

Expanding your Horizon...



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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
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

45+/- Acres with Exceptional Horse Farm & 3 Homes offered in 5 Tracts!

This property will be offered at Auction on Thursday, November 30, 2023 at 6pm at the Eagle Glen Event Center in Columbia City, IN. Bid Live In-Person or Online! 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 \$10,000 down for each tract 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 19, 2024. Possession is 60 days after closing. Taxes will be prorated. Real estate taxes for the entirety in 22' due in 23' were approximately \$8,930.42 total. 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.

Auction: Thursday, November 30, 2023 at 6pm

Bid Live In-Person or Online!

Auction Location: Auction Location: Eagle Glen Event Center - 129 South Eagle Trail, Columbia City, IN 46725

Property Location: 14743 Leesburg Rd., Fort Wayne, IN 46818

Lake Township • Allen County

Auction Manager: Justin Nicodemus 260.246.3778

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



Tract 1
12 Acres

Tract 5
8 Acres
(Swing Tract)

Tract 4
7 Acres

Tract 2
7 Acres

Tract 3
11 Acres

Tract 1: Beautiful Country Home & Horse Barns!

14743 Leesburg Rd., Fort Wayne, IN 46818



- 12+/- Acres
- 3 Beds, 4.5 Baths
- Walk-Out Basement w/ Walk-In Safe Room
- 2 Massive Horse Barns
- Pole Barn
- Fenced-In Pastures
- Show Riding Arenas
- Multiple Ponds



Amenities List

14743 Leesburg Rd., Fort Wayne, IN 46818

House

Wrap-Around Porch with Trex Flooring

1 well for entire property

All new plumbing & 200 amp electrical

2' 1210 foam insulation with fiberglass on top throughout the home

2+-car garage has full summer kitchen & pantry area

Jacuzzi Swim Spa with false wall to remove spa through the garage

Kitchen has Granite Countertops, Like New Appliances, Kitchen Island

Master Bedroom has tray ceiling, walk-in closet, ensuite bath with steam shower, marble top double vanity, & French Doors opening to porch

Finishable Walk-Out Basement with walk-in gun safe room

256x72 Horse Barn

Wrap-around porch

Washroom for horses

Bathroom & potential living quarters

Observation room

160x72 show riding arena

Private tack area & room

Hay storage

Under room storage for jumps

10 – Dutch door 12x12 stalls

Feed room

102x80 Horse Barn

102x60 show riding arena

13' ceilings

10 – 10x10 stalls

Pole Barn

Dirt floor with electricity

Fenced-in pastures throughout the property

Outdoor riding arena is 100 x 200

Multiple Stocked Ponds – 20' deep

60x68 Pole Barn (on Swing Tract – Tract 5)

6" concrete floors

11,000 lb truck lift

14' overhead doors on east & west side

6 – garage doors along the front

Bathroom with electricity & heat

Tract 2: Country Home on 7 Acres!

14841 Leesburg Rd., Fort Wayne, IN 46818

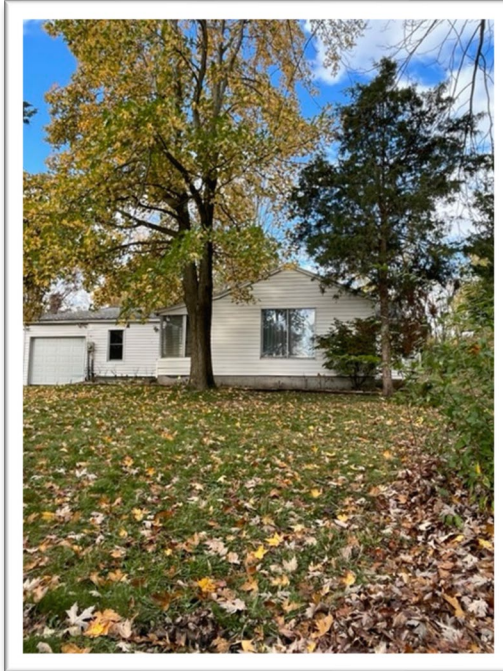


- 7+/- Acres
- 2 Beds, 1 Bath
- Sunroom
- Garage
- Barn
- Currently Tenant Occupied
- Rents for \$800/month



Tract 3: Country Home on 11 Acres!

6806 NW Allen Co. Rd., Fort Wayne, IN 46818



- 11+/- Acres
- 2 Beds, 1 Bath
- Garage
- Barn
- Currently Tenant Occupied
- Rents for \$1,100/month



This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

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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