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

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# REAL ESTATE AUCTION TERMS

## *Ranch Home with Walk-Out Basement on 6+/- Acres!*

This property will be offered via Online Only Auction on Thursday, November 7, 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$25,000 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. *A 2% buyer's premium will be added to the winning invoice.* YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 13, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$3,518.82. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on 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. The Client Registration form is available upon request.

**Online Auction: Thursday, November 7, 2024**

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

**13623 S. County Line Rd., Syracuse, IN 4656**

**Benton Township • Elkhart County**

**[www.BidMetzger.com](http://www.BidMetzger.com)**



**Metzger** PROPERTY SERVICES, LLC  
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**Legend**

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
- Abandoned Railroad
- Road Centerline
- Railroad Bridge

**Michiana Regional GIS Website**

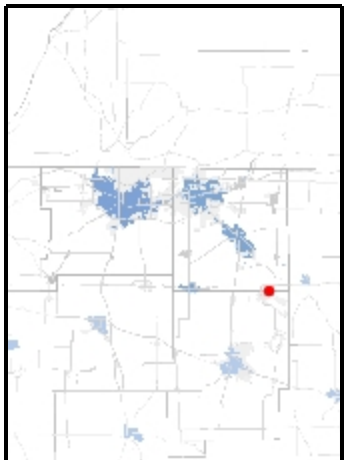
txtSubTitle


Map Generated By: Public  
Date Printed: 9/10/2024

1 inch = 187.44 feet

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized without the express written permission of MACOG.



<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202439025	<b>13623 S County Line Road</b>	<b>Syracuse</b>	<b>IN 46567</b>	<b>LP \$433,000</b>
	<b>Area</b> Elkhart County	<b>Parcel ID</b> 20-16-33-376-009.000-003	<b>Type</b> Site-Built Home	<b>Waterfront</b> Yes
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 4	<b>F Baths</b> 2
	<b>Township</b> Benton	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 2
	<b>School District</b> FAIRF	<b>Elem</b> Benton	<b>JrH</b> Fairfield	<b>SrH</b> Fairfield

**Legal Description** SE COR E1/2 SW 257.24FTX 1022.19FT SEC 33 6.04A

**Directions** Property is north of Syracuse, just east of the Maxwellton Golf Course on the north side of the road. Once you enter the drive way,

Inside City	City Zoning	County Zoning	Zoning Description
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**Remarks** Ranch Home with Walk-Out Basement on 6+/- Acres with Pond selling via Online Only Auction on Thursday, November 7, 2024 -- Bidding begins closing out at 6 pm! 3-4 bedroom, 2.5 bath home nestled on 6 picturesque acres, offering a true park-like setting. Step inside to find a cozy living room featuring a charming gas fireplace, creating a warm ambiance for those chilly evenings. An inviting kitchen seamlessly opens to the family room, perfect for entertaining and family gatherings. Retreat to the master suite, complete with an ensuite bathroom with a twin sink vanity, separate shower, & tub and a spacious walk-in closet. Enjoy the beauty of nature from the 3-season room, where you can unwind while taking in the serene views of your expansive property. The finished walk-out basement provides additional living space, featuring a large family room, a full bath, a versatile 4th bedroom or office with its own walk-in closet, and a convenient kitchenette, ideal for hosting guests. Ample storage rooms ensure everything has its place. The property also includes a 2-car

**Agent Remarks** Online Auction: Thurs. 11.7.24 6pm Open House: Mon. 11.4.24 5:30-6pm A 2% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$350-525k Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	6.0400	/	263,102	/	1030x250	Lot Desc	6-9.999		
<b>Above Gd Fin SqFt</b>	1,634	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	1,550	<b>Ttl Below Gd SqFt</b>	1,550	<b>Ttl Fin SqFt</b>	3,184	<b>Year Built</b>	1993
<b>Age</b>	31	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Brick, Vinyl	<b>Bsmnt</b>	Full Basement, Walk-Out Basement, Finished	<b>#</b>	10
<b>Room Dimensions</b>		<b>Baths</b>		<b>Full</b>		<b>Hal</b>		<b>Water</b>	WELL	<b>Basement Material</b>	Poured Concrete
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	2	<b>Well Type</b>	Private		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes
<b>LR</b>	14 x 24	<b>M</b>	<b>B-Upper</b>	0	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
<b>DR</b>	12 x 16	<b>M</b>	<b>B-Blw</b>	1	0	<b>Fuel /</b>	Propane, Forced Air	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
<b>FR</b>	10 x 16	<b>M</b>	<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
<b>KT</b>	14 x 12	<b>M</b>	<b>Laundry L/W</b>	6 x 10		<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>BK</b>	x		<b>AMENITIES</b>	1st Bdrm En Suite, Breakfast Bar, Built-In				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>DN</b>	x			Bookcase, Chair Rail, Closet(s) Walk-in, Deck Open, Garden				<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	
<b>1B</b>	14 x 10	<b>M</b>		Tub, Range/Oven Hook Up Elec, Range/Oven Hook Up Gas,				<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
<b>2B</b>	10 x 14	<b>M</b>						<b>Garden Tub</b>	Yes	<b>Nr Wlkg Trails</b>	No
<b>3B</b>	12 x 12	<b>M</b>	<b>Garage</b>	2.0 / Attached	/	22 x 21	/	462.00		<b>Jet Tub</b>	No
<b>4B</b>	14 x 16	<b>B</b>	<b>Outbuilding 1</b>	2nd Detached		24 x 50				<b>Pool</b>	No
<b>5B</b>	x		<b>Outbuilding 2</b>			x				<b>Off Street Pk</b>	
<b>RR</b>	14 x 50	<b>B</b>	<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable	<b>Pool Type</b>		<b>SALE INCLUDES</b>	Dishwasher, Refrigerator, Range-Electric, Range -Gas, Water Heater Gas
<b>LF</b>	x		<b>Other Fees</b>					<b>FIREPLACE</b>	Family Rm, Living/Great Rm, Gas Starter		
<b>EX</b>	x		<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> Pond	<b>Lake Type</b>
<b>Auctioneer Name</b> Chad Metzger	<b>Lic #</b> AC31300015	<b>Auction Date</b> 11/7/2024	<b>Time</b> 6 pm
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Location</b> Online Only: bidmetzger.com	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$3,518.82	<b>Exemption</b>	<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>Co-List Office</b>	<b>List Team</b>
<b>Co-List Agent</b>	

