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**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

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

**WITH SPECIALISTS IN REAL ESTATE,  
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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

***Building Site just off of Nyona Lake!***

This property will be offered via Online Only Auction on Thursday, November 7, 2024 -- Bidding begins closing out at 6:30 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 \$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. *A 3% 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 20, 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 \$157.12. 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 6:30 pm!**

**6318 N. Lakeshore Dr., Macy, IN 46951**  
**Liberty Township • Fulton County**

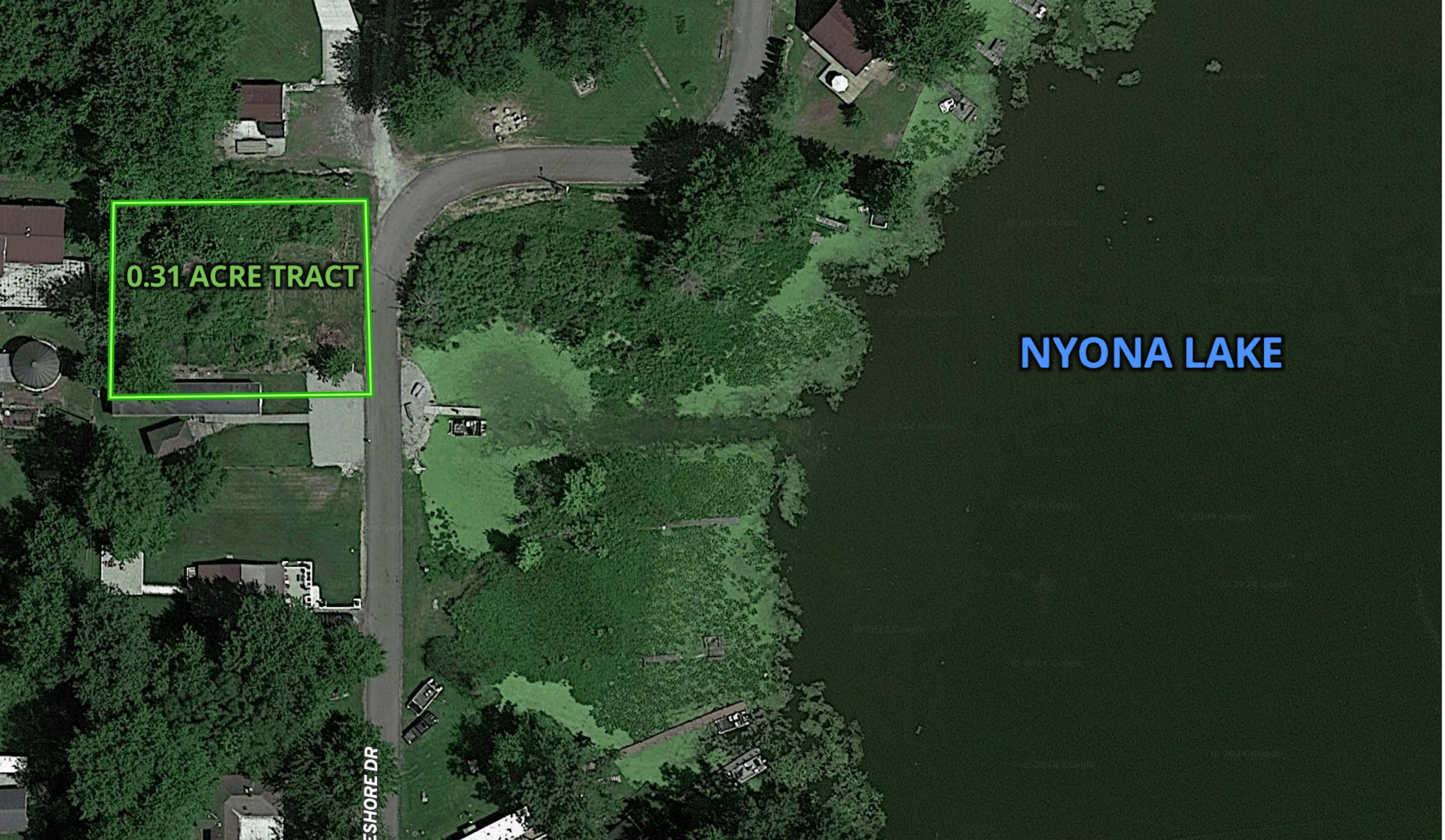
**Auction Manager: Tiffany Reimer 260.571.7910**  
**[www.BidMetzger.com](http://www.BidMetzger.com)**



**NYONA LAKE**

**0.31 ACRE TRACT**

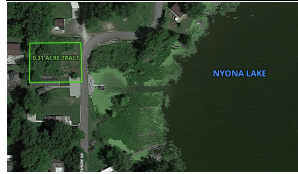
**ESHORE DR**



Listings as of 10/10/2024

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

**MLS** 202439323     
**6318 N Lakeshore Drive**     
**Macy**     
**IN 46951**     
**Status Active**     
**LP \$0**



**Area** Fulton County     
**Parcel ID** 25-12-16-281-002.000-004     
**Type** Residential Land  
**Sub** None     
**Cross Street**  
**School District** CAS Elem Caston     
**JrH** Caston     
**SrH** Caston  
**REO** No     
**Short Sale** No     
**Waterfront Y/N** N  
**Legal Description** 50' MID PT LOT 64 SHAFFER'S PLEASANT VIEW 2ND ADD 50' N SIDE LOT 64 SHAFFERS PL VW 2ND  
**Directions** On west side of Nyona Lake. Take US 31 to 650 S, then north on Lakeshore Dr. Property is on the west side of the  
**Inside City Limits** N     
**City**     
**County Zoning** R3     
**Zoning Description**

**Remarks** Vacant Lot near Nyona Lake selling via Online Only Auction on Thursday, November 7, 2024 -- Bidding begins closing out at 6:30 pm! 0.31+/- Acre lot ready for you to build your dream home. Beautiful Lake Views of Nyona Lake just across the road.

**Agent Remarks** Online Auction: Thurs. 11.7.24 6:30pm A 3% buyer's premium will be added to the winning invoice. 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 64     
**Lot Ac/SF/Dim** 0.3100 / 13,504 / 100X135  
**Parcel Desc** 0-2.9999     
**Platted Development** No     
**Platted Y/N** Yes  
**Township** Liberty     
**Date Lots Available**     
**Price per Acre** \$0.00  
**Type Use** Residential, Recreational     
**Road Access** County     
**Road Surface** Tar and Stone     
**Road Frontage** County  
**Water Type** None     
**Well Type**     
**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 & Tiffany Reimer     
**Auctioneer License #** AC31300015  
**Auction Location** Online Only: bidmetzger.com     
**Auction Start Date** 11/7/2024  
**Financing: Existing**     
**Proposed**     
**Excluded Party** None  
**Annual Taxes** \$157.12     
**Exemption** No Exemptions     
**Year Taxes Payable** 2024     
**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** Tiffany Reimer - Cell: 260-571-7910  
**Agent ID** RB15000018     
**Agent E-mail** tiff@metzgerauction.com  
**Co-List Office**     
**Co-List Agent**  
**Showing Instr**  
**List Date** 10/10/2024     
**Exp Date** 1/31/2025  
**Contract Type** Exclusive Right to Sell     
**Special Listing Cond.** None  
**Seller Concessions Offer Y/N**     
**Seller Concession Amount \$**  
**Virtual Tours:**     
**Type of Sale**  
**Pending Date**     
**Closing Date**     
**Selling Price**     
**How Sold**     
**CDOM** 0  
**Total Concessions Paid**     
**Sold/Concession Remarks**  
**Sell Office**     
**Sell Agent**     
**Sell Team**  
**Co-Sell**     
**Co-Sell Agent**  
**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](mailto:info@metzgerauction.com)**

25-12-16-281-002.000-004

Johnson Donna C

6318 N. Lakeshore Dr.

500, Vacant - Platted Lot

Nyona Lake / N, Mud Lake ( 1/2

General Information

Ownership

Transfer of Ownership

Notes

Parcel Number 25-12-16-281-002.000-004
Local Parcel Number 00512002400

Johnson Donna C
10338 N Old Route 31
Macy, IN 46951

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 12/31/2020 and 09/23/1997.

10/9/2023 24RS: Land adjustment sm/jm
12/26/2019 20RS: Per cyc rev no changes kah /aw

Tax ID:

Legal

50' MID PT LOT 64 SHAFFER'S PLEASANT
VIEW 2ND ADD 50' N SIDE LOT 64
SHAFFERS PL VW 2ND ADD, 307-20024-00

Routing Number

12-16-200-045

Property Class 500

Vacant - Platted Lot



Res

Year: 2024

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

Location Information

County Fulton

Township LIBERTY TOWNSHIP

District 004 (Local 005) LIBERTY TOWNSHIP

School Corp 2650 CASTON

Neighborhood 3512152-004 Nyona Lake / N, Mud Lake (Inland)

Section/Plat

Location Address (1) 6318 N. Lakeshore Dr. MACY, IN 46951

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values include \$11,400 and \$11,900.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 120', CI 0' X 0')

Zoning

Subdivision

Lot

Market Model

3512152

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Values include 100, 100x135, 1.06, \$205, \$217, \$21,700, -50%, 1.0500, 0.00, 100.00, 0.00, \$11,390.

Characteristics

Topography Level Flood Hazard

Public Utilities Sewer, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage

Static

Printed Wednesday, August 7, 2024

Review Group 2

Data Source External Only

Collector 08/08/2023 PM

Appraiser 10/09/2023 AVS

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.31), Actual Frontage (100), Developer Discount, Parcel Acreage (0.31), 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 (0.31), 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 (\$0), CAP 2 Value (\$11,400), CAP 3 Value (\$0), Total Value (\$11,400).

*...Generation after Generation*



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