

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Great Starter Home, Downsizing or Investment Opportunity! 3 Bedroom | 1 Bath



Discover the potential of this inviting one-story home, offering a practical layout, comfortable living spaces, and features that make it a great opportunity for a variety of buyers. With three bedrooms, one bathroom, and the convenience of single-level living, this property could be an excellent fit for first-time homeowners, investors, or buyers interested in making a home their own.

Inside, the home features an eat-in kitchen with a convenient pass-through opening into the living room, creating a sense of connection between the two spaces while allowing for easy interaction during everyday activities and gatherings. Three bedrooms provide flexibility for family, guests, a home office, or other needs, while the one-story layout offers practical, easy-to-navigate living spaces.

Adding to the home's appeal is an enclosed porch, along with an adjoining partially open, covered area that offers another place to relax and enjoy the outdoors. An unfinished partial basement provides additional space for storage and the potential to accommodate a variety of future needs.



Whether you are searching for a place to call home, an investment opportunity, or a property with room to add your own personal touches, this home offers a promising starting point. With its functional layout & inviting porch areas, it presents an opportunity to explore and make your own!

Open House: Sunday, November 15th | 4:30-5 pm

www.BidMetzger.com

ONLINE AUCTION TERMS

One Story 3-bedroom 1-bath Home

This property will be offered at Online Auction on Mon., November 23, 2026 - 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 and Sellers. The seller has the right to accept or reject any bids at the auction & the auctioneer will settle any disputes as to bids and their decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer.

A 4% buyer's premium will be added to the winning invoice. An earnest money deposit of \$5,000 will be due within 24 hours 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. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers 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 & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 30, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately \$475.98. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. 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 on the bidding website.

Online Auction: Mon., November 23, 2026 • Bidding begins closing out at 6:30 pm
Chester Township • Wabash County • North Manchester, IN

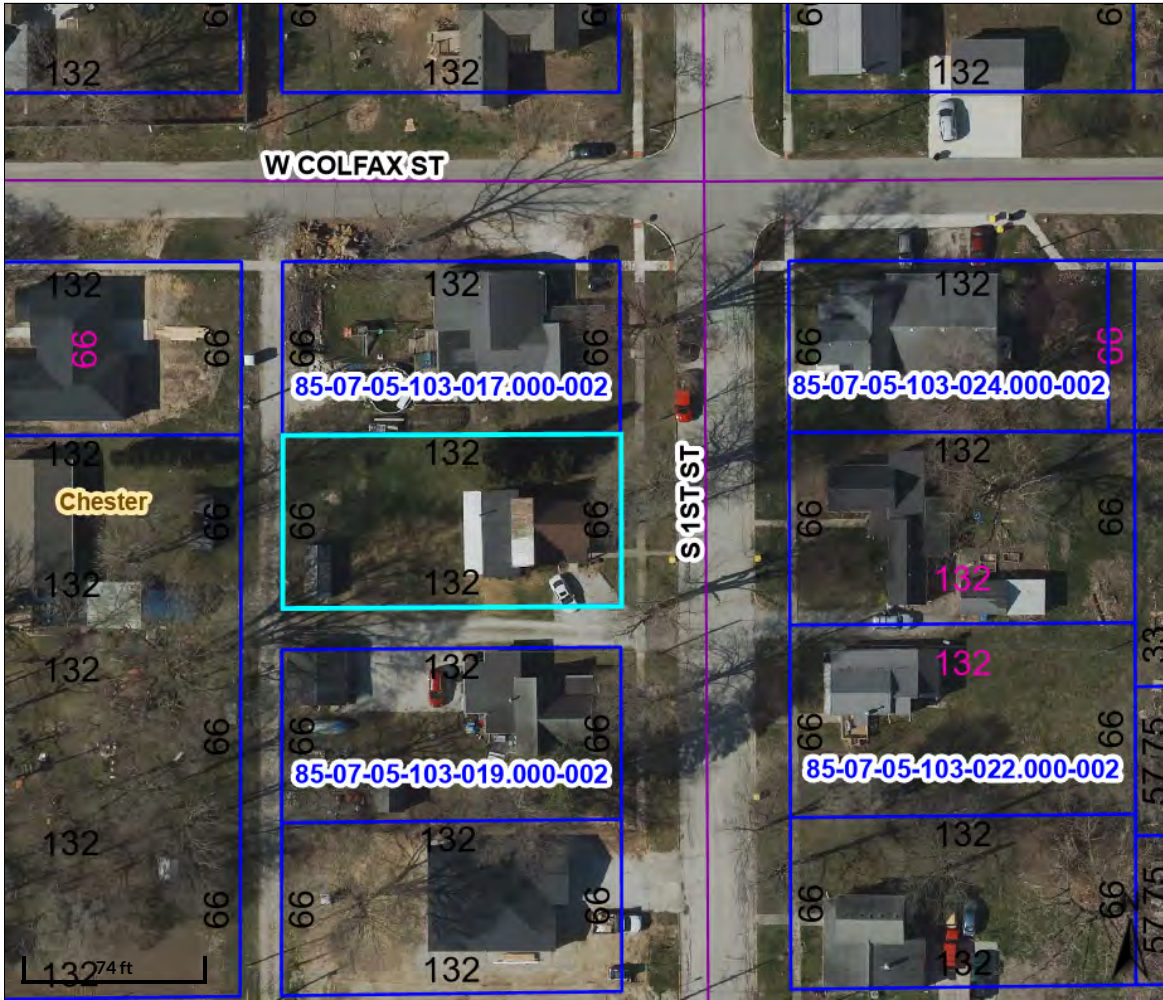
Open House: Sun., November 15, 4:30-5 pm

