

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**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
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Beautiful Ranch Home with Finished Basement & Sunroom!

This property will be offered at Online Only Auction on Tuesday, March 26, 2024 -- 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 \$5,000 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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 April 26, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,812.92. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Tuesday, March 26, 2024

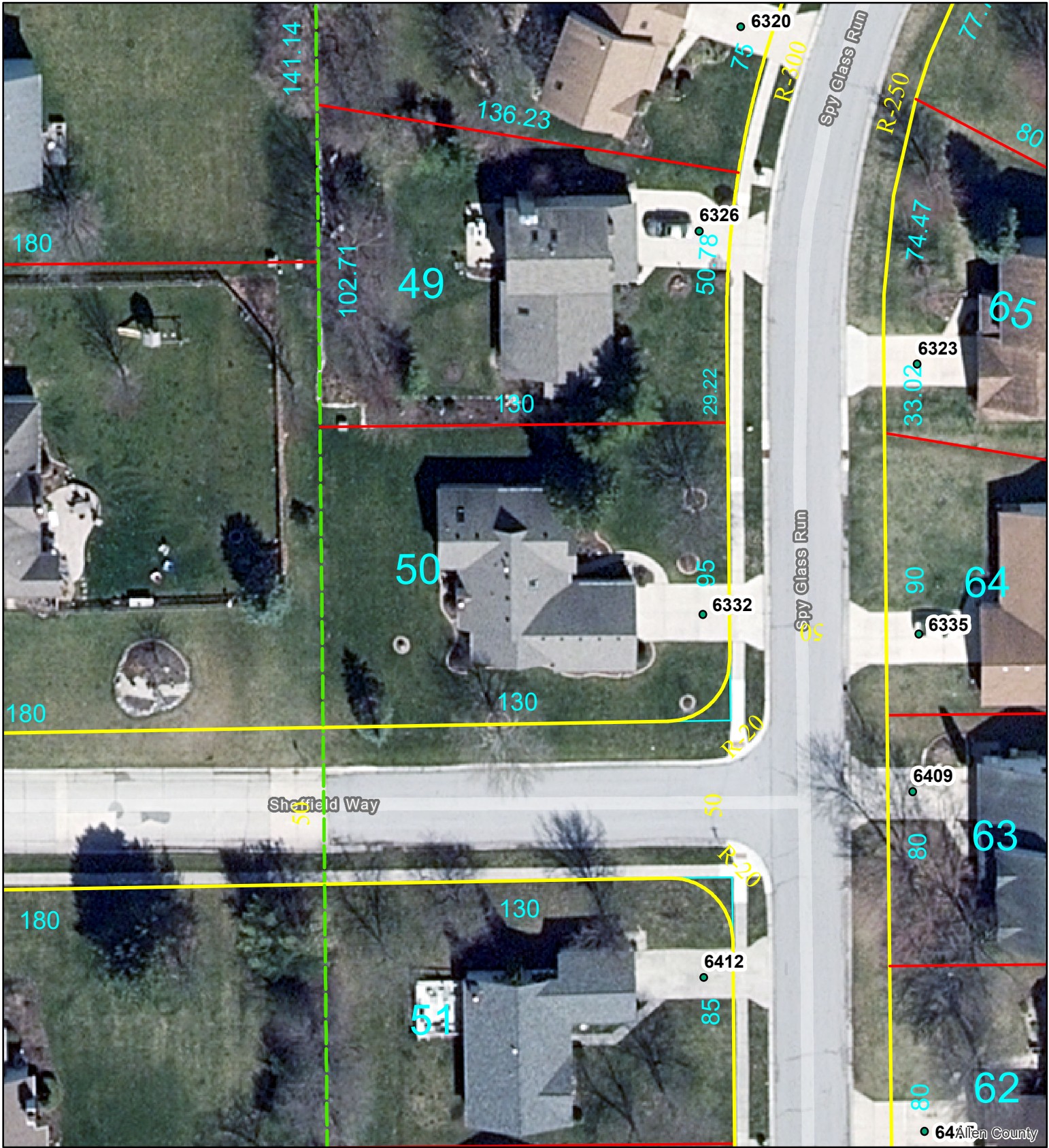
Bidding begins closing out at 6:00 pm!

