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101 S. RIVER RD.  
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**4.2  
Acres**

**Country Home, Outbuildings & Antiques**



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Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes  
Brent Ruckelshaus • Tom Pitts • Jason Conley • Tomella Shockome  
Gary Spangle • Brian Evans • Dustin Dillon  
Michael Gensy • Tiffany Reimer • Dorie Hart • John Burnau  
Austin Metzger • Neil Snyder • Justin Nicodemus

**AUCTION**  
**Sat., Aug. 20 10 am**

**260-982-0238**

**4 BEDROOM HOME, 3 CAR GARAGE, POLE BARN  
& MULTIPLE OUTBUILDINGS, SPACE FOR PASTURE!**  
• Antiques • Household Goods • Farm Equipment • Tools  
• Grasshopper Zero Turn Mower • Primitives  
• Shop Equipment & More!

**5872 E. 500 S., Logansport, IN**



More  
Online @

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# REAL ESTATE AUCTION TERMS

## *Country Home with Multiple Outbuildings on 4.2+/- Acres!*

This property will be offered at Auction on Saturday, August 20, 2022 at 10 am. 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 \$10,000.00 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 23, 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 \$1093.08. 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: Saturday, August 20, 2022 at 10 am**

**Property Location: 5872 E. 500 S., Logansport, IN 46947  
Tipton Township • Cass County**

***Bid Live In-Person or Online!***

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



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# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 07/26/2022

Page 1 of 1

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM 1</b>	<b>DOM 1</b>	<b>Auction</b> Yes
<b>MLS #</b> 202230903	<b>5872 E 500 S</b>	<b>Logansport</b>	<b>IN 46947</b>	<b>LP \$0</b>
	<b>Area</b> Cass County	<b>Parcel ID</b> 09-10-14-400-032.000-020	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 4	<b>F Baths</b> 1
	<b>Township</b> Tipton	<b>Style</b> Two Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> SESCC	<b>Elem</b> Lewis Cass	<b>JrH</b> Lewis Cass	<b>SrH</b> Lewis Cass
	<b>Legal Description</b>	Approximately 4.2+/- acres part of: E 1/2 Se 1/4 Ery 14 26 2e 74.766a Pt W 1/2 Se 1/4 Ne Ry 12.22a Pt Se 1/4		
	<b>Directions</b>	From US 35, head east on 500 S. Property is on the north side of the road.		
	<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>

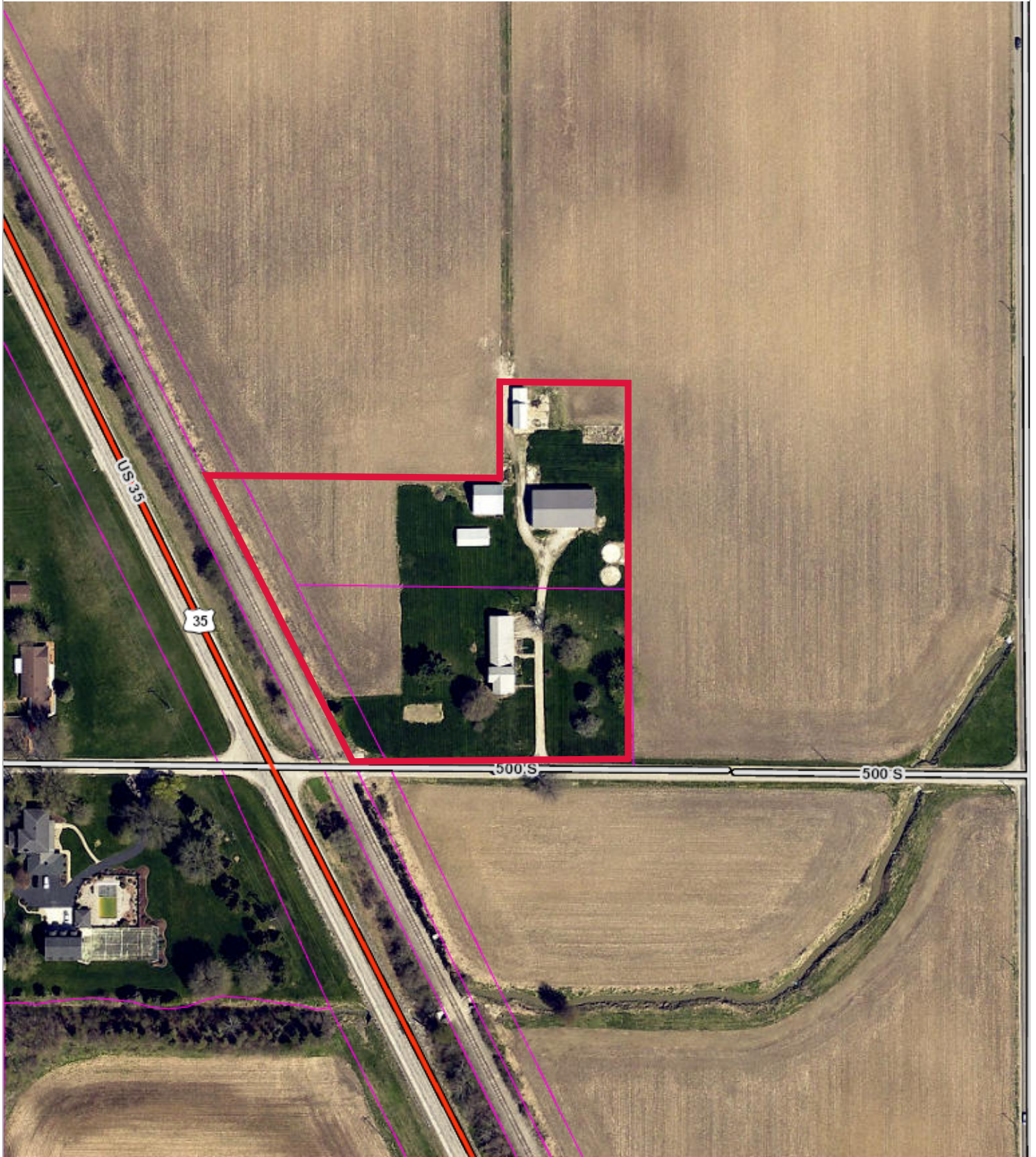
**Remarks** Country Home with Multiple Outbuildings on 4.2+/- Acres going to Auction on Saturday, August 20, 2022 at 10:00 am! Bid Live In-Person or Online! Beautiful 2-Story Home has 4 Bedrooms, 1 Bath, & 2-Car Attached Garage! Master Bedroom is on the Main Floor with the 3 additional bedrooms upstairs. There are Multiple Outbuildings including a 20x40 Detached Garage, 48x80 Barn, & 16x50 Barn for storage, hobbies, or your workshop! Great Opportunity to get into the Peaceful Country on 4.2+/- Acres! Open House: Sunday, August 14th 1-2pm

