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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,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
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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

Country Homestead with Multiple Outbuildings on 4.3+/- Acres!

This property will be offered via Online Only Auction on Wednesday, November 20, 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 \$10,000 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 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 \$1,108.00. 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: Wednesday, November 20, 2024

Bidding begins closing out at 6 pm!

250 E. 1200 N., Macy, IN 46951

Chester Township • Wabash County

www.BidMetzger.com



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

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

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Miami County, IN

250 E 1200 N, Macy, IN 46951
52-02-22-300-003.000-014



Parcel Information

Parcel Number: 52-02-22-300-003.000-014

Alt Parcel Number: 014-14409-01

Property Address: 250 E 1200 N
Macy, IN 46951

Neighborhood: Perry Twp

Property Class: Mobile or Manufactured Home - Unplatted (0 to 9.99 Acres)

Owner Name: Gambrell, Gary W & Jerilyn J

Owner Address: 2893 E Macy Gilead Rd
MACY, IN 46951

Legal Description: 014-14409-01 PT SW1/4; 22-29-4; 4.3
ACRES DA 538; 27 144 00901


Taxing District

Township: PERRY TOWNSHIP

Corporation: NORTH MIAMI CONSOLIDATED

Land Description

	<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
	9	1.0	
		3.3	

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202441035	250 E 1200 N	Macy	IN 46951	LP \$350,000
	Area Miami County	Parcel ID 52-02-22-300-003.000-014	Type Manuf. Home/Mobile	Waterfront No
	Sub None	Cross Street	Bedrms 2	F Baths 3
	Township Perry	Style One Story	REO No	H Baths 0
	School District NMICS	Elem North Miami	JrH North Miami	SrH North Miami
	Legal Description 014-14409-01 PT SW1/4 22-29-4 4.3 ACRES DA 538 27 144 00901			
	Directions From SR 19, head west on 1200 N. Property is on the north side of the road.			

Inside City	City Zoning	County Zoning	Zoning Description
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Remarks Country Homestead with Multiple Outbuildings on 4.3+/- Acres selling via Online Only Auction on Wednesday, November 20, 2024 -- Bidding begins closing out at 6 pm! This newly renovated 2-3 bedroom, 3 bath home features a welcoming large front porch, perfect for enjoying the serene surroundings. Step inside to find an open concept kitchen, living area that creates a warm and inviting atmosphere. The newly designed kitchen boasts stainless steel appliances and a stylish subway tile backsplash, ideal for both cooking and entertaining. The home offers 2 bedrooms, each with their own ensuite with all new bathroom fixtures, ensuring privacy and comfort, while an additional office space can easily serve as a 3rd bedroom. A generous laundry/mudroom provides convenience for everyday living. The property includes an impressive 42x40 pole barn equipped with concrete floors, water, electricity, and stalls, making it an excellent space for horses or 4-H projects. Additional outbuildings feature a chicken coop and 2 open livestock shelters, catering to your farming needs. You'll

Agent Remarks Online Auction: Wed. 11.20.24 6pm Open House: Sat. 11.16.24 2-3pm A 2% 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	Lot	4.3000	/	187,308	/	350x540	Lot Desc	3-5.9999				
Above Gd Fin SqFt	1,760	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,760	Year Built	1998		
Age	26	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Crawl	#	5		
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material					
	RM DIM	LV	B-Main	3	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No		
LR	20 x 30	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	x		B-Blw	0	0	Fuel /	Propane, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No		
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	No		
KT	12 x 14	M	Laundry L/W	14 x 27		Cooling	Central Air	Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES 1st Bdrm En Suite, Closet(s) Walk-in, Dryer				Water Soft-Rented	No	ADA Features	No			
DN	x		Hook Up Electric, Open Floor Plan, Porch Covered, Range				Alarm Sys-Sec	No	Fence				
1B	12 x 14	M	/Oven Hook Up Gas, Stand Up Shower, Tub/Shower				Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 12	M					Garden Tub	No	Nr Wlkg Trails	No			
3B	x		Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No		
4B	x		Outbuilding 1	Pole/Post Building	42 x 40			Pool	No	Off Street Pk			
5B	x		Outbuilding 2	Pole/Post Building	30 x 44	1320		Pool Type					
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES	Dishwasher, Refrigerator, Range-Gas, Water Heater Electric				
LF	x		Other Fees										
EX	14 x 15	M	Restrictions										

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	11/20/2024	Time	6 pm
Financing: Existing		Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$1,108.00	Exemption	Homestead, Supplemental	Year Taxes Payable	2024	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	10/23/2024	Start Showing Date		Exp Date	1/31/2025	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Seller Concession Amount \$		Agent/Owner Related	No		
Contract Type	Exclusive Right to Sell					Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door	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 Office		Co-Sell Agent		Sell Team			
Presented	Jen Rice - Cell: 260-982-0238			/	Metzger Property Services, LLC - Off: 260-982-0238		

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.

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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