTATE AUCTION TERMS

## *3+/- Acres of Recreational Woods with River Frontage!*

This property will be offered at Online Auction on Monday, November 27, 2023 -- Bidding begins closing out at 5 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 \$220.16. 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 pm!***

**East side of SR 5 in South Whitley**

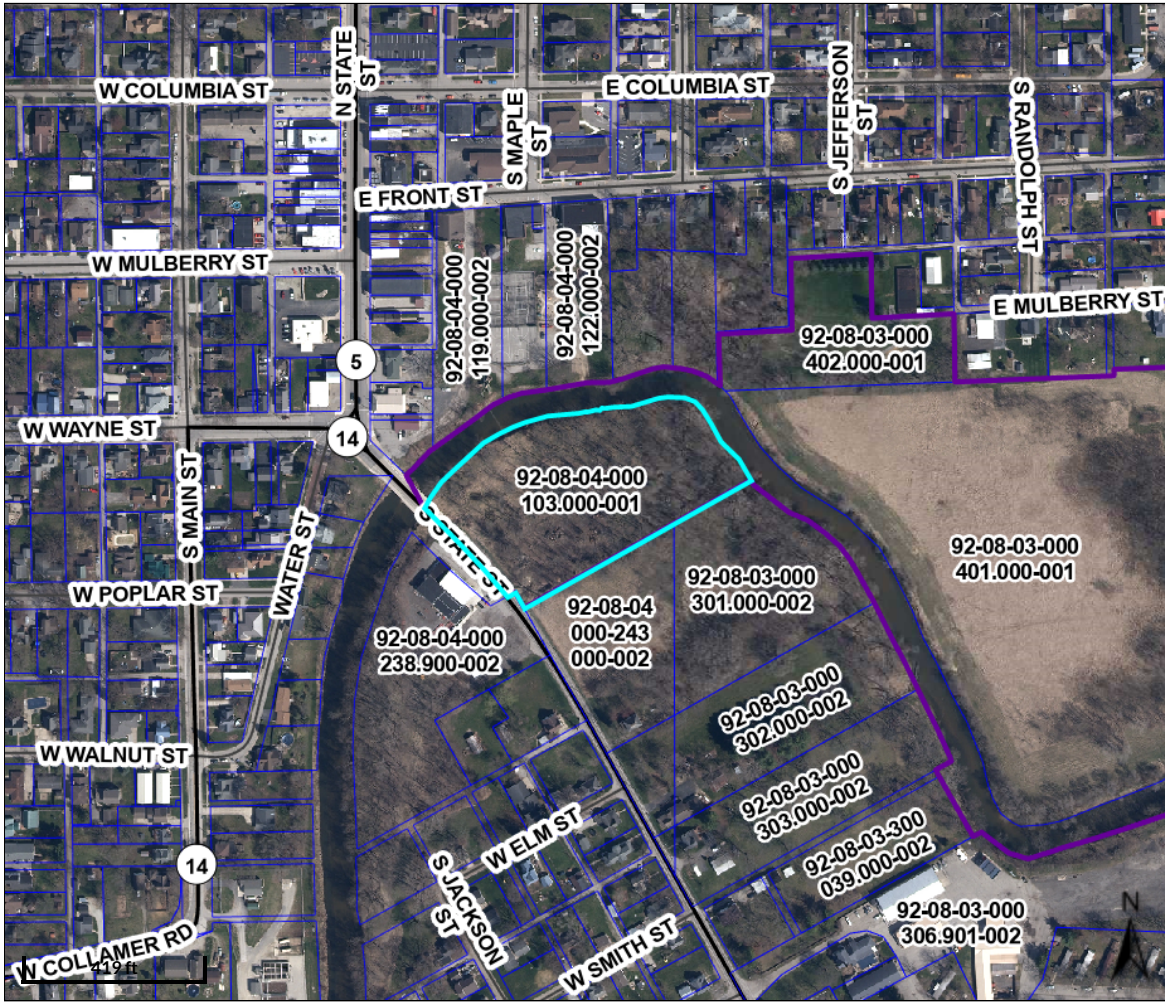
**Cleveland Township • Whitley County**

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

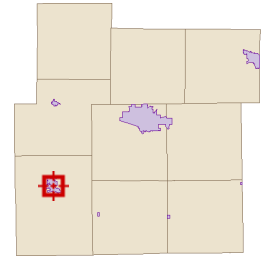
***<https://bidmetzger.com/auctions/>***












