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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Ranch Home with 1+Car Garage!

This property will be offered at Online Only Auction on Wednesday, August 10, 2022 – Bidding begins closing out at 6:00 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 \$5,000.00 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. The Sellers will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 12, 2022. Possession will be at 30 days after closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$58.30. 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: Wednesday, August 10, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 106 E. 2nd St., South Whitley, IN 46787
Cleveland Township • Whitley County

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



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
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Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 07/18/2022

Page 1 of 1

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202229596	106 E 2Nd Street	South Whitley	IN 46787	LP \$0
	Area Whitley County	Parcel ID 92-07-33-201-013.000-002	Type Site-Built Home	Waterfront No
	Sub Hathaway(s)	Cross Street	Bedrms 2	F Baths 1
	Township Cleveland	Style One Story	REO No	Short Sale No
	School District WTK	Elem South Whitley	JrH Whitko	SrH Whitko
Legal Description W2 LOT 13 & W2 LOT 14 HATHAWAYS FIRST ADDITION LIFE ESTATE DORTHY M BLOCHER				
Directions From SR 5, head east on 2nd St. Property is on the south side of the road.				
Inside City Limits Y	City Zoning R1	County Zoning	Zoning Description	

Remarks Ranch Home with 1+Car Garage selling via Online Only Auction on Wednesday, August 10, 2022 -- Bidding begins closing out at 6 PM! This home features 2 Bedrooms & 1 Bath! Large Backyard with 2 Sheds for all your lawn & outdoor storage needs! Great starter or downsizing option! Open House: Tuesday, August 2nd 5:30-6pm

Agent Remarks Online Auction: Wed. 8.10.22 6pm Open House: Tues. 8.2.22 5:30-6pm TERMS: \$5,000 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	131	Lot Ac/SF/Dim	0.2500	/	10,890	/	66X132	Lot Desc	0-2.9999		
Above Gd Fin SqFt	746	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	746	Year Built	1954	
Age	68	New Const	No	Date Complete		Ext Vinyl		Bsmt Slab		# Rooms	5	
Room Dimensions												
RM DIM	LVL	B-Main	1	Half	0	Sewer	City	Basement Material				
LR	x	B-Upper	0	Fuel /	0	Gas, Forced Air		Dryer Hookup Gas	No	Fireplace	No	
DR	x	B-Blw G	0	Heating				Dryer Hookup Elec	Yes	Guest Qtrs	No	
FR	x			Cooling		Central Air		Dryer Hookup G/E	No	Split FlrPln	No	
KT	x	Laundry Rm	Main			x		Disposal	No	Ceiling Fan	No	
BK	x	AMENITIES	Dryer Hook Up Electric, Range/Oven Hook Up						Water Soft-Owned	No	Skylight	No
DN	x		Gas, Main Floor Laundry, Washer Hook-Up						Water Soft-Rented	No	ADA Features	No
MB	14 x 12	M						Alarm Sys-Sec	No	Fence		
2B	12 x 10	M						Alarm Sys-Rent	No	Golf Course	No	
3B	x	Garage	1.0	/ Attached		/ 22 x 16	/ 352.00	Garden Tub	No	Nr Wlkg Trails	No	
4B	x	Outbuilding 1	Shed			10 x 12		Jet Tub	No	Garage Y/N	Yes	
5B	x	Outbuilding 2				x		Pool	No	Off Street Pk		
RR	x	Assn Dues		Frequency		Not Applicable		Pool Type				
LF	x	Other Fees						SALE INCLUDES	Microwave, Refrigerator, Washer, Dryer-Electric, Range-Gas			
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	8/10/2022	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None		
Annual Taxes	\$58.30	Exemptions	Homestead, Mortgage, Over 65,	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		Co-List Agent					
Showing Instr	Showing time or Open House						
List Date	7/18/2022	Start Showing Date		Exp Date	10/30/2022	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door	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	

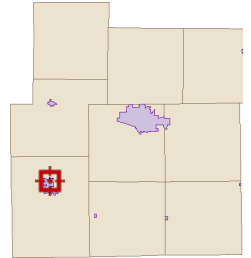
Presented by:

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

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

Parcel ID	92-07-33-201-013.000-002	Alternate ID	92-07-33-201-013.000-002	Owner Address	Blocher, Dorothy M Revocable Trust 106 E 2nd St South Whitley, IN 46787
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	106 E Second St South Whitley	Acreage	0.25		
District	South Whitley Town				
Brief Tax Description	W2 LOT 13 & W2 LOT 14 HATHAWAYS FIRST ADDITION LIFE ESTATE DORTHY M BLOCHER <i>(Note: Not to be used on legal documents)</i>				

Date created: 6/22/2022
Last Data Uploaded: 6/22/2022 1:52:16 AM

Developed by 



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 7/11/2022

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)
106 E 2nd St South Whitley, IN. 46787

