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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
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**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
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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138

Acres OFFERED IN 5 TRACTS



Metzger
Property Services, LLC
AC:13-00015
Real Estate • Auctions • Appraisals
Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockone
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reemer • Dodie Hart • John Burnau
Justin Metzger • Neil Snyder • Justin Woodruff
260-982-0238

Pleasant
Township,
Wabash
County,
Indiana

• Secluded Log Home
• Prime Hunting • Wetlands

Exceptional Recreational Land & Log Home AUCTION

Wed., October 26 6:30 PM
Location: 13033 N 750 W, Silver Lake, IN 46982

- Tract 1: 20 Acres with Log Home in Secluded Setting
- Tract 2: 20 Acres Woods & Recreational Land
- Tract 3: 20 Acres Woods & Recreational Land
- Tract 4: 57 Acres Wetlands Recreation
- Tract 5: 20 Acres Pond/Building Site



More Photos & Info online @ www.MetzgerAuction.com

REAL ESTATE AUCTION TERMS

138+/- Acres with Exceptional Recreational Land & Log Home offered in 5 Tracts!

This property will be offered at Auction on Wednesday, October 26, 2022 at 6:30 pm at the property. 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% 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 December 16, 2022. Possession will be at closing. Seller will pay the 2022 due in 2023 taxes with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in 21' due in 22' were approximately \$2,864.04 in total. 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: Wednesday, October 26, 2022 at 6:30 pm
Bid Live In-Person or Online!

Property Location: 13033 N. 750 W., Silver Lake, IN 46982
Pleasant Township • Wabash County

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



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Tract 1
20 Acres


Tract 6
20 Acres

Tract 2
20 Acres

Tract 3
20 Acres

Tract 4
58 Acres

TRACT MAP

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes	
MLS #	202241235	13033 N 750 W	Silver Lake	IN	46982	LP	\$0			
	Area	Wabash County	Parcel ID	85-01-26-400-005.000-012	Type	Site-Built Home	Waterfront	No		
	Sub	None	Cross Street		Bedrms	4	F Baths	3	H Baths	0
	Township	Pleasant	Style	One and Half Story	REO	No	Short Sale	No		
	School District	MCS	Elem	Manchester	JrH	Manchester	SrH	Manchester		
	Legal Description	Approximately 20+/- acres part of: SW1/4 SE1/4 26-30-5 40.47AC								
	Directions	From SR 15, head west on 1400 N. Turn south on 750 W. Property is on the east side of the road.								
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description			

Remarks 138+/- Acres of Exceptional Land & Log Home offered in 5 Tracts going to Auction on Wednesday, October 26, 2022 at 6:30 PM! Tract 1 features a Beautiful, Secluded Home on 20+/- Acres situated down a long paved driveway! This home has beautiful country views with 4 Bedrooms, 3 Baths, & Finished Walk-Out Basement! Open Concept Kitchen, Living & Dining with Floor-to-Ceiling Windows, Stone Fireplace, Vaulted Beamed Ceilings & Loft! Master Suite has Jetted Tub! Large Deck & Screened-In Porch are great for enjoying the peaceful country views! Finished Basement has a Wood-burning stove in the Family Room with Patio doors leading out to the patio & yard. There is also a 3-Car Attached Garage for all your vehicles & storage needs. Come see for yourself! Bid on this tract individually, in combination, or for the entirety for 138+/- acres! Open House: Thursday, October 20th 5:30-6pm

Agent Remarks Simulcast Auction: Wed. 10.26.22 6:30pm Open House: Thurs. 10.20.22 5:30-6pm TERMS: 10% down the day of auction with the balance due at closing. The sellers will provide a Warranty Deed at closing. The sellers will provide an Owner's Title Insurance Policy. If a survey is required for clear title, the costs shall be split 50/50 by the sellers and buyer(s). 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.

Sec	Lot	Lot Ac/SF/Dim	20.0000 / 871,200 / 1340X750	Lot Desc	Partially Wooded, 15+
Above Gd Fin SqFt	3,608	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	2,376
Ttl Below Gd SqFt	2,376	Ttl Fin SqFt	5,984	Year Built	2002
Age	20	New Const	No	Date Complete	
Room Dimensions	Baths	Full	Half	Water	WELL
RM DIM	LVL	B-Main	2	0	Sewer
LR	x	B-Upper	0	0	Fuel /
DR	x	B-Blw G	1	0	Heating
FR	x				Cooling
KT	x	Laundry Rm	Basement		Central Air
BK	x	AMENITIES	1st Bdrm En Suite, Ceiling Fan(s), Ceilings		
DN	x		-Beamed, Ceilings-Vaulted, Deck Open, Eat-In Kitchen, Jet		
MB	14 x 14	M	/Garden Tub, Kitchen Island, Natural Woodwork, Open Floor		
2B	14 x 12	M	Plan, Patio Covered, Patio Open, Porch Covered, Porch Open,		
3B	14 x 20	U	Garage	3.0 / Attached	/ 32 x 26 / 832.00
4B	12 x 12	B	Outbuilding 1	Barn	30 x 20
5B	x		Outbuilding 2		x
RR	x	Assn Dues		Frequency	Not Applicable
LF	x	Other Fees			
EX	x	Restrictions			
Basement Material	Poured Concrete				
Dryer Hookup Gas	No	Fireplace	Yes		
Dryer Hookup Elec	No	Guest Qtrs	No		
Dryer Hookup G/E	No	Split FlrPln	No		
Disposal	No	Ceiling Fan	Yes		
Water Soft-Owned	No	Skylight	Yes		
Water Soft-Rented	No	ADA Features	No		
Alarm Sys-Sec	No	Fence			
Alarm Sys-Rent	No	Golf Course	No		
Garden Tub	No	Nr Wlkg Trails	No		
Jet Tub	No	Garage Y/N	Yes		
Pool	No	Off Street Pk			
Pool Type					
SALE INCLUDES	Water Heater Electric				
FIREPLACE	Family Rm, Living/Great Rm, Wood Burning Stove				

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	10/26/2022	Time	6:30 PM
Financing:	Existing	Proposed		Location	at the property		
Annual Taxes	\$2,352.08	Exemptions	Homestead, Supplemental	Excluded Party	None		
Possession	At closing	Year Taxes Payable	2022	Assessed Value			
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	Showingtime or Open House						
List Date	10/4/2022	Start Showing Date		Exp Date	1/31/2023	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	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).



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 CHAD METZGER, CAL. C.A.G.A.

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Average Utilities

	Company	Average Amount
Gas		\$
Electric	REMC	\$ under \$ 200
Water		\$
Other		\$
HOA		\$

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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