6332 Spy Glass Run, Fort Wayne, IN 46804

Aboite Township • Allen County

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





• 64 Allen County

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East



Date: 2/2/2024

1" = 42'

Property Type RESIDENTIAL Status Active CDO 0 DOM 0 Auction Yes

MLS # 202406363 6332 Spy Glass Run Fort Wayne IN 46804 LP \$0



Area Allen County Parcel ID 02-11-27-176-010.000-075 Type Site-Built Home Waterfront No
 Sub Glens of Liberty Mills Cross Street Bedrms 3 F Baths 2 H Baths 0
 Township Aboite Style One Story REO No Short Sale No
 School District SWA Elem Lafayette Meadow JrH Summit SrH Homestead

Legal Description GLENS OF LIBERTY MILLS SEC I LOT 50

Directions From Hwy 24, head north on Homestead Rd. Turn east on Sheffield Way. Property is on the northwest corner of Sheffield & Spy

Inside City Y City Zoning R1 County Zoning Zoning Description

Remarks Beautiful Ranch Home with Finished Basement selling via Online Only Auction on Tuesday, March 26, 2024 -- Bidding begins closing out at 6 pm! Situated on a corner lot, this 3-bedroom ranch home is ready for you to call it home! Offering a master suite that exudes luxury with its vaulted ceilings, walk-in closet, double vanity, and stand-up shower, providing a private retreat within the home. With another full bathroom for the 2 additional bedrooms, this home ensures convenience for all occupants. The kitchen boasts custom cabinetry, stainless appliances, a breakfast bar, and elegant hardwood flooring, creating a perfect space for culinary creativity and family gatherings. The living room features a charming brick gas fireplace, adding warmth and character to the space. Step out onto the screened-in back porch, which leads to a beautifully landscaped backyard, offering a serene outdoor escape. The finished basement presents endless possibilities with two living spaces, an office, or any other use you desire, providing additional room for entertainment and relaxation.

Agent Remarks Online Auction: Tues. 3.26.24 6pm Open House: Tues. 3.19.24 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Per. Rep. Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to

Sec	Lot 50	Lot	0.2800	/	12,350	/	95X130	Lot Desc	Corner, 0-2.9999		
Above Gd Fin SqFt	1,715	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	930	Ttl Below Gd SqFt	930	Ttl Fin SqFt	2,645	Year Built	1990
Age	34	New Const	No	Date Complete		Ext	Brick, Wood	Bsmt	Partial Basement, Finished	#	5
Room Dimensions		Baths		Full		Hal		Water	CITY	Basement Material	Poured Concrete
	RM DIM	LV	B-Main	2	0	Well Type		Dryer Hookup Gas	No	Fireplace	Yes
LR	18 x 15		B-Upper	0	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No
DR	12 x 12		B-Blw	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	Yes	Split FlrPln	No
FR	x		Laundry Rm	Main		Heating		Disposal	Yes	Ceiling Fan	Yes
KT	x		Laundry L/W	8 x 6		Cooling	Central Air	Water Soft-Owned	Yes	Skylight	Yes
BK	x		AMENITIES 1st Bdrm En Suite, Breakfast Bar, Ceiling-9+,				Water Soft-Rented	No	ADA Features	No	
DN	x		Ceiling Fan(s), Ceilings-Vaulted, Chair Rail, Closet(s) Walk-in				Alarm Sys-Sec	No	Fence		
1B	18 x 18		, Disposal, Dryer Hook Up Gas/Elec, Foyer Entry, Garage				Alarm Sys-Rent	No	Golf Course	No	
2B	15 x 15					Garden Tub	No	Nr Wlkg Trails	No		
3B	15 x 15		Garage	2.0	/	Attached	/	Jet Tub	No	Garage Y/N	Yes
4B	x		Outbuilding 1	None			x	Pool	No	Off Street Pk	Yes
5B	x		Outbuilding 2				x	Pool Type			
RR	x		Assn Dues	\$175.00	Frequency	Annually		SALE INCLUDES	Dishwasher, Refrigerator, Washer, Window		
LF	x		Other Fees					Treatments, Dryer-Electric, Oven-Electric, Range-Electric, Sump			
EX	x		Restrictions					Pump+Battery Backup, Water Heater Gas, Water Softener-Owned			

Water Access Wtr Name **Water Frontage** Channel
Water Features **Water Type** Lake Type
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 3/26/2024 **Time** 6 pm **Location** Online Only: bidmetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$2,812.92 **Exemption** Homestead, Supplemental **Year Taxes Payable** 2023 **Assessed Value**

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 2/29/2024 **Start Showing Date** **Exp Date** 6/30/2024 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Contract Type Exclusive Right to Sell **Buyer Broker Comp.** 1.5% **Variable Rate** No **Special List Cond.** None
Virtual Tours: **Lockbox Type** Mechanical/Combo **Lockbox Location** on door sidewalk **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent** **Sell Team**
Co-Sell Office **Co-Sell Agent**

