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

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Beautiful Property with 3 Bedroom Home & 2-Car Garage!



Beautiful Tree-lined Property with 3-Bedroom Home & 2-Car Garage!

Selling via Online Auction on Wednesday, August 14, 2024 at 6 pm

Situated down a winding road with tree canopy, this 3-bedroom, 2-bath modular home offers a tranquil riverside retreat. The property enjoys a picturesque setting, with the river located directly across from the home. The back of the property is lined with trees & a large fenced-in yard, complete with a convenient chicken coop equipped with electricity. A 2-car detached garage with concrete floors and electricity offers additional space, including a room currently used as a man cave, providing versatility and storage options. The screened front porch and hot tub hook-up further enhance the property's appeal, offering spaces to unwind and entertain amidst the beauty of nature. Inside, the open concept living and dining room flows seamlessly into the kitchen, where a central island, 2 closet pantries, and stainless steel appliances create a welcoming and functional space. The master suite has a walk-in shower & jetted tub. There is new laminate and carpet flooring throughout. The property's encapsulated crawl space ensures complete dryness, contributing to the overall maintenance and care of the home.

Come see all the amenities for yourself! Open House: Wednesday, August 7th 5:30-6pm

Beautiful Property with a 3 Bedroom Home & 2-Car Garage!

3422 Eel River Cemetery Rd., Peru, IN 46970



Riverside Retreat!

- **Move-In Ready Modular Home:**

- 3 bedrooms, 2 full baths
- Open Concept Layout
- Spacious Kitchen w/ Island & 2 Pantries
- Screened-In Front Porch
- 2-Car Garage w/ Man Cave
- Hot Tub Hookup
- Large Yard with Fenced-In Area
- Chicken Coop
- New Carpet & Laminate Flooring
- Encapsulated Crawl Space



REAL ESTATE AUCTION TERMS

Beautiful Property with a 3 Bedroom Home & 2-Car Garage!

This property will be offered at Online Only Auction on Wednesday, August 14, 2024 -- 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 20, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$421.28. Metzger Property Services LLC, Chad Metzger, & their representatives, are exclusive agents of the Sellers. All statements made on 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Wednesday, August 14, 2024

Bidding begins closing out at 6 pm!

