

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**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
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

Building Sites offered in 4 Tracts!

This property will be offered via Online Only Auction on Tuesday, November 26, 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 for each tract 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. 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 \$1,514.00 in total. 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: Tuesday, November 26, 2024

Bidding begins closing out at 6:30 pm!

Tract 1: 315 Olive St., Wabash, IN 46992

Tract 2: 1611 Garfield St., Wabash, IN 46992

Tract 3: Lot to the east of tract 2

Tract 4: Lot to the south of tract 1

Noble Township • Wabash County

www.BidMetzger.com



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

260-982-0238

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

www.METZGERAUCTION.COM

GARFIELD ST

GARFIELD ST

GARFIELD ST

GARFIELD ST

OLIVE ST

TRACT 1

TRACT 2

TRACT 3

RUSSELL ST

OLIVE ST

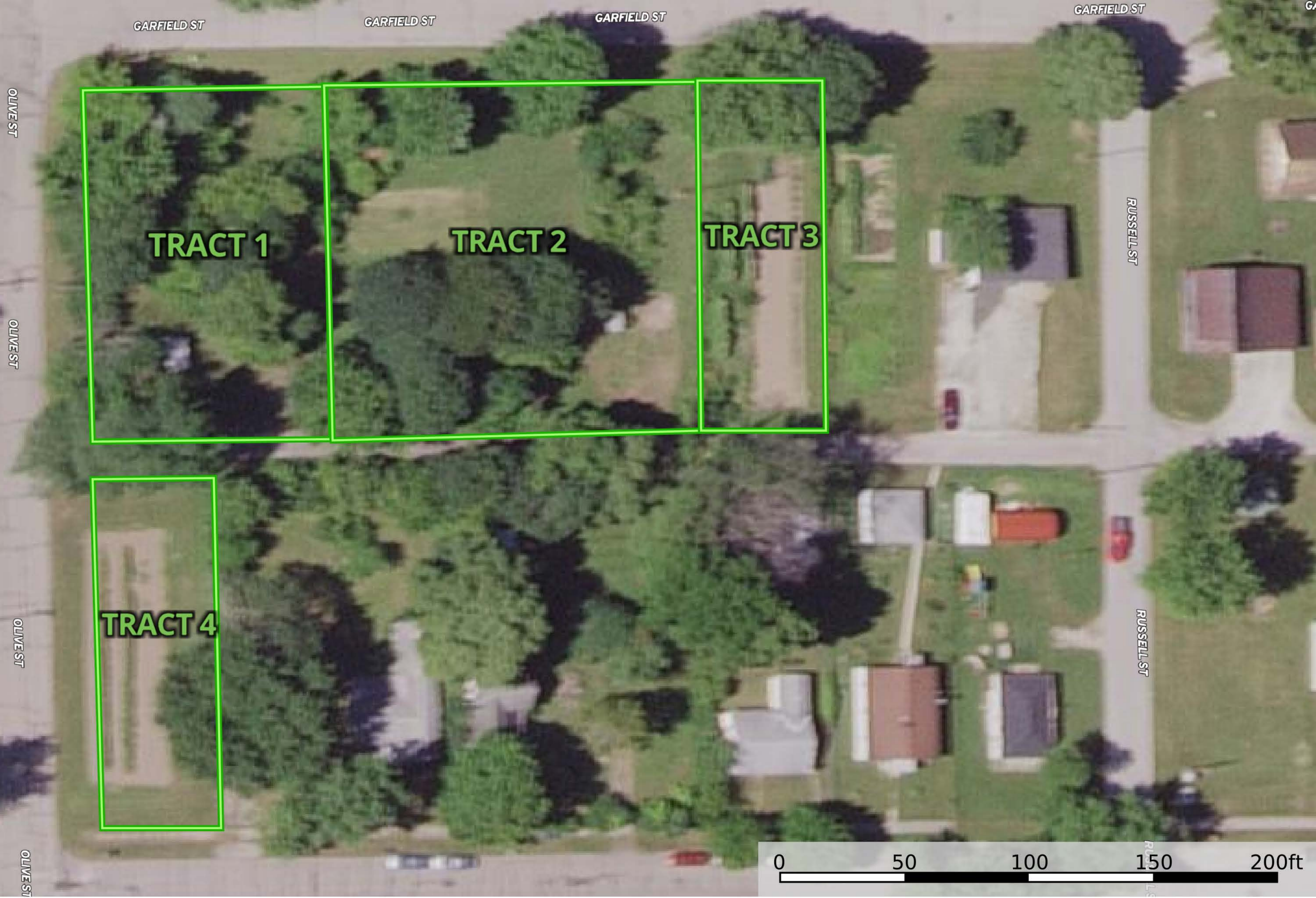
TRACT 4

OLIVE ST

RUSSELL ST

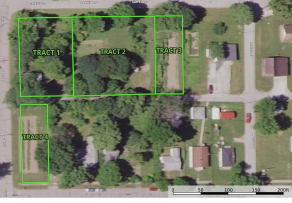
OLIVE ST

0 50 100 150 200ft



Listings as of 11/01/2024

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

MLS 202442414	315 Olive Street	Wabash	IN 46992	Status Active	LP \$0
		Area Wabash County	Parcel ID 85-14-10-331-028.000-009	Type Industrial Land	
Sub Walnut Hill(s)		Cross Street		Lot #	
School District WAB Elem	OJ Neighbors	JrH	Wabash	SrH Wabash	
REO No	Short Sale No	Waterfront Y/N N			
Legal Description WALNUT HILLS 86 & WALNUT HILLS 87					
Directions From US 24, head east on Stitt St. South on Bond St, then west on Garfield St. Property is on the corner of Garfield &					
Inside City Limits Y	City OTH	County Zoning	Zoning Description WCHI		

Remarks Building Sites offered in 4 Tracts selling via Online Only Auction on Tuesday, November 26, 2024 -- Bidding begins closing out at 6:30 pm! Tract 1: 0.32+/- Acre Lot with many possibilities. These lots present a fantastic opportunity for builders and investors alike, offering a blank canvas for a variety of development possibilities. Bid on each tract individually, in combination, or for the entirety!

Agent Remarks Online Auction: Tues. 11.26.24 6:30 pm 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 Ac/SF/Dim 0.3200 / 13,939 / 100x140
Parcel Desc 0-2.9999	Platted Development No Platted Y/N Yes
Township Noble	Date Lots Available
Type Use Industrial, Residential	Road Access City Road Surface Asphalt Road Frontage City
Water Type City	Well Type