<b>Showing Instr</b> Showingtime or Open House	<b>Exp Date</b> 12/31/2024	<b>Owner/Seller a Real Estate Licensee</b> No	<b>Agent/Owner Related</b> No
<b>List Date</b> 10/8/2024	<b>Start Showing Date</b>	<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>

<b>Contract Type</b> Exclusive Right to Sell	<b>Special List Cond.</b> None
<b>Virtual Tours:</b>	<b>Type of Sale</b>
<b>Lockbox Type</b> Mechanical/Combo	<b>Lockbox Location</b> front door
<b>Pending Date</b>	<b>Closing Date</b>
<b>Ttl Concessions Paid</b>	<b>Selling Price</b>
<b>Sold/Concession Remarks</b>	<b>How Sold</b>
<b>Sell Office</b>	<b>Conc Paid By</b>
<b>Co-Sell Office</b>	<b>Sell Agent</b>
<b>Co-Sell Agent</b>	<b>Co-Sell Agent</b>
<b>Sell Team</b>	

**Presented** Jen Rice - Cell: 260-982-0238 / 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**

General Information

Parcel Number 20-16-33-376-009.000-003
Local Parcel Number 16-33-376-009-003

Tax ID: 16-33F

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County Elkhart

Township BENTON TOWNSHIP

District 003 (Local 003) BENTON TOWNSHIP

School Corp 2155 FAIRFIELD COMMUNITY

Neighborhood 350000-003 0350000-Residential default (003)

Section/Plat

Location Address (1) 13623 S CO LINE RD SYRACUSE, IN 46567

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Printed Thursday, April 25, 2024

Review Group 2020

Ownership

REINHOLT LERA L TRUSTEE OF RE 13623 S County Line Rd Syracuse, IN 465679233

Legal

SE COR E1/2 SW 257.24FTX 1022.19FT SEC 33 6.04A



Transfer of Ownership

Date 01/01/1900 Owner REINHOLT LERA L T Doc ID Code Book/Page Adj Sale Price V/I

Notes

Res

Valuation Records

Table with columns for Assessment Year (2021-2024), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.



**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1634 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
Porch, Enclosed Frame	216	\$11,400
Wood Deck	294	\$4,800

**Plumbing**

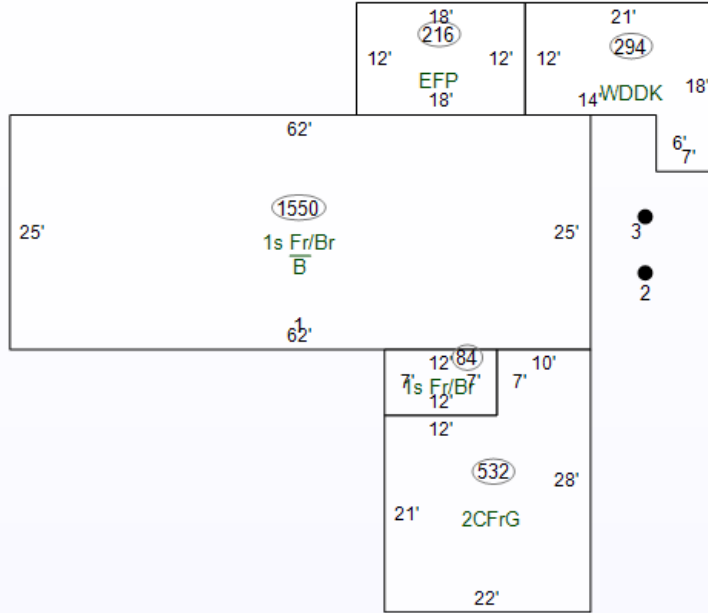
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	10

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
3		
2		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1634	1634	\$111,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1550	0	\$34,900	
Crawl					
Slab					

**Total Base** \$145,900

**Adjustments** 1 Row Type Adj. x 1.00 \$145,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:769	\$10,100
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1634	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$168,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$16,200	\$184,700
Garages (+) 532 sqft	\$16,200	\$200,900
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92

**Replacement Cost** \$203,311

**Summary of Improvements**

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	2/6 Maso	C+2	1993	1993	31	A		0.92		3,184 sqft	\$203,311	26%	\$150,450	0%	100%	1.970	1.000	100.00	0.00	0.00	\$296,400
2: Detached Garage/Boat H	1	Wood Fr	C	1994	1994	30	A	\$24.49	0.92	\$22.53	24'x50'	\$27,037	24%	\$20,550	0%	100%	1.970	1.000	100.00	0.00	0.00	\$40,500
3: Utility Shed	1		D	2014	2014	10	A	\$20.44	0.92	\$15.04	11'x20'	\$3,310	30%	\$2,320	0%	100%	1.970	1.000	100.00	0.00	0.00	\$4,600

*...Generation after Generation*



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