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer <u>elec.</u>			X	
Clothes Washer			X	
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			X
Hood				X
Microwave Oven			X	
Oven			X	
Range <u>GAS</u>			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls				X
Inside Telephone Wiring and Blocks / Jacks	X			
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)				X
Switches and Outlets			X	
Vent Fan(s)				X
60 / 100 / 200 Amp Service (Circle one)				X
Generator	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)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	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)
----------------------------------	-----------------	----------------------------------	-----------------

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric				X
Water Heater / Gas				X
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well	X			
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
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			

1060 E. 2nd St South Whitley IN 46787

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

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ 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? _____			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)

* Seller has been at Nursing home for \leq 1 year.

* PDA answered to best of ability.

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:			X
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	

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	7/11/2022		

Signature of Seller	Date (mm/dd/yy)	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 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**

General Information

Parcel Number 92-07-33-201-013.000-002

Local Parcel Number 011-190-00003240

Tax ID:

Routing Number 55

Property Class 510 1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Whitley

Township CLEVELAND TOWNSHIP

District 002 (Local 011) SOUTH WHITLEY TOWN

School Corp 4455 WHITKO COMMUNITY

Neighborhood 920201-002 SOUTH WHITLEY NEIGHBORHO

Section/Plat

Location Address (1) 106 E Second St South Whitley, IN 46787

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, May 4, 2022

Review Group 2022

Ownership

Blocher, Dorthy M Revocable Trust 106 E 2nd ST SOUTH WHITLEY, IN 46787

Legal

W2 LOT 13 & W2 LOT 14 HATHAWAYS FIRST ADDITION LIFE ESTATE DORTHY M BLOCHER

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/21/2003 to 01/01/1900.

Notes

7/30/2021 RA22: Changed grade and added a/c to house, added 2nd utility shed
9/1/2017 RA18: Reassessment 2018 Changed TTV of utility shed



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 66' X 150', CI 66' X 150')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 66, 66x132, 0.95, \$232, \$220, \$14,520, 0%, 100%, 1.0000, \$14,520.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.20), Actual Frontage (66), Developer Discount, Parcel Acreage (0.25), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.25), 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 (\$0), Supp. Page Land Value, CAP 1 Value (\$14,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,500).

Data Source N/A

Collector 07/06/2021 MR

Appraiser 07/06/2021 MR

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 20
Finished Area 746 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
Stoop, Masonry	24	\$1,500

Plumbing

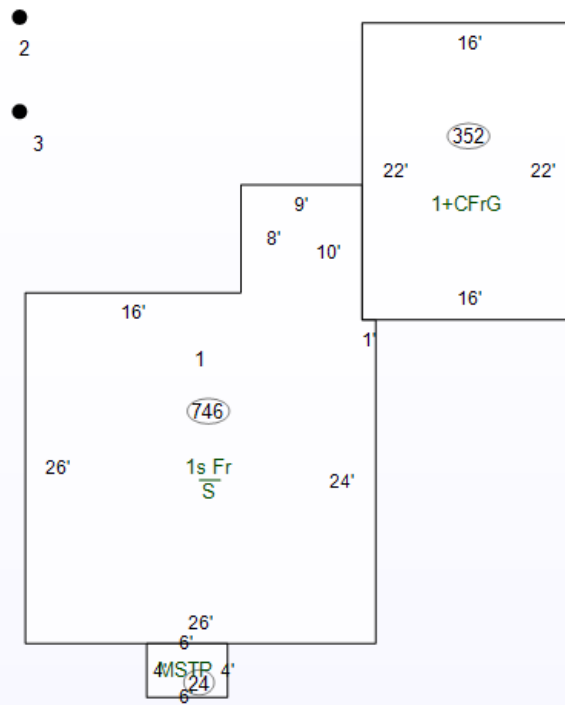
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	746	746	\$65,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	746	0	\$0	
			Total Base	\$65,100

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:746	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$68,700
Sub-Total, 1 Units		
Exterior Features (+)	\$1,500	\$70,200
Garages (+) 352 sqft	\$12,600	\$82,800
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.95
Replacement Cost		\$66,861

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+1	1954	1954	68 A		0.95		746 sqft	\$66,861	47%	\$35,440	0%	100%	1.350	1.0000	\$47,800
2: Utility Shed (10x12)	0%	1	SV	D	1990	1990	32 A		0.95		10'x12'		65%		0%	100%	1.000	1.0000	\$300
3: Utility Shed (12x16)	0%	1		D	2018	2018	4 A	\$20.44	0.95	\$15.53	12'x16'	\$2,983	15%	\$2,540	0%	100%	1.000	1.0000	\$2,500

...Generation after Generation



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