

*Expanding your Horizon...*



**Metzger**  
*Property Services, LLC*

**Farm Sales • Real Estate • Auctions • Appraisals**

**260-982-0238**

**WWW.METZGERAUCTION.COM**



**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!**



**Metzger**  
*Property Services, LLC*

**Farm Sales • Real Estate • Auctions • Appraisals**

**260-982-0238**

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

**WWW.METZGERAUCTION.COM**





16.295 Acres

SOUTH 1600 EAST - NORTH 800 W

SOUTH 1600 EAST - NORTH 800 W



Listings as of 07/16/2024

**Property Type** LOTS AND LAND     
 **Status** Active     
 **CDOM** 0     
 **DOM** 0     
 **Auction** Yes  
**MLS** 202426301     
 \* N 800 W     
**North Manchester IN 46962**     
**Status Active**     
**LP \$0**

	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-01-26-300-004.000-012	<b>Type</b> Agricultural Land	
	<b>Sub</b> None	<b>Cross Street</b>	<b>Lot #</b>	
	<b>School District</b> MCS Elem	Manchester	JrH Manchester	SrH Manchester
	<b>REO</b> No	<b>Short Sale</b> No	<b>Waterfront Y/N</b> Y	
	<b>Legal Description</b> PT SW1/4 26-30-5 16.295AC			
	<b>Directions</b> From SR 114, head north on 800 W. Property is on the east side of the road.			
<b>Inside City Limits</b> N	<b>City</b>	<b>County Zoning</b> A2	<b>Zoning Description</b>	

**Remarks** 16.3+/- Acres of Recreational Woods along Lotz Lake is going to Online Only Auction on Tuesday, August 13, 2024 -- Bidding begins closing out at 6 pm. This Secluded woods lies in NW Wabash County with lake frontage on Lotz Lake that provides a picturesque backdrop for hunting, fishing or just enjoying nature. This property also presents an idyllic setting as a potential building site for outdoor enthusiasts and nature lovers alike. Don't miss your opportunity to own your piece of secluded, recreational woods complete with lake frontage!

**Agent Remarks** Online Auction: Tues. 8.13.24 6pm Full terms in docs. 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.

<b>Sec</b> Lot	<b>Lot Ac/SF/Dim</b> 16.3000 / 709,810 / 510x1200
<b>Parcel Desc</b> Heavily Wooded, Lake, Waterfront,	<b>Platted Development</b> No
<b>Township</b> Pleasant	<b>Date Lots Available</b>
<b>Type Use</b> Residential, Other,	<b>Road Access</b> County
<b>Water Type</b> None	<b>Well Type</b>
<b>SEWER TYPE</b> None	<b>Easements</b> Yes
<b>Type Fuel</b> None	<b>Water Frontage</b> 560.00
<b>Electricity</b> Available	<b>Assn Dues</b> Not Applicable
	<b>Other Fees</b>

**Features** **DOCUMENTS AVAILABLE** Aerial Photo, Other

<b>Strctr/Bldg Imprv</b> No	<b>Can Property Be Divided?</b> No
<b>Water Access</b> Lake	<b>Water Name</b> Lotz Lake
<b>Water Features</b>	<b>Lake Type</b>
<b>Water Frontage</b> 560.00	<b>Channel Frontage</b> 0.00
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger
<b>Auction Location</b> Online Only: BidMetzger.com	<b>Auction Start Date</b> 8/13/2024
<b>Financing: Existing</b>	<b>Proposed</b>
<b>Annual Taxes</b> \$1,047.3	<b>Exemption</b> No Exemptions
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Year Taxes Payable</b> 2024
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>Possession</b> at closing
<b>Agent ID</b> RB14045939	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050
<b>Agent E-mail</b> chad@metzgerauction.com	<b>Assessed Value</b>
<b>Co-List Office</b>	<b>Co-List Agent</b>

<b>Showing Instr</b>	<b>List Date</b> 7/16/2024	<b>Exp Date</b> 11/1/2024
<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 1.5%	<b>Variable Rate</b> No
<b>Virtual Tours:</b>	<b>Type of Sale</b>	<b>Special Listing Cond.</b> None
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Sell Team</b>
<b>Co-Sell</b>	<b>Co-Sell Agent</b>	

**Presented** Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.



# REAL ESTATE AUCTION TERMS

## **16.3+/- Acres of Recreational Woods with Lake Frontage!**

This property will be offered at Online Only Auction on Tuesday, August 13, 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 10% 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 13, 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 \$1,047.30. 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: Tuesday, August 13, 2024**  
**Bidding begins closing out at 6 pm!**  
**North of Disko on west side of Lotz Lake on 800 West**  
**Pleasant Township • Wabash County**  
**[www.BidMetzger.com](http://www.BidMetzger.com)**