Overview



Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

<b>Parcel ID</b>	92-08-04-000-103.000-001	<b>Alternate ID</b>	92-08-04-000-103.000-001	<b>Owner Address</b>	Ridenour, Matthew 5675 E 850 S Piercetown, IN 46562
<b>Sec/Twp/Rng</b>	04-30-08	<b>Class</b>	RESIDENTIAL VACANT UNPLATTED LAND OF 0-9.99 ACRES		
<b>Property Address</b>	S State Rd 5 South Whitley	<b>Acreage</b>	3.0		
<b>District</b>	Cleveland Township				
<b>Brief Tax Description</b>	3A SE COR NE4 S4 T30 R8 3A				
	(Note: Not to be used on legal documents)				

Date created: 9/22/2023  
Last Data Uploaded: 9/22/2023 3:33:55 AM



Listings as of 10/25/2023

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

**MLS** 202339210      **\* S State Road 5**      **South Whitley**      **IN 46787**      **Status Active**      **LP \$0**



**Area** Whitley County      **Parcel ID** 92-08-04-000-103.000-001      **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** WTK Elem      South Whitley      JrH      Whitko      **SrH** Whitko  
**REO** No      **Short Sale** No      **Waterfront Y/N** Y  
**Legal Description** 3A SE COR NE4 S4 T30 R8 3A  
**Directions** In South Whitley on the east side of SR 5.  
**Inside City Limits** Y      **City** R1      **County Zoning**      **Zoning Description**

**Remarks** 3+/- Acres of Recreational Woods with River Frontage selling via Online Only Auction on Monday, November 27, 2023 -- Bidding begins closing out at 5 pm! There are 3+/- acres of recreational woods with Eel River frontage that offers opportunities for outdoor enthusiasts giving you the chance to explore nature trails, observe wildlife, or engage in activities like camping, birdwatching, or photography. Great Investment Opportunity to develop as you desire!

**Agent Remarks** Online Auction: Mon. 11.27.23 5pm 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** 3.0000 / 130,680 / 310x560  
**Parcel Desc** Heavily Wooded, Flood Plain, 3-5.9999      **Platted Development** No      **Platted Y/N** Yes  
**Township** Cleveland      **Date Lots Available**      **Price per Acre** \$0.00  
**Type Use** Residential, Other,      **Road Access** City      **Road Surface** Asphalt      **Road Frontage** City  
**Water Type** None      **Well Type**      **Easements** Yes  
**SEWER TYPE** None      **Water Frontage** 900.00  
**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** River  
**Water Name** Eel River      **Lake Type**  
**Water Features**  
**Water Frontage** 900.00      **Channel Frontage**      **Water Access** RVRF  
**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** \$220.16      **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](http://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)**



General Information

Parcel Number 92-08-04-000-103.000-001
Local Parcel Number 010-100-00001150

Tax ID:

Routing Number 58

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

Year: 2023

Location Information

County Whitley
Township CLEVELAND TOWNSHIP
District 001 (Local 010) CLEVELAND TOWNSHIP
School Corp 4455 WHITKO COMMUNITY
Neighborhood 920110-001 CLEVELAND AG & RURAL
Section/Plat 4
Location Address (1) S State Rd 5 South Whitley, IN 46787

Ownership

Ridenour, Matthew
5675 E 850 S
Pierceton, IN 46562

Legal

3A SE COR NE4 S4 T30 R8 3A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 03/19/2012 and 01/01/1900.

Notes

10/7/2021 RA22: no change
9/26/2017 RA18: Reassessment 2018 No change per reassessment



Res

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. Shows values for 2023, 2022, 2021, 2020, and 2019.

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. Includes values for 91 A.

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Low Flood Hazard

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage

Static

Printed Wednesday, April 26, 2023

Review Group 2026

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Computation, Value. Includes items like Calculated Acreage (3.00), Actual Frontage (0), Developer Discount, Parcel Acreage (3.00), etc.

*...Generation after Generation*



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