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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *Ranch Home with 4-Car Garage!*

This property will be offered at Online Auction on Thursday, May 30, 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 July 5, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$1,553.20. 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: Thursday, May 30, 2024**

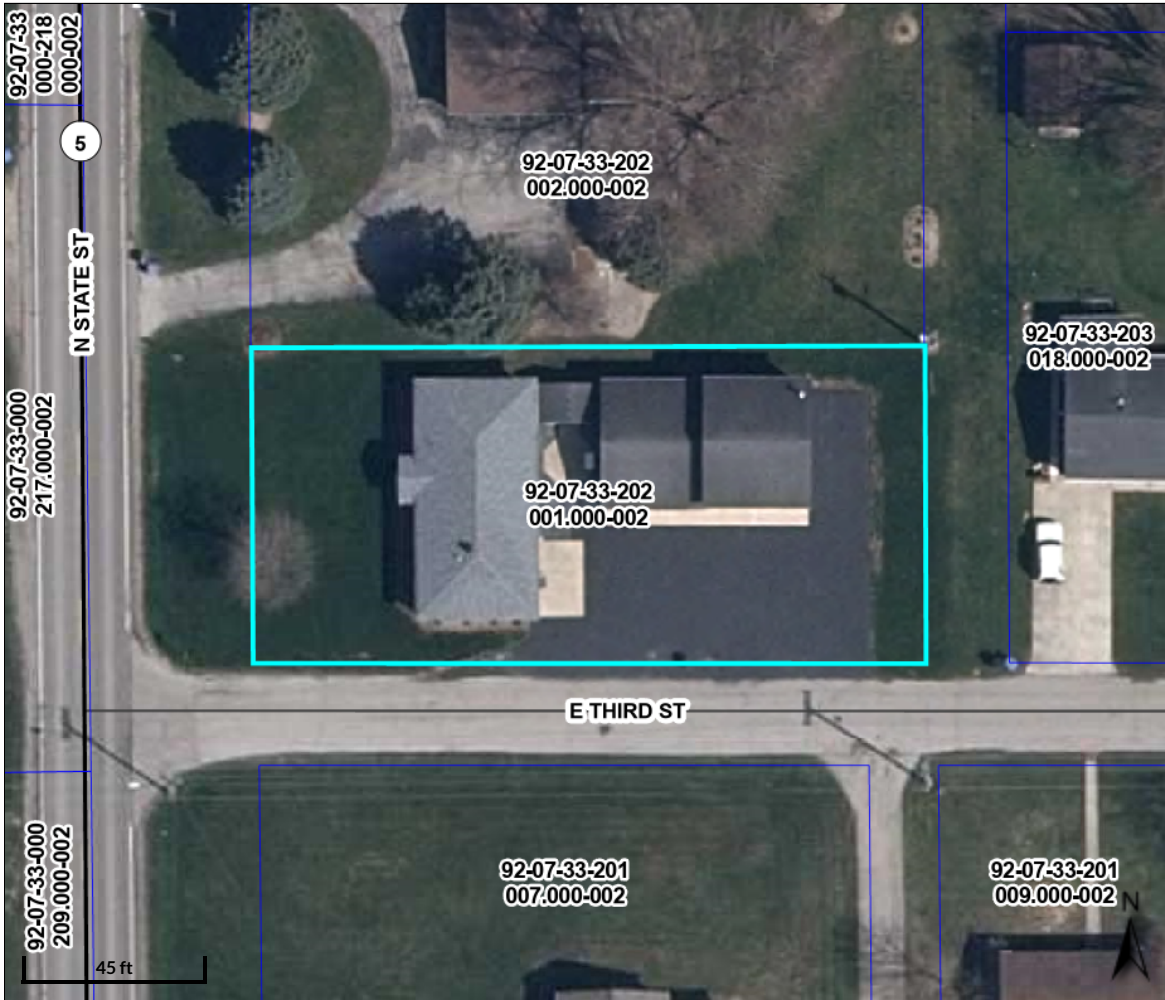
***Bidding begins closing out at 6 pm!***

**702 N. State St., South Whitley, IN 46787**

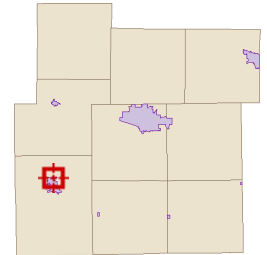
**Cleveland Township • Whitley County**

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










**Overview**




**Legend**

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

<b>Parcel ID</b>	92-07-33-202-001.000-002	<b>Alternate ID</b>	92-07-33-202-001.000-002	<b>Owner Address</b>	Hawk, Ronald H Sr Revocable Living Trust Ronald H Hawk Sr 702 N State St South Whitley, IN 46787
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	702 N State St South Whitley	<b>Acreage</b>	n/a		
<b>District</b>	South Whitley Town				
<b>Brief Tax Description</b>	LOT 1 O A BOLLINGERS ADDITION				
	(Note: Not to be used on legal documents)				