**Agent Remarks** Simulcast Auction: Sat. 8.20.22 10 am Open House: Sun. 8.14.22 1-2pm TERMS: TERMS: \$10,000 down the day of the 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	4.2000	/	182,952	/	480x370	Lot Desc	3-5.9999			
<b>Above Gd Fin SqFt</b>	2,224	<b>Above Gd Unfin SqFt</b>	0		<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	624	<b>Ttl Fin SqFt</b>	2,224	<b>Year Built</b>	1881
<b>Age</b>	141	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext Vinyl</b>	<b>Bsmnt</b>	Crawl, Partial Basement		<b># Rooms</b>	8	
<b>Room Dimensions</b>		<b>Baths</b>	Full	Half	<b>Water</b>	WELL	<b>Basement Material</b>					
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No		
<b>LR</b>	x	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Heat Pump	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No		
<b>DR</b>	x	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No		
<b>FR</b>	x				<b>Cooling</b>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No		
<b>KT</b>	x	<b>Laundry Rm</b>	Main			x	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No		
<b>BK</b>	x	<b>AMENITIES</b>	Washer Hook-Up				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>DN</b>	x						<b>Alarm Sys-Sec</b>	No	<b>Fence</b>			
<b>MB</b>	14 x 12	M					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
<b>2B</b>	12 x 12	U					<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No		
<b>3B</b>	12 x 12	U	<b>Garage</b>	2.0	/ Attached	/ 24 x 22	/ 528.00	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes	
<b>4B</b>	12 x 10	U	<b>Outbuilding 1</b>	2nd Detached		40 x 20		<b>Pool</b>	No	<b>Off Street Pk</b>		
<b>5B</b>	x		<b>Outbuilding 2</b>	Barn		80 x 48	3840	<b>Pool Type</b>				
<b>RR</b>	x	<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable			<b>SALE INCLUDES</b>	No Appliances Included			
<b>LF</b>	x	<b>Other Fees</b>										
<b>EX</b>	x	<b>Restrictions</b>										

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	8/20/2022	<b>Time</b>	10:00
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	at the property		
<b>Annual Taxes</b>	\$1,093.08	<b>Exemptions</b>	Homestead, Supplemental	<b>Excluded Party</b>	None		
<b>Possession</b>	At closing	<b>Year Taxes Payable</b>	2022	<b>Assessed Value</b>			
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050				
<b>Agent E-mail</b>	chad@metzgerauction.com	<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>			
<b>Co-List Office</b>		<b>Co-List Agent</b>					
<b>Showing Instr</b>	Showing time or Open House						
<b>List Date</b>	7/25/2022	<b>Start Showing Date</b>		<b>Exp Date</b>	10/31/2022	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	1.5%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	None	<b>Lockbox Location</b>	n/a	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>	
						<b>Sell Team</b>	

**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).



Alabama  
02/21



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### Average Utilities

	<u>Company</u>	<u>Average Amount</u>
Gas	<u>NipSCO</u>	<u>\$ 80-120</u>
Electric	<u>REMC</u>	<u>\$ 100</u>
Water		\$
Other		\$
HOA		\$

# 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)**



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