3422 Eel River Cemetery Rd., Peru, IN 46970

Jefferson Township • Miami County

Auction Manager: Tiff Reimer 260.571.7910

www.BidMetzger.com



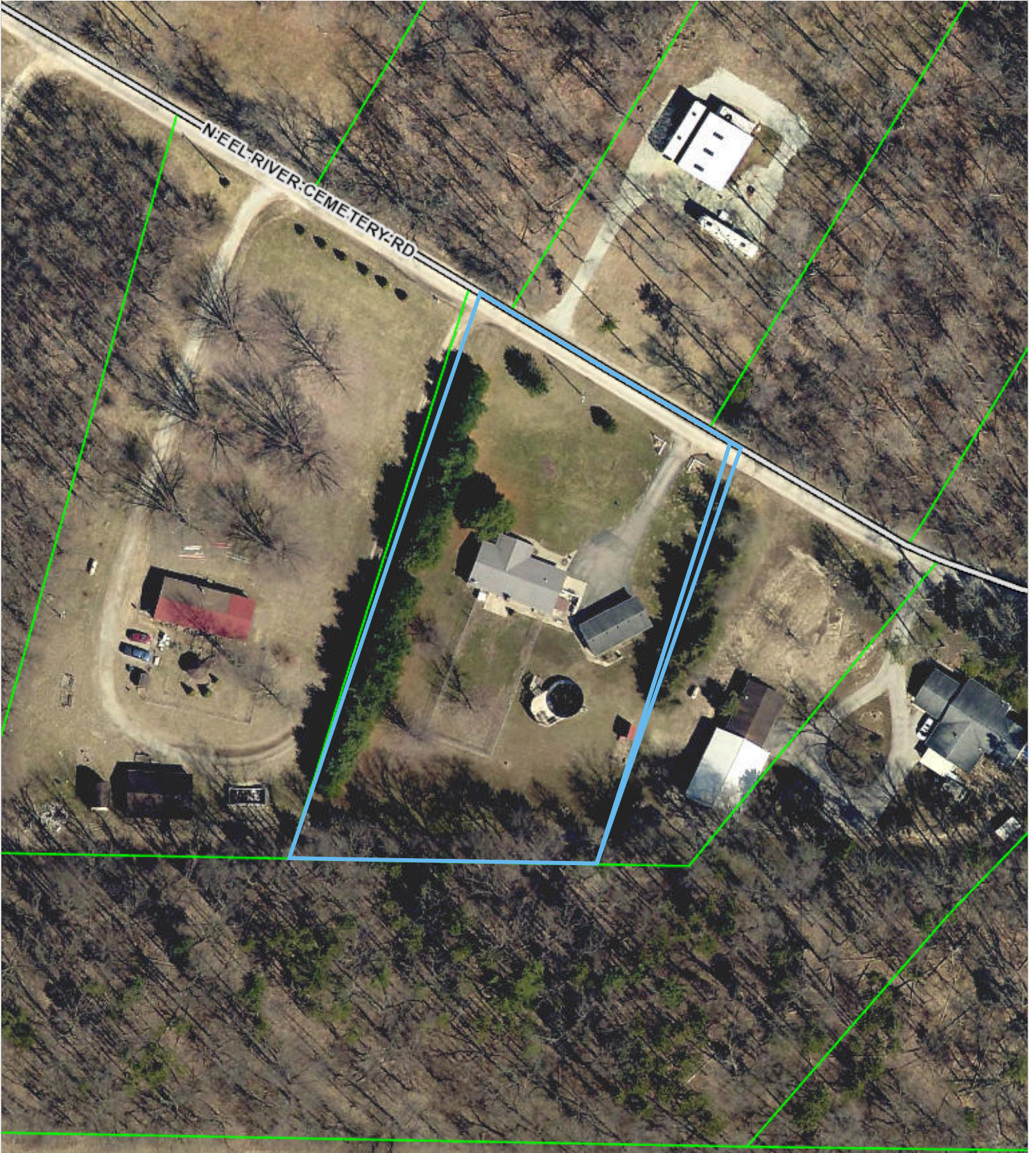
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3422 N. Eel River Cemetery Rd., Peru, IN



Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202425933	3422 N Eel River Cemetery Road	Peru	IN 46970	LP \$0
	Area Miami County	Parcel ID 52-07-02-300-002.000-012	Type Manuf. Home/Mobile	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township Jefferson	Style One Story	REO No	H Baths 0
	School District NMICS	Elem North Miami	JrH North Miami	SrH North Miami
	Legal Description 012-01629-31 PT SW1/4 2-27-3 1.465 ACRES 23 016 02931 & 012-01629-35 PT SW1/4; 2-27-3; .026			
	Directions From US 31, head west on 300 N then north on Eel River Cemetery Rd. Property is on the left.			
	Inside City N	City Zoning	County Zoning A2	Zoning Description

Remarks Beautiful Country Property located off the Eel River selling via Online Only Auction on Wednesday, August 14, 2024 -- Bidding begins closing out at 6 pm! Situated down a winding road with tree canopy, this 3-bedroom, 2-bath modular home offers a tranquil riverside retreat. The property enjoys a picturesque setting, with the river located directly across from the home. The back of the property is lined with trees & a large fenced-in yard, complete with a convenient chicken coop equipped with electricity. A 2-car detached garage with concrete floors and electricity offers additional space, including a room currently used as a man cave, providing versatility and storage options. The screened front porch and hot tub hook-up further enhance the property's appeal, offering spaces to unwind and entertain amidst the beauty of nature. Inside, the open concept living and dining room flows seamlessly into the kitchen, where a central island, 2 closet pantries, and stainless steel appliances create a welcoming and functional space. The master suite has a walk-in shower & jetted tub.

