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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
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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
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Fixer Upper Home & Commercial Building offered in 2 Tracts!

This property will be offered at Online Only Auction on Thursday, November 3, 2022 – Bidding begins closing out at 6 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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 9, 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 \$1,642.70 for Tract 1 & \$3,579.82 for Tract 2. 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, November 3, 2022

Bidding begins closing out at 6 pm!

Tract 1 Location: 106 N. Jefferson St., Silver Lake, IN 46982

Tract 2: 105 E. Main St., Silver Lake, IN 46982

Lake Township • Kosciusko County

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



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

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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VER LAKE

JEFFERSON ST

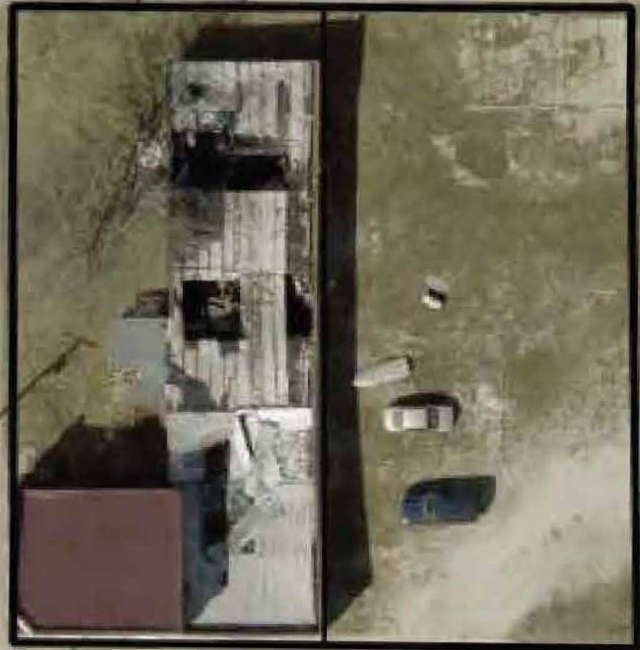


TRACT 2

TRACT 3



TRACT 1



HIGH ST

MAIN ST

Property Type COMMERCIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202243131 105 E Main Street Silver Lake IN 46982 Status Active LP \$0



Area Kosciusko County Parcel ID 43-18-05-300-151.000-014 Type Restaurant/Bar
Cross Street
REO N Short Sale No Age 130
Legal Description 18-31-30 LOT 31' & 21.5' X 68' SE COR LOT 32 OP
Directions Property is on the north side of SR 14 (Main St.) in Silver Lake.
Inside City Limits City Zoning County Zoning Zoning Description

Remarks Turn-Key Restaurant, Parking Lot, & Home offered in 3 Tracts selling via Online Only Auction on Thursday, November 10, 2022 -- Bidding begins closing out at 6 PM! Tract 1: Fully Equipped Restaurant with seating for 100, 3 Walk-In Coolers, & Rear Parking! New Beer Cooler Compressor, Newer POS system, & updated ceiling. Business also includes a 3-way liquor license, gaming license, & tobacco sales license. Bid on this tract individually, in combination, or for the entirety to include parking lot & home near by! Open House: Monday, November 7th 5:30-6pm


Agent Remarks Online Auction: Thurs. 11.10.22 6pm Open House: Mon. 11.7.22 5:30-6pm TERMS: 10% 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.

