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BUSINESS VALUATIONS AND LIQUIDATIONS, WE
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SMALL ENOUGH TO VALUE
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Lakefront Property on Twin Lakes!

This property will be offered via Online Only Auction on Wednesday, November 20, 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 \$150.18. 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 6:30 pm!

Lakeshore Dr., Silver Lake, IN 46982

Pleasant Township • Wabash County

www.BidMetzger.com

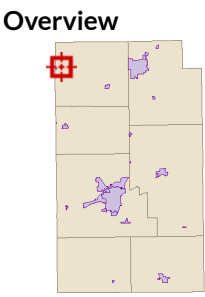
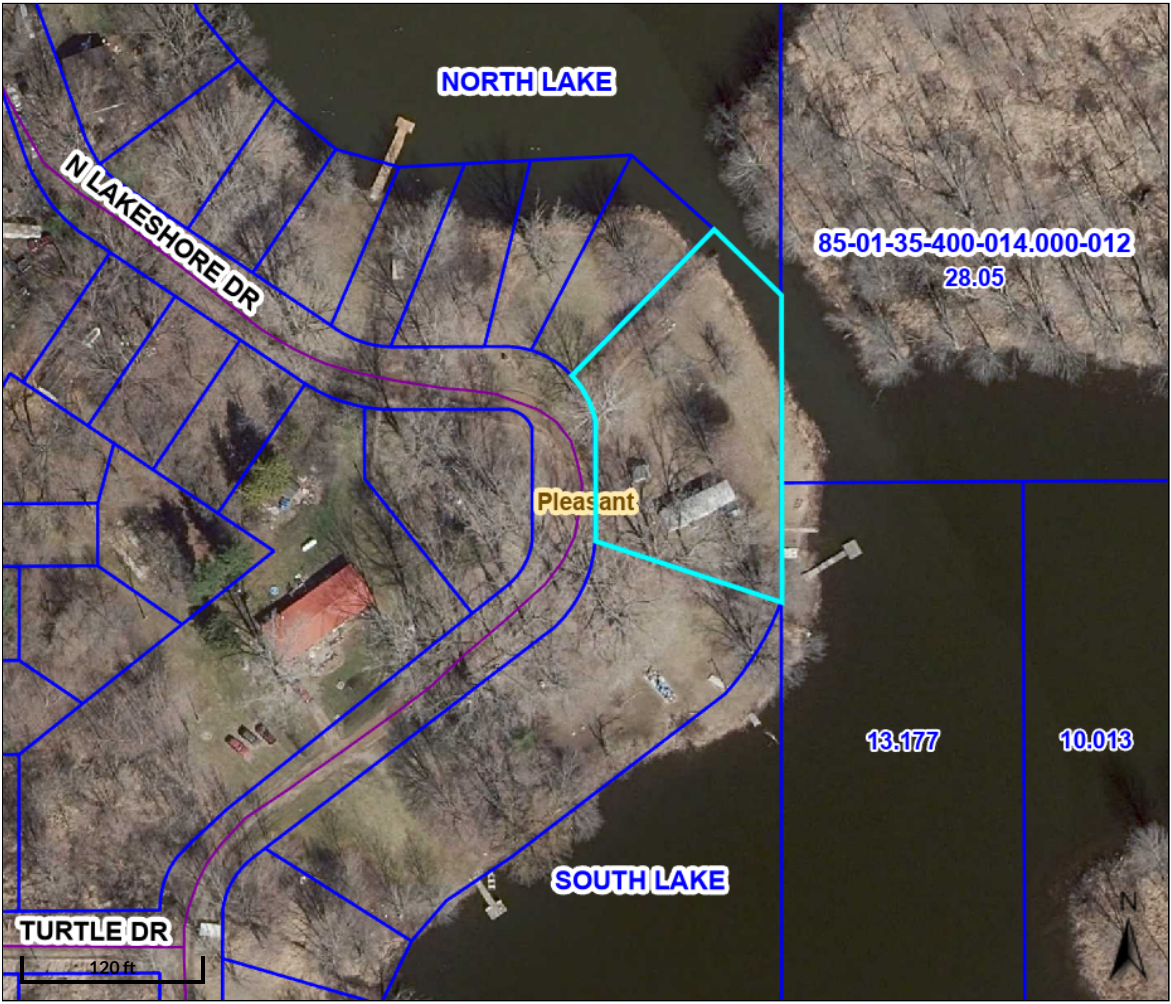


Metzger PROPERTY SERVICES, LLC
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★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Legend

