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**PROVIDING PROFESSIONAL AUCTION,
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BUYERS AND SELLERS THROUGHOUT INDIANA,
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

4+/- Acres with Pond & 3-Car Garage!

This property will be offered at Online Only Auction on Wednesday, October 26, 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 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 2, 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 \$968.62. 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
Bidding begins closing out at 6 pm!

Property Location: 759 E. 100 N., Wabash, IN 46992
Lagro Township • Wabash County

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



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

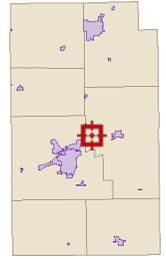
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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Overview



Legend

- Tax Sale Parcels
- Road Centerlines

Parcel ID 85-01-35-200-002.000-012
 Sec/Twp/Rng 35-30-05
 Property Address 750 W
 SILVER LAKE

Alternate ID n/a
 Class Ag - Vacant lot
 Acreage 20.22

Owner Address POOLE KIM
 P O BOX 504
 WABASH, IN 46992

District PLEASANT TWP
 Brief Tax Description N1/2 NW1/4 NE1/4 35-30-5 20.22 AC
 (Note: Not to be used on legal documents)

Date created: 10/4/2022
 Last Data Uploaded: 10/4/2022 12:59:43 AM

Developed by 

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes

MLS # 202241386 **759 E 100 N** **Wabash** **IN 46992** **Status** Active **LP \$0**

| | |
|--|--|
|  | Area Wabash County Parcel ID 85-11-31-200-016.000-003 Type Residential Land Sub None Cross Street School District WAC Elem Metro North/Sharp Creek JrH Northfield Lot # SrH Northfield REO No Short Sale No Waterfront Y/N N Legal Description PT NE1/4 31-28-7 1.06AC & PT NE1/4 31-28-7 3A Directions From US 24, head north on 100 E. Turn west on 100 N. Property is on the south side of the road. Inside City Limits N City Zoning County Zoning R1 Zoning Description |
|--|--|

Remarks Potential Building Site with Pond on 4+/- Acres selling via Online Only Auction on Wednesday, October 26, 2022 -- Bidding begins closing out at 6 pm! 4+/- Acres with 3-Car Garage already in place. There is a home on the property that is unlivable. Pond for fishing! Great property to build your dream home!

Agent Remarks Online Auction: Wed. 10.26.22 6pm TERMS: 10% down the day of auction with the balance due at closing. The sellers will provide a Personal Representative's 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

| | | | |
|---|---|-----------------------------------|-----------------------------|
| Sec Lot | Lot Ac/SF/Dim 4.0600 / 176,854 / 300x590 | Platted Development No | Platted Y/N Yes |
| Parcel Desc 3-5.9999 | Date Lots Available | Price per Acre \$0.00 | |
| Township Lagro | Road Access County | Road Surface Tar and Stone | Road Frontage County |
| Type Use Residential, Recreational | | | |
| Water Type Available | Easements Yes | | |
| SEWER TYPE Available | Water Frontage | | |
| Type Fuel None | Assn Dues Not Applicable | | |
| Electricity Available | Other Fees | | |

Features **DOCUMENTS AVAILABLE** Aerial Photo
LAND FEATURES Garage

| | | | |
|--|--|--|-------------------------------|
| Strctr/Bldg Imprv Yes | Can Property Be Divided? Yes | | |
| Water Access | Water Name | Lake Type | |
| Water Features | Water Frontage | Channel Frontage | Water Access |
| Auction Yes Auctioneer Name Chad Metzger | Auction Start Date 10/26/2022 | Auctioneer License # AC31300015 | |
| Auction Location | Financing: Existing | Proposed | Excluded Party None |
| Annual Taxes \$968.62 Exemption No Exemptions | 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 | List Date 10/4/2022 Exp Date 1/31/2023 | | |
| 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 1 |
| 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**

...Generation after Generation



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