Agent Remarks Online Auction: Wed. 8.14.24 6 pm Open House: Wed. 8.7.24 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot	1,5000	/	65,340	/	200x290	Lot Desc	0-2.9999			
Above Gd Fin SqFt	1,624	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,624	Year Built	1986	
Age	38	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Crawl	#	7	
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material				
	RM DIM	LV	B-Main	2	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No	
LR	20 x 20		B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	12 x 12		B-Blw	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split FlrPln	Yes	
FR	x		Laundry Rm	Main		Heating		Disposal	Yes	Ceiling Fan	Yes	
KT	16 x 12		Laundry L/W	8 x 6		Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No	
BK	x		AMENITIES 1st Bdrm En Suite, Ceiling-9+, Ceiling Fan(s), Closet(s) Walk-in, Disposal, Dryer Hook Up Electric, Foyer Entry, Garage Door Opener, Jet/Garden Tub, Kitchen Island,				Water Soft-Rented	No	ADA Features	No		
DN	x						Alarm Sys-Sec	No	Fence			
1B	18 x 18						Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 12						Garden Tub	No	Nr Wlkg Trails	No		
3B	14 x 14		Garage	2.0	/	Detached	/	20 x 40	/	800.00	Jet Tub	No
4B	x		Outbuilding 1	Shed				8 x 10			Garage Y/N	Yes
5B	x		Outbuilding 2					x			Off Street Pk	Yes
RR	x		Assn Dues			Frequency	Not Applicable	Pool Type				
LF	x		Other Fees					SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Kitchen Exhaust Hood, Oven-Electric, Range-Gas, Sump Pump, Water Heater Gas, Water Softener-Owned				
EX	x		Restrictions									

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Tiffany Reimer	Lic #	AC31300015	Auction Date	8/14/2024	Time	6 pm
Financing:	Existing	Proposed		Location	Online Only: BidMetzger.com		
Annual Taxes	\$421.28	Exemption	Homestead, Supplemental	Year Taxes Payable	2024	Assessed Value	
Possession	at closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Tiffany Reimer - Cell: 260-571-7910		
Agent E-mail	tiff@metzgerauction.com			List Agent - User Code	UP388053396	List Team	
Co-List Office		Co-List Agent					
Showing Instr	Showingtime or Open House						
List Date	7/12/2024	Start Showing Date		Exp Date	10/31/2024	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks				Conc Paid By	
Sell Office		Sell Agent				Sell Team	
Co-Sell Office		Co-Sell Agent					

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) June 20, 2024

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 3422 N. Ed River Cemetery Road, Fern, IN 40970

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer <u>elec.</u>			X		Septic Field / Bed			X		
Clothes Washer			X		Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal			X		Aerator System	X				
Freezer	X				Sump Pump			X		
Gas Grill	X				Irrigation Systems	X				
Hood			X		Water Heater / Electric	X				
Microwave Oven			X		Water Heater / Gas			X		
Oven			X		Water Heater / Solar	X				
Range <u>gas</u>			X		Water Purifier	X				
Refrigerator			X		Water Softener			X		
Room Air Conditioner(s)	X				Well			X		
Trash Compactor	X				Septic & Holding Tank/Septic Mound	X				
TV Antenna / Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				X	
					Are the structures connected to a public sewer system?				X	
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?				X	
					Are the improvements connected to a private/community water system?				X	
					Are the improvements connected to a private/community sewer system?				X	
					D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
					Attic Fan	X				
					Central Air Conditioning			X		
					Hot Water Heat	X				
					Furnace Heat / Gas			X		
					Furnace Heat / Electric	X				
					Solar House-Heating	X				
					Woodburning Stove	X				
					Fireplace	X				
					Fireplace Insert	X				
					Air Cleaner	X				
					Humidifier	X				
					Propane Tank	X				
					Other Heating Source	X				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>6/20/2024</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>6/20/2024</u>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

3422 N. Eel River Cemetery Rd., Peru, IN 46970

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>5-7 years</u> Years.	X		
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?	X		
If yes, how many layers? <u>1-2</u>			X

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

* has preventative completed once a year

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?	X		
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

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Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <u>01/20/2024</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <u>01/20/2024</u>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



Metzger PROPERTY SERVICES, LLC
 CHAD METZGER CAL, CAGA

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Average Utilities

	Company	Average Amount
Gas	<i>Nipco</i>	\$ Budget \leq \$80/MO
Electric	<i>Miami Co & REMC</i>	Budget: \$ = \$100/MO.
Water	<i>Well</i>	\$
Other		\$
HOA		\$

*Crawl Space was encapsulated to keep completely dry. Access is outside patio doors from living room.