SEWER TYPE City	Easements Yes
Type Fuel None	Water Frontage
Electricity Available	Assn Dues Not Applicable
	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
Auction Yes	Auctioneer Name Chad Metzger Auctioneer License # AC31300015
Auction Location Online Only: bidmetzger.com	Auction Start Date 11/26/2024
Financing: Existing	Proposed
Annual Taxes \$432.00	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 11/1/2024	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

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.

Listings as of 11/01/2024

Property Type	LOTS AND LAND	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS	202442417	1611 Garfield Street	Wabash	IN 46992	Status Active	LP \$0			
	Area	Wabash County	Parcel ID	85-14-10-331-031.000-009			Type	Industrial Land	
	Sub	Walnut Hill(s)	Cross Street						
	School District	WAB Elem	OJ Neighbors	JrH	Wabash	SrH	Wabash		
	REO	No	Short Sale	No		Waterfront Y/N	N		
	Legal Description	WALNUT HILLS LOT 83, 84, & 85							
	Directions	From US 24, head east on Stitt St. South on Bond St, then west on Garfield St.							
	Inside City Limits	Y	City	OTH	County Zoning	Zoning Description WCHI			

Remarks Building Sites offered in 4 Tracts selling via Online Only Auction on Tuesday, November 26, 2024 -- Bidding begins closing out at 6:30 pm! Tract 2: 0.48+/- Acre Lot with many possibilities. These lots present a fantastic opportunity for builders and investors alike, offering a blank canvas for a variety of development possibilities. Bid on each tract individually, in combination, or for the entirety!

Agent Remarks Online Auction: Tues. 11.26.24 6:30 pm 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	0.4800 / 21,000 / 150X140
Parcel Desc	0-2.9999	Platted Development	No
Township	Noble	Date Lots Available	
Type Use	Industrial, Residential	Road Access	City
		Road Surface	Asphalt
		Road Frontage	City
Water Type	City	Well Type	
SEWER TYPE	City	Easements	Yes
Type Fuel	None	Water Frontage	
Electricity	Available	Assn Dues	Not Applicable
		Other Fees	

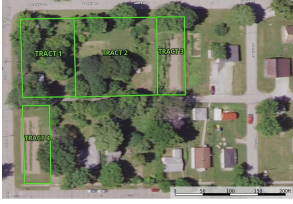
Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv	No
Can Property Be Divided?	No
Water Access	
Water Name	
Water Features	
Water Frontage	
Channel Frontage	
Water Access	
Auction	Yes
Auctioneer Name	Chad Metzger
Auctioneer License #	AC31300015
Auction Location	Online Only: bidmetzger.com
Auction Start Date	11/26/2024
Financing: Existing	
Proposed	
Excluded Party	None
Annual Taxes	\$678.00
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	11/1/2024
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

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.

