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

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REAL ESTATE AUCTION TERMS

Crooked Lake Golf Clubhouse & Outbuildings!

This property will be offered at Online Only Auction on Thursday, September 8, 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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before October 14, 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 \$2,052.68. 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: Thursday, September 8, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 65 E. Morsches Rd., Columbia City, IN 46725
Thorn Creek Township • Whitley County

Auction Manager: John Burnau at 574.376.5340
<https://bidmetzger.com/auctions/>



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Property Type COMMERCIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202232869	65 E Morsches Road	Columbia City	IN 46725	Status Active LP \$0



Area Whitley County	Parcel ID 92-03-04-000-105.901-011	Type Sport & Entertainment
Cross Street	Age 55	
REO N	Short Sale No	
Legal Description Fr NE4 S4 T32 R9 .932A		
Directions North of Columbia City on SR 109. Property is on the east side of the road.		
Inside City Limits N	City Zoning	County Zoning OTH Zoning Description

Remarks Former Crooked Lake Golf Course Clubhouse selling via Online Only Auction on Thursday, September 8, 2022 -- Bidding begins closing out at 6 PM! Clubhouse with Lean-to & Equipment Shed on 1+/- acre! Clubhouse has 1500 sf with office area, restroom, & large showroom. There is a parking in front of the clubhouse as well as a large lot on the side. Equipment Shed is great for extra storage! Ready for your business! Open House: Thurs. September 1st 5:30-6pm

Agent Remarks Online Auction: Thurs. 9.8.22 6pm Open House: Thurs. 9.1.22 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	Township Thorn Creek	Lot Ac/SF/Dim 0.9320 / 40,598 / 435x120	Src N
Year Built 1967	Age 55	New No	Years Established	Exterior Brick, Metal, Foundation Slab
Const Type wood, metal	Total # Bldgs 3	Stories 1.0	Total Restrooms 1	
Bldg #1 Total Above Gd SqFt 1,500	Total Below Gd SqFt 0	Story 1	Finished Office SqFt 1,500	
Bldg #2 Total Above Gd SqFt 600	Total Below Gd SqFt	Story	Finished Office SqFt	
Bldg #3 Total Above Gd SqFt 1,500	Total Below Gd SqFt	Story	Finished Office SqFt	

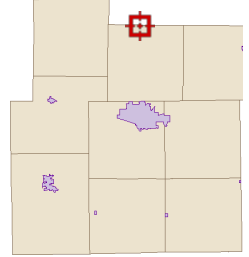
Location	Fire Protection	Township	Fire Doors	No
Bldg Height	Roof Material Asphalt, Metal, Shingle	Int Height 8	Heating	
Interior Walls Drywall	Ceiling Height 8	Column Spcg n/a	Cooling Wall AC	
Flooring Carpet	Parking Lot	Water Well	Burglar Alarm No	
Road Access County	Equipment No	Sewer Private, Septic	Channel Frtg	
Currently Lsd No	Enterprise Zone No	Fuel / None	Water Frtg	

SALE INCLUDES Building, Land
SPECIAL FEATURES None






Water Access	Water Name	Lake Type
Water Features		
Auction Yes	Auctioneer Name Chad Metzger & John Burnau	Auctioneer License # AC31300015
Occupancy Comm	Owner Name	
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$2,052.68	Exemption	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 8/8/2022	Exp Date 10/31/2022	Publish to Internet Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Show Addr to Public Yes
Virtual Tour	BBC 2.0%	Variable Rate No
Pending Date	Closing Date	Selling Price
Total Concessions Paid	Sold/Concession Remarks	How Sold
Sell Off	Sell Agent	Co-Sell Off
		Co-Selling Agent



Overview



Legend

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

Parcel ID	92-03-04-000-105.901-011	Alternate ID	92-03-04-000-105.901-011	Owner Address	Crooked Lake Golf Course LLC
Sec/Twp/Rng	04-32-09	Class	COMMERCIAL GOLF COURSE		65 E Morsches Rd
Property Address	65 E Morsches Rd Columbia City	Acreage	0.932		Columbia City, IN 46725

District Thorncreek Township
Brief Tax Description Fr NE4 S4 T32 R9 .932A
 (Note: Not to be used on legal documents)

Date created: 8/4/2022
 Last Data Uploaded: 8/4/2022 1:31:05 AM

Developed by 

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**

...Generation after Generation



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