- Parcels
- Road Centerlines

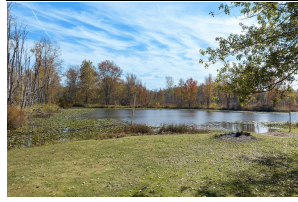
| | | | | | |
|------------------------------|--|---------------------|--------------------------|----------------------|----------------------|
| Parcel ID | 85-01-35-401-102.000-012 | Alternate ID | n/a | Owner Address | ELLIS PATRICIA A |
| Sec/Twp/Rng | 35-30-05 | Class | Res - Vacant Platted lot | | 52380 HELMEN RD |
| Property Address | LAKESHORE DR | Acreage | n/a | | SOUTH BEND, IN 46637 |
| | SILVER LAKE | | | | |
| District | PLEASANT TWP | | | | |
| Brief Tax Description | TWIN LAKES EST UNIT 2 LOTS 8, 9 & 10 BLK 1 | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 10/15/2024
 Last Data Uploaded: 10/15/2024 4:31:29 AM

Listings as of 10/25/2024

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

MLS 202441443 * Lakeshore Drive Silver Lake IN 46982 Status Active LP \$0



Area Wabash County **Parcel ID** 85-01-35-401-102.000-012 **Type** Residential Land

Sub None **Cross Street** **Lot #**

School District MCS Elem Manchester **JrH** Manchester **SrH** Manchester

REO No **Short Sale** No **Waterfront Y/N** Y

Legal Description TWIN LAKES EST UNIT 2 LOTS 8, 9 & 10 BLK 1

Directions From SR 114, head North on Lakeshore Dr. Property is on the East side of the road.

Inside City Limits N **City** **County Zoning** OT **Zoning Description** RL1

Remarks Lakefront property on Twin Lakes in Silver Lake selling via Online Only Auction on Wednesday, November 20, 2024 -- Bidding begins closing out at 6:30 pm! Beautiful Lakefront Retreat on this .53+/- acre lot with over 200 feet of frontage on Twin Lakes! Great camp or home site! With ample space for outdoor activities, this lot offers endless possibilities for relaxation and recreation. Enjoy fishing, boating, or simply soaking in the tranquil surroundings. Amazing Recreational Opportunity with this 0.53+/- Acre Lot on Twin Lakes!

Agent Remarks Online Auction: Wed. 11.20.24 6:30 pm 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 0 **Lot Ac/SF/Dim** 0.5400 / 23,316 / 201X116

Parcel Desc Lake, Waterfront, 0-2.9999, Water View **Platted Development** No **Platted Y/N** Yes

Township Pleasant **Date Lots Available** **Price per Acre** \$0.00

Type Use Mobile Home, Residential, **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County

Water Type None **Well Type** **Easements** Yes

SEWER TYPE None **Water Frontage** 240.00

Type Fuel None **Assn Dues** Not Applicable

Electricity Available **Other Fees**

Features

DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv Yes

Can Property Be Divided? No

Water Access Lake

Water Name Twin Lakes **Lake Type**

Water Features

Water Frontage 240.00 **Channel Frontage** 140.00 **Water Access** FRNT

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Auction Location Online Only: bidmetzger.com **Auction Start Date** 11/20/2024

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$150.18 **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** Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com

Co-List Office **Co-List Agent**

Showing Instr

List Date 10/25/2024 **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**

General Information

Parcel Number 85-01-35-401-102.000-012
Local Parcel Number 0090145700

Tax ID:

Routing Number 5M.105

Property Class 500 Vacant - Platted Lot

Year: 2024

Location Information

County Wabash

Township PLEASANT TOWNSHIP

District 012 (Local 012) PLEASANT TOWNSHIP

School Corp 8045 MANCHESTER COMMUNITY

Neighborhood 8512541-012 PLEASANT MH'S

Section/Plat 35

Location Address (1) LAKESHORE DR SILVER LAKE, IN 46982

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 10, 2024

Review Group 2024

Ownership

ELLIS PATRICIA A 52380 HELMEN RD SOUTH BEND, IN 46637

Legal

TWIN LAKES EST UNIT 2 LOTS 8, 9 & 10 BLK 1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/13/2001 to 01/01/1900.

Res

Valuation Records

Table with columns: Assessment Year (2024-2020), 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).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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. Rows for F, F, F.

Notes

8/31/2023 RP: Reassessment Packet 2024
1/1/1900 MH: ANNUALLY ASSESSED FAIRMOUNT HAPPY HOUSE

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.54), Actual Frontage (250), 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 (\$0), CAP 2 Value (\$11,500), CAP 3 Value (\$0), Total Value (\$11,500).

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