Table with columns: Sec, Lot, Township, Lake, Year Built, Age, New, No, Years Established, Lot Ac/SF/Dim, Exterior, Foundation, Partial Basement, Const Type, Site Built, Total # Bldgs, Stories, Total Restrooms, Bldg #1 Total Above Gd SqFt, Total Below Gd SqFt, Story, Finished Office SqFt, Bldg #2 Total Above Gd SqFt, Total Below Gd SqFt, Story, Finished Office SqFt, Bldg #3 Total Above Gd SqFt, Total Below Gd SqFt, Story, Finished Office SqFt, Location, Fire Protection, Volunteer, Fire Doors, No

SALE INCLUDES Building, Business, Furniture, Land, License Included
INTERNAL ROOMS Kitchen, Storage, Other
SPECIAL FEATURES Alley, Public Restrooms, Refrigeration/Freezer

Int Height 9
Column Spcg n/a
Water City
Sewer City
Fuel / Gas, Forced Air
Heating
Cooling Central Air
Burglar Alarm No
Channel Frtg
Water Frtg

Table with columns: Water Access, Water Name, Lake Type, Water Features, Auction Yes, Auctioneer Name Chad Metzger, Auctioneer License # AC31300015, Occupancy Comm Business is open and operating, Owner Name, Financing Existing, Proposed, Excluded Party None, Annual Taxes \$3,579.82, Exemption, 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 Showingtime, List Date 10/17/2022, Exp Date 1/31/2023, Publish to Internet Yes, Show Addr to Public Yes, Allow AVM Yes, Show Comments Yes, IDX Include Y, Contract Type Exclusive Right to Sell, BBC 1.5%, Variable Rate No, Special Listing Cond. None, Virtual Tour, Type of Sale, Pending Date, Closing Date, Selling Price, How Sold, CDOM 0, Total Concessions Paid, Sold/Concession Remarks, Sell Off, Sell Agent, Co-Sell Off, Co-Selling Agent

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes	
MLS #	202243132	106 N Jefferson Street	Silver Lake	IN	46982	LP	\$0			
	Area	Kosciusko County	Parcel ID	43-18-05-300-121.000-014	Type	Site-Built Home	Waterfront	No		
	Sub	None	Cross Street		Bedrms	2	F Baths	1	H Baths	0
	Township	Lake	Style	One and Half Story	REO	No	Short Sale	No		
	School District	WRS	Elem	Claypool	JrH	Edgewood	SrH	Warsaw		
	Legal Description	Approximately 0.1+/- Acres part of: 18-31-35 S 1/2 LOTS 17 & 18 OP								
	Directions	From SR 14, head north on Jefferson St. Property is on the east side of the road.								
	Inside City Limits		City Zoning		County Zoning		Zoning Description			

Remarks Turn-Key Restaurant, Home, & Parking Lot offered in 3 Tracts selling via Online Only Auction on Thursday, November 10, 2022 -- Bidding begins closing out at 6 PM! This is Tract 2 which features a 1.5 Story Home with Open Concept Kitchen & Dining Room. There are 2 Bedrooms & 1 Bath with Office that could easily be used as a 3rd bedroom. Nice Wood Deck on the front & concrete patio space on the back of the house for enjoying the outdoors. New Furnace & Central Air. Great location near restaurants & shopping! Bid on this tract individually, in combination, or for the entirety including Restaurant & Vacant Lot near by! Open House: Monday, November 7th 5:30-6pm

Agent Remarks Online Auction: Thurs. 11.10.22 6pm Open House: Mon. 11.7.22 5:30-6pm TERMS: 10% 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 0	Lot Ac/SF/Dim	0.1000	/	4,356	/	61x66	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,728	Above Gd Unfin SqFt	0			Below Gd Fin SqFt	0	Ttl Below Gd SqFt	297	Ttl Fin SqFt	1,728	Year Built	1880
Age	142	New Const	No		Date Complete		Ext	Vinyl		Bsmt	Crawl, Partial Basement	# Rooms	9
Room Dimensions		Baths	Full	Half	Water		City			Basement Material			
RM DIM	LVL	B-Main	1	0	Sewer		City			Dryer Hookup Gas	No	Fireplace	No
LR	x	B-Upper	0	0	Fuel /		Gas, Forced Air			Dryer Hookup Elec	No	Guest Qtrs	No
DR	x	B-Blw G	0	0	Heating					Dryer Hookup G/E	No	Split FlrPln	No
FR	x				Cooling		Central Air			Disposal	No	Ceiling Fan	Yes
KT	x	Laundry Rm	Main				x			Water Soft-Owned	No	Skylight	No
BK	x	AMENITIES	Ceiling Fan(s), Range/Oven Hook Up Elec, Sump Pump, Washer Hook-Up										
DN	x									Water Soft-Rented	No	ADA Features	No
MB	12 x 12	U								Alarm Sys-Sec	No	Fence	
2B	12 x 10	U								Alarm Sys-Rent	No	Golf Course	No
3B	x	Garage	/		/	x	/			Garden Tub	No	Nr Wlkg Trails	No
4B	x	Outbuilding 1	None			x				Jet Tub	No	Garage Y/N	No
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	Dishwasher, Refrigerator, Range-Electric, Water Heater Electric		
EX	10 x 10	U	Restrictions										