Date created: 4/15/2024  
Last Data Uploaded: 4/15/2024 5:20:05 AM

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202415883	<b>702 N State Street</b>	<b>South Whitley</b>	<b>IN 46787</b>	<b>LP \$0</b>
	<b>Area</b> Whitley County	<b>Parcel ID</b> 92-07-33-202-001.000-002	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> Bollinger(s)	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 1
	<b>Township</b> Cleveland	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> WTK	<b>Elem</b> South Whitley	<b>JrH</b> Whitko	<b>SrH</b> Whitko
	<b>Legal Description</b> LOT 1 O A BOLLINGERS ADDITION			
	<b>Directions</b> On the northeast corner of SR 5 (State St.) & Third St in South Whitley.			
	<b>Inside City</b> Y	<b>City Zoning</b> R1	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** Ranch Home with 4-Car Garage selling via Online Only Auction on Thursday, May 30, 2024 -- Bidding begins closing out at 6 pm! This ranch home features 3 bedrooms and 1 bath, designed to welcome you with warmth and functionality. The open kitchen and dining room provide an inviting space for gatherings and daily meals, while the living room with a bay window offers a cozy retreat filled with natural light. The large laundry/utility room ensures convenience and practicality for everyday tasks, while the new flooring and roof add a touch of modern appeal and peace of mind. The property also boasts a remarkable 4-car garage with 2 oversized doors, a convenient half bath, and a car lift, catering to car enthusiasts or those in need of ample vehicle storage. Additionally, the 8x12 shed offers additional storage solutions, making this ranch home the perfect blend of comfort, practicality, and versatility to suit a variety of lifestyles. Open House: Wednesday, May 22nd 5:30-6pm

**Agent Remarks** Online Auction: Thurs. 5.30.24 6pm Open House: Wed. 5.22.24 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive

Sec	Lot 1	Lot	0.2800	/ 12,000	/ 75X160	Lot Desc	0-2.9999						
<b>Above Gd Fin SqFt</b>	1,404	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,404	<b>Year Built</b>	1956		
<b>Age</b>	68	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Bsmnt</b>	Crawl, Slab	<b>#</b>	6		
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	<b>CITY</b>		<b>Basement Material</b>					
	<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	0	<b>Well Type</b>		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No		
<b>LR</b>	16 x 20		<b>B-Upper</b>	0	0	<b>Sewer</b>		<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No		
<b>DR</b>	x		<b>B-Blw</b>	0	0	<b>Fuel /</b>		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No		
<b>FR</b>	x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Disposal</b>	No	<b>Ceiling Fan</b>	No		
<b>KT</b>	14 x 16		<b>Laundry L/W</b>	14 x 8		<b>Cooling</b>		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No		
<b>BK</b>	x		<b>AMENITIES</b> Eat-In Kitchen, Garage Door Opener, Generator				<b>Water Soft-Rented</b>		No	<b>ADA Features</b>	No		
<b>DN</b>	x		-Whole House, Patio Open, Porch Covered, Range/Oven				<b>Alarm Sys-Sec</b>		No	<b>Fence</b>			
<b>1B</b>	12 x 14		Hook Up Elec, Tub/Shower Combination, Main Floor Laundry,				<b>Alarm Sys-Rent</b>		No	<b>Golf Course</b>	No		
<b>2B</b>	12 x 14					<b>Garden Tub</b>		No	<b>Nr Wlkg Trails</b>	No			
<b>3B</b>	14 x 16		<b>Garage</b>	4.0	/ Detached	/ 48 x 28	/ 1,344.0	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes		
<b>4B</b>	x		<b>Outbuilding 1</b>	Shed		8 x 12		<b>Pool</b>	No	<b>Off Street Pk</b>			
<b>5B</b>	x		<b>Outbuilding 2</b>			x		<b>Pool Type</b>					
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>SALE INCLUDES</b>		No Appliances Included			
<b>LF</b>	x		<b>Other Fees</b>										
<b>EX</b>	14 x 14		<b>Restrictions</b>										