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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FORT WAYNE UTIL		NIPSCO		AQUA		REMC	
2/12/2024	\$46.42	2/5	\$97.33	2/2	\$33.19	1/29	\$120.78
1/11	\$40.35	12/29	\$71.08	12/29	\$33.91	12/28	\$118.93
12/19	\$40.79	11/29	\$39.85	11/27	\$33.19	11/28	\$113.01
11/9	\$40.10	11/1	\$24.37	10/25	\$33.56	10/30	\$133.44
10/12	\$40.62	10/5	\$22.03	9/22	\$39.69	9/28	\$153.87
9/8	\$45.28	8/31	\$23.11	8/25	\$32.47	8/28	\$182.51
8/11	\$37.23	8/2	\$27.11	7/31	\$33.91	7/28	\$157.99
7/12	\$36.15	7/3	\$24.92	7/3	\$33.91	6/28	\$128.16
6/7	\$35.96	5/31	\$43.62	6/6	\$33.56	5/30	\$99.54
5/11	\$35.66	5/3	\$76.85	5/5	\$33.19	4/28	\$96.78
4/10	\$35.52	4/3	\$110.56	4/4	\$33.91	3/28	\$101.10
3/10	\$35.82	3/1	\$132.03	3/7	\$34.99	2/28	\$111.16
AVERAGE	\$39.16	AVERAGE	\$57.74	AVERAGE	\$34.12	AVERAGE	\$126.44

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**

General Information

Parcel Number 02-11-27-176-010.000-075
Local Parcel Number 11-4711-0050

Tax ID:

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Allen
Township ABOITE TOWNSHIP
District 075 (Local 059)
School Corp 0125
Neighborhood 386401-075
Section/Plat 0273011
Location Address (1)
Zoning
Subdivision
Lot
Market Model

Ownership

BURCH INEZ J
6332 SPY GLASS RUN
FORT WAYNE, IN 46804-4230

Legal

GLENS OF LIBERTY MILLS SEC I
LOT 50



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I

Notes

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, etc.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 80' X 133', CI 80' X 133')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value

Land Computations

Table with columns: Computation Name, Value

Characteristics

Topography Level
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Other

General Information

Occupancy Single-Family
Description Single-Family (1715 S
Story Height 1
Style 71 Newer Conv 1 stor
Finished Area 1715 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Patio, Concrete	30	\$200
Canopy, Roof Extension	30	\$600
Porch, Enclosed Frame	80	\$6,100

Plumbing

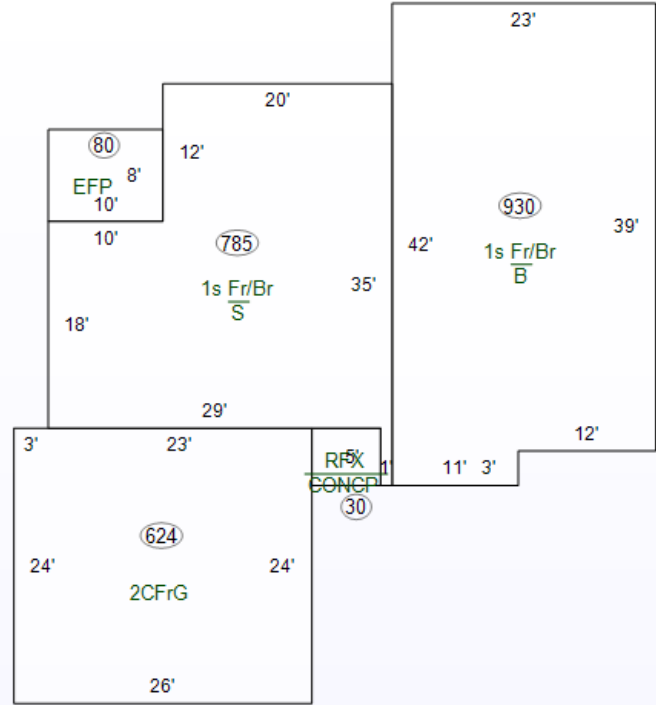
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	10

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1715	1715	\$114,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	930	0	\$25,400	
Crawl				
Slab	785	0	\$0	
Total Base			\$139,800	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:810	\$6,500
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1715	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$159,000

Sub-Total, 1 Units

Exterior Features (+)	\$6,900	\$165,900
Garages (+) 624 sqft	\$18,600	\$184,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.93
Replacement Cost		\$180,164

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family (1715 Sq	100%	1	1/6 Masonry	C+1	1990	1990	33 A		0.93		2,645 sqft	\$180,164	26%	\$133,320	0%	100%	1.9600 1.0000	\$261,300

...Generation after Generation



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