*Chicken coop has electricity ran to it.

*Hot tub hookups behind vinyl enclosure.

General Information

Parcel Number 52-07-02-300-002.000-012
Local Parcel Number 0120162931

Tax ID:

Routing Number 07-02-012-063

Property Class 541
Mobile or Manufactured Home - Un

Year: 2024

Location Information

County Miami

Township JEFFERSON TOWNSHIP

District 012 (Local 012)
JEFFERSON TOWNSHIP

School Corp 5620
NORTH MIAMI CONSOLIDATED

Neighborhood 12113-012
Eel River Estates

Section/Plat 2

Location Address (1)
3422 N Eel River Cemetery Rd
Peru, IN 46970

Zoning

Subdivision

Lot

Market Model
92 - Jefferson Double Wide 21 - 99

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Other

Printed Monday, April 15, 2024

Review Group 2023

Ownership

Brown, Kenneth Lee & Julia Anne
3422 N Eel River Cemetery Rd
PERU, IN 46970

Legal

012-01629-31 PT SW1/4 2-27-3 1.465 ACRES 23 016 02931



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/15/2015 to 10/16/2001.

Notes

Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res, Land Non Res, Imp Res, Imp Non Res.

Land Data (Standard Depth: Res 100', CI 100' 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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows for Land Type 9 and 91.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.46), Actual Frontage (0), Developer Discount, Parcel Acreage (1.47), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.46), 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 (\$19,700), 91/92 Value (\$1,400), Supp. Page Land Value, CAP 1 Value (\$19,700), CAP 2 Value (\$1,400), CAP 3 Value (\$0), Total Value (\$21,100).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1624 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	252	\$9,000
Patio, Concrete	192	\$1,200
Patio, Concrete	272	\$1,500

Plumbing

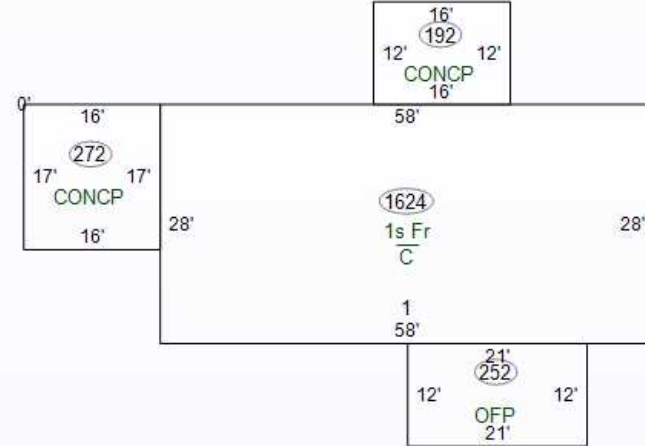
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	0
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	0

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1624	1624	\$107,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1624	0	\$7,400	
Slab					

Total Base \$114,800

Adjustments 1 Row Type Adj. x 1.00 \$114,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1624	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$119,400

Sub-Total, 1 Units

Exterior Features (+)	\$11,700	\$131,100
Garages (+) 0 sqft	\$0	\$131,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.87

Replacement Cost \$102,651

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	D+2	1986	2004	20	G		0.87		1,624 sqft	\$102,651	20%	\$82,120	0%	100%	1.000	0.650	100.00	0.00	0.00	\$53,400
2: Detached Garage R 01	1	Wood Fr	C	1988	1988	36	A	\$27.92	0.87	\$24.29	20'x40'	\$19,432	28%	\$13,990	0%	100%	1.000	1.000	100.00	0.00	0.00	\$14,000
3: Pool, Above Ground (circu	1		C	2010	2010	14	A		0.87		24' Circ	\$4,524	85%	\$680	0%	100%	1.000	1.000	100.00	0.00	0.00	\$700
4: Utility Shed	1		C	2010	2010	14	A	\$26.02	0.87	\$22.64	8'x10'	\$1,811	40%	\$1,090	40%	100%	1.000	1.000	100.00	0.00	0.00	\$700
5: Wood Deck (free standing	1		C	2010	2010	14	A		0.87		172 sqft	\$2,784	13%	\$2,420	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,400

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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