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	5/30/2024	<b>Time</b>	6 pm
<b>Financing:</b>	<b>Existing</b>	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com		
<b>Annual Taxes</b>	\$1,553.20	<b>Exemption</b>	Homestead, Supplemental	<b>Year Taxes Payable</b>	2024	<b>Assessed Value</b>	
<b>Possession</b>	at closing						
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>	
<b>Co-List Office</b>		<b>Co-List Agent</b>					
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	5/7/2024	<b>Start Showing Date</b>		<b>Exp Date</b>	9/30/2024	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	2.0%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	front door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>				<b>Conc Paid By</b>	
<b>Sell Office</b>		<b>Sell Agent</b>				<b>Sell Team</b>	
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>					

**Presented** 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). © 2024 IRMLS. All Rights Reserved.

General Information

Parcel Number 92-07-33-202-001.000-002
Local Parcel Number 011-080-00001826

Tax ID:

Routing Number 16

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Whitley

Township CLEVELAND TOWNSHIP

District 002 (Local 011) SOUTH WHITLEY TOWN

School Corp 4455 WHITKO COMMUNITY

Neighborhood 920201-002 SOUTH WHITLEY NEIGHBORHO

Section/Plat

Location Address (1) 702 N State St South Whitley, IN 46787

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 26, 2023

Review Group 2026

Ownership

Hawk, Ronald H Sr Revocable Living Tr 702 N State St South Whitley, IN 46787

Legal

LOT 1 O A BOLLINGERS ADDITION

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/24/2021 to 01/01/1900.

Notes

8/3/2021 RA22: Changed eff yr and cond of house
9/1/2017 RA18: Reassessment 2018 No change per reassessment



Res

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. Rows show data for years 2020-2023.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 66' X 150', CI 66' X 150')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows F F 75 75x160 1.03 \$270 \$278 \$20,850 0% 100% 1.0000 \$20,850

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.28), Actual Frontage (75), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,900)

Data Source N/A

Collector

Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 20  
**Finished Area** 1404 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Patio, Concrete	216	\$1,300
Porch, Open Frame	24	\$2,700

**Plumbing**

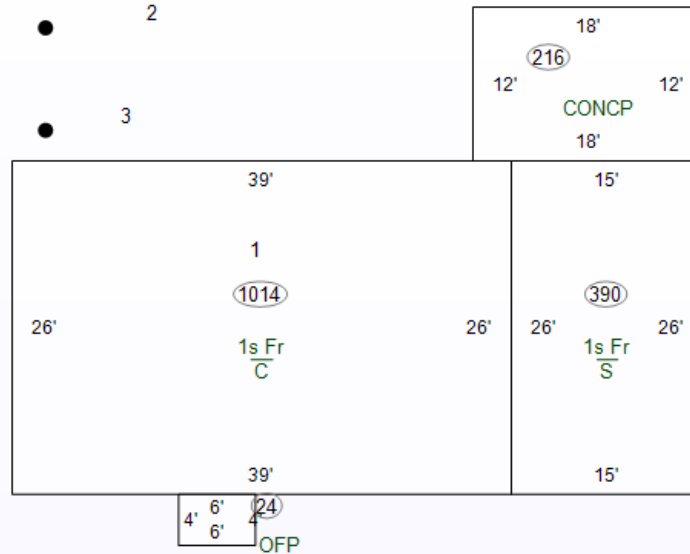
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1404	1404	\$97,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1014	0	\$5,900	
Slab	390	0	\$0	

**Total Base** \$103,800

**Adjustments** 1 Row Type Adj. x 1.00 \$103,800

Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) \$0  
 Loft (+) \$0  
 Fireplace (+) \$0  
 No Heating (-) \$0  
 A/C (+) 1:1404 \$3,500  
 No Elec (-) \$0  
 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$107,300

**Sub-Total, 1 Units**

Exterior Features (+) \$4,000 \$111,300  
 Garages (+) 0 sqft \$0 \$111,300  
 Quality and Design Factor (Grade) 0.95  
 Location Multiplier 0.93  
**Replacement Cost** \$98,334

**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 R 01	100%	1	Wood Frame	C-1	1956	1995	28 A		0.93		1,404 sqft	\$98,334	24%	\$74,730	0%	100%	1.380	1.0000	\$103,100
2: Detached Garage (28x	100%	1	Wood Frame	C	2000	2000	23 A	\$23.93	0.93	\$22.25	28'x48'	\$29,911	22%	\$23,330	0%	100%	1.000	1.0000	\$23,300
3: Utility Shed (8x12)	0%	1		D	2002	2002	21 A	\$23.66	0.93	\$17.60	8'x12'	\$1,690	55%	\$760	50%	100%	1.000	1.0000	\$400

# 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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