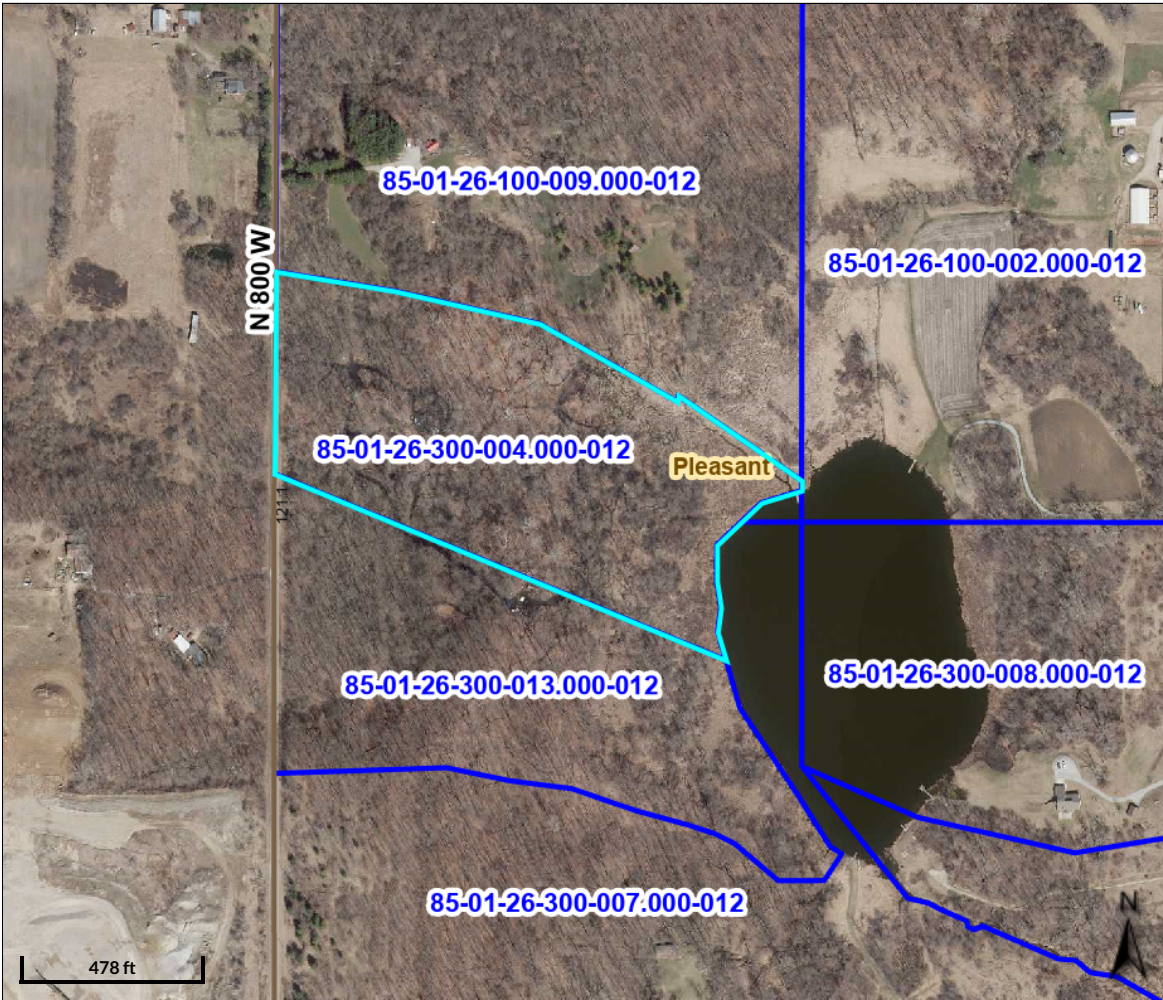


**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL. C.A.G.A.  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

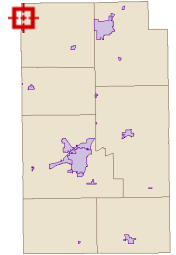
★ FARMLAND AUCTIONS   ★ ANTIQUE APPRAISALS  
★ FARM SALES   ★ PERSONAL PROPERTY AUCTIONS  
★ REAL ESTATE APPRAISALS   ★ REAL ESTATE SALES

260-982-0238  
[WWW.METZGERAUCTION.COM](http://WWW.METZGERAUCTION.COM)





**Overview**



**Legend**

- Parcels
- Tax Sale Parcels 2022
- Road Centerlines

<b>Parcel ID</b>	85-01-26-300-004.000-012	<b>Alternate ID</b>	09305126300004	<b>Owner Address</b>	SEWARD GEORGE TAYLOR II
<b>Sec/Twp/Rng</b>	26-30-05	<b>Class</b>	Unplatted 10 - 19.99 acres		11645 N OGDEN RD
<b>Property Address</b>	N 800 W	<b>Acreage</b>	16.295		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
<b>District</b>	PLEASANT TWP				
<b>Brief Tax Description</b>	PT SW1/4 26-30-5 16.295AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/3/2024  
 Last Data Uploaded: 7/3/2024 4:22:45 AM



General Information

Parcel Number 85-01-26-300-004.000-012
Local Parcel Number 0090006600

Tax ID:

Routing Number 4.9

Property Class 502 Vacant - Unplatted (10 to 19.99 Acr

Year: 2024

Location Information

County Wabash
Township PLEASANT TOWNSHIP
District 012 (Local 012) PLEASANT TOWNSHIP
School Corp 8045 MANCHESTER COMMUNITY
Neighborhood 8512510-012 PLEASANT
Section/Plat 26
Location Address (1) N 800 W NORTH MANCHESTER, IN 46962

Ownership

SEWARD GEORGE TAYLOR II
11645 N OGDEN RD
NORTH MANCHESTER, IN 46962

Legal

PT SW1/4 26-30-5 16.295AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 09/19/2006 and 01/01/1900.

Notes

8/30/2023 RP: Reassessment Packet 2024
1/1/1900 MEM: SPLIT 16.295 AC CASPER SAGE 0090255900



Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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 lots 91 and 82.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 10, 2024 Review Group 2024

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (16.30), Actual Frontage (0), Developer Discount, Parcel Acreage (16.30), 81-83 UT Towers NV, 9 Homesite, 91/92 Acres (16.04), 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 (\$80,200), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$80,200), CAP 3 Value (\$0), Total Value (\$80,200).



# 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)**



*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**