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	11/10/2022	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None	Assessed Value	
Annual Taxes	\$1,642.70	Exemptions	No Exemptions	Year Taxes Payable	2022		
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	Showingtime or Open House						
List Date	10/17/2022	Start Showing Date		Exp Date	1/31/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	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).



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 9/30/22

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 N. Jefferson St. Silver Lake, IN 46982

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	X			
Clothes Washer	X			
Dishwasher			X	
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:	X			

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) <u>9/30/22</u>	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		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			

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

100 N Jefferson St Silver Lake, IN 46982

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? _____			

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)

#2 - Slight leak that requires roof coating

#4 - Damp Basement

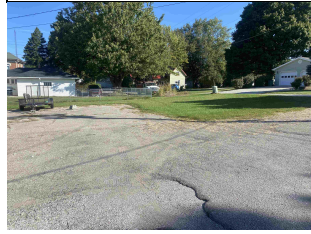
4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			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)
	9/30/22		
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)

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202243133 ***** N Jefferson Street** **Silver Lake** **IN 46982** **Status Active** **LP \$0**



Area Kosciusko County **Parcel ID** 43-18-05-300-121.000-014 **Type** Commercial Land

Sub None **Cross Street**

School District WRS Elem Claypool JrH Edgewood **SrH** Warsaw

REO No **Short Sale** No **Waterfront Y/N** N

Legal Description Approximately 0.1+/- Acres part of: 18-31-35 S 1/2 LOTS 17 & 18 OP

Directions From SR 14, head north on Jefferson St. Property is on the east side of the road.

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Turn-Key Restaurant, Home, & Parking Lot offered in 3 tracts selling via Online Only Auction on Thursday, November 10, 2022 -- Bidding begins closing out at 6 PM! This is Tract 3 which features a Vacant Lot which could be bid on in combination with the Restaurant for additional Parking Space! Bid on this tract individually, in combination, or for the entirety including Restaurant & Home near by!

Agent Remarks Online Auction: Thurs. 11.10.22 6pm TERMS: 10% 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 0 **Lot Ac/SF/Dim** 0.1000 / 4,356 / 61X66

Parcel Desc 0-2.9999 **Platted Development** No **Platted Y/N** Yes

Township Lake **Date Lots Available** **Price per Acre** \$0.00

Type Use Other **Road Access** City **Road Surface** Asphalt **Road Frontage** City

Water Type None **Easements** Yes

SEWER TYPE None **Water Frontage**

Type Fuel None **Assn Dues** Not Applicable

Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No

Can Property Be Divided? No

Water Access

Water Name **Lake Type**

Water Features

Water Frontage **Channel Frontage** **Water Access**

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Auction Location **Auction Start Date** 11/10/2022

Financing: Existing Proposed Excluded Party None

Annual Taxes \$1,642.70 **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 10/17/2022 **Exp Date** 1/31/2023

Contract Type Exclusive Right to Sell **BBC** 1.5% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0

Total Concessions Paid **Sold/Concession Remarks**

Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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