Listings as of 11/01/2024

Property Type **LOTS AND LAND** Status **Active** CDOM **0** DOM **0** Auction **Yes**
MLS 202442419 * Garfield Street Wabash IN 46992 Status Active LP \$0**



Area Wabash County **Parcel ID** 85-14-10-331-032.000-009 **Type** Industrial Land
Sub Walnut Hill(s) **Cross Street**
School District WAB Elem **OJ Neighbors** JrH Wabash **SrH** Wabash **Lot #**
REO No **Short Sale** No **Waterfront Y/N** N
Legal Description WALNUT HILLS 82
Directions From US 24, head east on Stitt St. South on Bond St, then west on Garfield St. Property is on the corner of Garfield &
Inside City Limits Y **City** OTH **County Zoning** **Zoning Description** WCHI

Remarks Building Sites offered in 4 Tracts selling via Online Only Auction on Tuesday, November 26, 2024 -- Bidding begins closing out at 6:30 pm! Tract 3: 0.16+/- Acre Lot with many possibilities. This lot has mature grape vines. These lots present a fantastic opportunity for builders and investors alike, offering a blank canvas for a variety of development possibilities. Bid on each tract individually, in combination, or for the entirety!

Agent Remarks Online Auction: Tues. 11.26.24 6:30 pm 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 Ac/SF/Dim** 0.1600 / 7,000 / 50X140
Parcel Desc 0-2.9999 **Platted Development** No **Platted Y/N** Yes
Township Noble **Date Lots Available** **Price per Acre** \$0.00
Type Use Industrial, Residential **Road Access** City **Road Surface** Asphalt **Road Frontage** City
Water Type City **Well Type** **Easements** Yes
SEWER TYPE City **Water Frontage**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

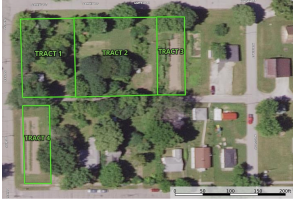
Features **DOCUMENTS AVAILABLE** Aerial Photo

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 **Auctioneer License #** AC31300015
Auction Location Online Only: bidmetzger.com **Auction Start Date** 11/26/2024
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$216.00 **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 11/1/2024 **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

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.

Listings as of 11/01/2024

Property Type LOTS AND LAND
 Status Active
 CDOM 0
 DOM 0
 Auction Yes
MLS 202442420
****** Grand Street**
Wabash
IN 46992
Status Active
LP \$0



Area Wabash County
Parcel ID 85-14-10-331-040.000-009
Type Industrial Land
Sub Walnut Hill(s)
Cross Street
School District WAB Elem
OJ Neighbors JrH Wabash
SrH Wabash
REO No
Short Sale No
Waterfront Y/N N
Legal Description WALNUT HILLS LOT 88
Directions From US 24, head east on Stitt St. South on Bond St, then west on Garfield St. Property is on the corner of Garfield &
Inside City Limits Y
City OTH
County Zoning
Zoning Description WCHI

Remarks Building Sites offered in 4 Tracts selling via Online Only Auction on Tuesday, November 26, 2024 -- Bidding begins closing out at 6:30 pm! Tract 4: 0.19+/- Acre Lot with many possibilities. These lots present a fantastic opportunity for builders and investors alike, offering a blank canvas for a variety of development possibilities. Bid on each tract individually, in combination, or for the entirety!

Agent Remarks Online Auction: Tues. 11.26.24 6:30 pm 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 88
Lot Ac/SF/Dim 0.1900 / 8,120 / 58X140
Parcel Desc 0-2.9999
Platted Development No
Platted Y/N Yes
Township Noble
Date Lots Available
Price per Acre \$0.00
Type Use Industrial, Residential
Road Access City
Road Surface Asphalt
Road Frontage City
Water Type City
Well Type
Easements Yes
SEWER TYPE City
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
Auctioneer License # AC31300015
Auction Location Online Only: bidmetzger.com
Auction Start Date 11/26/2024
Financing: Existing
Proposed
Excluded Party None
Annual Taxes \$198.00
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 11/1/2024
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

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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM