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REAL ESTATE AUCTION TERMS

2 Country Homes & Veal Barns! Income Potential!

These properties will be offered at Online Only Auction on Monday, July 25, 2022 – 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 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 per lot 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. 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 August 26, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$4,569.16 for Lot 1, \$1,395.12 for Lot 2, & \$2,970.55 for Lot 3. 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, July 25, 2022
Bidding begins closing out at 6:00 pm!

Property Locations:

Lot 1: 4160 S. Packerton Rd., Warsaw, IN 46580

Lot 2: 483 S. 800 W., Etna Green, IN 46524

Lot 3: 9236 W. 100 S., Etna Green, IN 46524

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



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...GENERATION AFTER GENERATION

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Residential Agent Full Detail Report

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Listings as of 06/28/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes		
MLS #	202226220	4160 S Packerton Road	Warsaw	IN	46580	LP \$0					
	Area	Kosciusko County	Parcel ID	43-16-06-400-027.000-015		Type	Site-Built Home		Waterfront	No	
	Sub	None	Cross Street			Bedrms	4	F Baths	2	H Baths	1
	Township	Monroe	Style	Two Story		REO	No	Short Sale	No		
	School District	WTK	Elem	Pierceton	JrH	Whitko	SrH Whitko				
	Legal Description	Approximately 4.48+/- Acres part of: 017-022-001 Tr Nw 6-31-7 73.09A									
	Directions	From SR 15, head east on 400 South. Turn south on Packerton Rd. Property is on the east side of the road.									
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description				

Remarks 4.48+/- Acres with Country Home & Multiple Outbuilding selling via Online Only Auction on Monday, July 25, 2022 -- Bidding begins closing out at 6 PM! Renovated 4 Bedroom, 3 Bath Home with Open Concept Floor Plan! Nice gas fireplace & crown molding throughout. Master Suite is on the main floor with the 3 additional bedrooms & another full bath upstairs! All New Paint, Flooring, Furnace, & Water Heater! 2-Car Attached Garage as well as a 28x30 Detached Garage for all you vehicle storage! There are multiple outbuildings including 45x90 barn, 30x72 outbuilding, 42x288 veal barn, 10x6 garden shed and a Lagoon! The Tender Foot Flooring and Stainless Pens in the Barn are not included in the sale, but can be rented if wanting to use for cattle. Move-In Ready for your family & farm animals! Come check it out! Open House: Wednesday, July 20th 5:30-6pm

Agent Remarks Online Auction: Mon. 7.25.22 6pm Open House: Wed. 7.20.22 5:30-6pm TERMS: \$10,000.00 down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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 compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	4.4800	/	195,149	/	530x450	Lot Desc	3-5.9999				
Age	112	New Const	No	Date Complete	Ext	Aluminum	Bsmt	Crawl		# Rooms	6		
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material						
RM DIM	LVL	B-Main	1	1	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes			
LR	22 x 15	M	B-Upper	1	0	Fuel /	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x		B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No		
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	Yes		
KT	15 x 14	M	Laundry Rm	Main		x	Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES 1st Bdrm En Suite, Breakfast Bar, Ceiling Fan(s), Closet(s) Walk-in, Crown Molding, Foyer Entry, Open Floor Plan				Water Soft-Rented	No	ADA Features	No			
DN	x		, Porch Covered, Porch Open, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up				Alarm Sys-Sec	No	Fence				
MB	14 x 13	M					Alarm Sys-Rent	No	Golf Course	No			
2B	14 x 13	U					Garden Tub	No	Nr Wlkg Trails	No			
3B	18 x 14	U	Garage	2.0	/ Attached	/ 22 x 24	/ 528.00	Jet Tub	No	Garage Y/N	Yes		
4B	12 x 14	U	Outbuilding 1	2nd Detached		30 x 28		Pool	No	Off Street Pk			
5B	x		Outbuilding 2	Barn		90 x 45	4050	Pool Type					
RR	x		Assn Dues		Frequency	Not Applicable		FIREPLACE	Living/Great Rm				
LF	x		Other Fees										
EX	x		Restrictions										

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	7/25/2022	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None		
Annual Taxes	\$4,569.16	Exemptions	Homestead, Supplemental	Year Taxes Payable	2022	Assessed Value	
Possession	At closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Chad Metzger - Cell: 260-982-9050		
Agent E-mail	chad@metzgerauction.com			List Agent - User Code	UP388053395	List Team	
Co-List Office							
Showing Instr	Showing time or Open House						
List Date	6/28/2022	Start Showing Date		Exp Date	9/30/2022	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	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		Co-Sell Off		Co-Sell Agent	
						Sell Team	

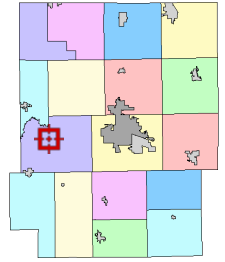
Presented by:

Chad Metzger - Cell: 260-982-9050 / 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).



Overview



Legend

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	013-076-008	Alternate ID	013-705006-10	Owner Address	Egolf Linda Louise
Sec/Twp/Rng	0013-0032-4	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		2844 W 550 S
Property Address	483 S 800 W	Acreage	8.29		Claypool, IN 46510
	WARSAW				
District	Harrison				
Brief Tax Description	013-076-008 Tr S 1/2 Ne 13-32-4 8.29A				
	<i>(Note: Not to be used on legal documents)</i>				

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Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 06/28/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202226222	483 S 800 W	Etna Green	IN	46524	LP	\$0		
	Area	Kosciusko County	Parcel ID	43-09-13-100-012.000-034	Type	Site-Built Home	Waterfront	No	
	Sub	None	Cross Street		Bedrms	3	F Baths	2	
	Township	Harrison	Style	Two Story	REO	No	Short Sale	No	
	School District	TIP	Elem	Mentone	JrH	Tippe Valley	SrH	Tippe Valley	
	Legal Description	Approximately 1+/- Acres part of: 013-076-008 Tr S 1/2 Ne 13-32-4 8.29A							
	Directions	From SR 19, turn east on 100 S. Turn north onto 800 W. Property is on the west side of the road.							
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description		

Remarks Great Fixer Upper Prospect on 1+/- Acres in the Country selling via Online Only Auction on Monday, July 25, 2022 -- Bidding begins closing out at 6 PM! This Country Home features 3 Bedrooms & 2 Baths with Main Floor Laundry! Large Enclosed Porch with lots of natural light & skylight! Nice Deck for grilling out and relaxing with friends and family! 48x28 Barn is great for extra storage, 4H projects, or your workshop! Great Location on private road close to Warsaw, Argos, Mentone, & Plymouth! Open House: Tuesday, July 19th 5:30-6pm

Agent Remarks Online Auction: Mon. 7.25.22 6pm Open House: Tues. 7.19.22 5:30-6pm TERMS: \$10,000.00 down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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 compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	1.0000	/	43,560	/	125x300	Lot Desc	0-2.9999		
Above Gd Fin SqFt	1,368	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	112	Ttl Fin SqFt	1,368	Year Built	1900
Age	122	New Const	No	Date Complete		Ext	Aluminum	Bsmt	Crawl, Slab, Partial Basement, Unfinished	# Rooms	5
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material			
RM DIM	LVL	B-Main	2	0	Sewer	Septic		Dryer Hookup Gas	No	Fireplace	No
LR	x	B-Upper	0	0	Fuel /	Gas, Forced Air		Dryer Hookup Elec	No	Guest Qtrs	No
DR	x	B-Blw G	0	0	Heating			Dryer Hookup G/E	No	Split FlrPln	No
FR	x	Cooling	Central Air		Disposal	No		Ceiling Fan	Yes		
KT	x	Laundry Rm	Main	x	Water Soft-Owned	No		Skylight	Yes		
BK	x	AMENITIES	Ceiling Fan(s), Porch Enclosed, Range/Oven Hook Up Elec, Skylight(s), Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up								
DN	x	Alarm Sys-Sec	No		Alarm Sys-Rent	No		Fence			
MB	14 x 14	M			Garden Tub	No		Golf Course	No		
2B	14 x 12	U			Garage	/	x	/	Nr Wlkg Trails	No	
3B	12 x 12	U			Jet Tub	No		Garage Y/N	No		
4B	x	Outbuilding 1	Barn		Pool	No		Off Street Pk			
5B	x	Outbuilding 2			Pool Type						
RR	x	Assn Dues	Frequency		Not Applicable						
LF	x	Other Fees									
EX	x	Restrictions									

Water Access		Wtr Name		Water Frontage		Channel Frontage		
Water Features		Water Type		Lake Type				
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	7/25/2022	Time	6:00 PM	
Financing:	Existing	Proposed		Excluded Party	None			
Annual Taxes	\$1,395.12	Exemptions		Year Taxes Payable	2022			
Possession	At closing							
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Chad Metzger - Cell: 260-982-9050			
Agent E-mail	chad@metzgerauction.com			List Agent - User Code	UP388053395			
Co-List Office		Co-List Agent		List Team				
Showing Instr	Showing time or Open House							
List Date	6/28/2022	Start Showing Date		Exp Date	10/31/2022	Owner/Seller a Real Estate Licensee	No	
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	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				
Ttl Concessions Paid		Sold/Concession Remarks						
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent		
						Sell Team		

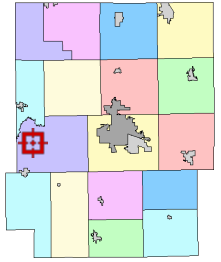
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Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	013-083-006.A	Alternate ID	013-713007-02	Owner Address	Egolf Scott T
Sec/Twp/Rng	0014-0032-4	Class	AGRICULTURAL - OTHER AGRICULTURAL USE		5298 S SR 15
Property Address	9236 W 100 S	Acreage	3.3		Claypool, IN 46510
	ETNA GREEN				
District	Harrison				
Brief Tax Description	013-083-006.A W Side S Pt Se 14-32-4 3.30A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/16/2022
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Developed by  **Schneider**
 GEOSPATIAL

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes
MLS # 202226223 **9236 W 100 S** **Etna Green** **IN 46524** **Status** Active **LP \$0**



Area Kosciusko County **Parcel ID** 43-09-14-200-070.000-034 **Type** Agricultural Land
Sub None **Cross Street**
School District TIP Elem Mentone JrH Tippe Valley **SrH** Tippe Valley
REO No **Short Sale** No **Waterfront Y/N** N
Legal Description 013-083-006.A | W Side S Pt Se 14-32-4 3.30A
Directions From SR 19, head east on 100 S. Property is on the north side of the road.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 2 Veal Barns on 3.3+/- Acres selling via Online Only Auction on Monday, July 25, 2022 -- Bidding begins closing out at 6 PM! Great income potential to continue operating as veal barns or could convert to boat storage! Stainless pens and flooring is property of the veal contractor and is not included. IDEM permit is current and manure rights have been secured for approximately 200 acres of surrounding cropland. Purchase in Combination with Country Home on 800 W for close-by hired man housing! Open House: Tuesday, July 19th 5:30-6pm

Agent Remarks Online Auction: Mon. 7.25.22 6pm Open House: Tues. 7.19.22 5:30-6pm TERMS: \$10,000.00 down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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 compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	3.3000 / 143,748 / 570x225
Parcel Desc	3-5-9999	Platted Development	No
Township	Harrison	Date Lots Available	
Type Use	Agriculture	Road Access	County
		Road Surface	Tar and Stone
		Road Frontage	County
Water Type	Well	Easements	Yes
SEWER TYPE	None	Water Frontage	
Type Fuel	Gas	Assn Dues	Not Applicable
Electricity	Available	Other Fees	
Features		DOCUMENTS AVAILABLE	Aerial Photo
		LAND FEATURES	Pole Barn, Other Buildings
Strctr/Bldg Imprv	Yes		
Can Property Be Divided?	Yes		
Water Access			
Water Name		Lake Type	
Water Features			
Water Frontage		Channel Frontage	
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License #	AC31300015
Auction Location		Auction Start Date	7/25/2022
Financing: Existing		Proposed	
Annual Taxes \$2,970.55	Exemption	Year Taxes Payable 2022	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	Showing time or Open House		
List Date 6/28/2022	Exp Date 10/31/2022		
Contract Type Exclusive Right to Sell	BBC 1.0%	Variable Rate No	Special Listing Cond. None
Virtual Tours:	Type of Sale		
Pending Date	Closing Date	Selling Price	How Sold CDOM 0
Total Concessions Paid	Sold/Concession Remarks		
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent

Presented by:

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**

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