www.BidMetzger.com

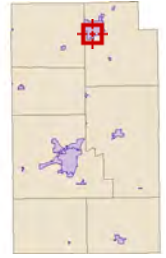


Beacon™

Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-07-05-103-015.000-002	Alternate ID	n/a	Owner Address	GOOD RYAN R
Sec/Twp/Rng	05-29-07	Class	One Family Dwelling Platted		304 S 1ST STREET
Property Address	304 S 1ST ST	Acres	n/a		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
District	N MANCHESTER				
Brief Tax Description	HYMERS 15				
	(Note: Not to be used on legal documents)				

Date created: 10/26/2026

Last Data Uploaded: 10/26/2026 3:23:33 AM

Developed by SCHNEIDER
GEOSPATIAL



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS # 202644542

304 S 1st Street

North Manchester

IN 46962

LP \$0



Area Wabash County

Parcel ID 85-07-05-103-015.000-002

Type Site-Built Home

Waterfront No

Sub None

Cross Street

Bedrms 3

F Baths 1

H Baths 0

Township Chester

Style One Story

REO No

Short Sale No

School District Manchester Community

Elem Manchester

Intermediate

JrH Manchester Jr/Sr

SrH Manchester Jr/Sr

Legal Description HYMERS 15

Directions to Property Head North on State Rd 13, turn Right on State Rd 114, turn Right on 1st St., pass Colfax St, property is the 2nd house on the Right

Inside City Limits

City Zoning

County Zoning

Zoning Description

Remarks Great Starter Home, Downsizing or Investment Opportunity Selling via Online Auction on Monday, November 23rd at 6:30 pm. This 3-bedroom, 1-bath, single-story home offers 960 sq. ft. of living space with a practical layout and plenty of potential to make your own. Whether you're looking for your first home, considering downsizing, or searching for an investment property, this home offers a variety of possibilities. Bring your ideas and make this property your own! Open House: Sunday, November 15 from 4:30-5 pm

Agent Remarks Online Auction: Monday, November 23rd at 6:30 pm Open House: Sunday, November 15, 4:30-5 pm Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present with them at any showing they attend. Client Registration form available on the bidding site.

Sec	Lot	Lot Ac/SF/Dim				0.2000 / 8,712 / 66X132				Lot Desc				Level, 0-2.9999					
Above Gd	Fin	SqFt	960	Above Gd	Unfin	SqFt	0	Below Gd	Fin	SqFt	0	Ttl Below Gd	SqFt	240	Ttl Fin	SqFt	960	Year Built	1920
Age	106	New Const	No	Date Complete				Ext	Vinyl			Bsmt	Partial Basement, Unfinished					# Rooms	6
Room Dimensions				Baths	Full	Half	Water	City	Basement Material										
RM	DIM		LVL	B-Main	1	0	Well Type		Dryer Hookup Gas	No		Fireplace	No						
LR	12	x 16	M	B-Upper	0	0	Sewer	City	Dryer Hookup Elec	No		Guest Qtrs	No						
DR		x		B-Blw G	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No		Split Firpin	No						
FR		x		Laundry Rm	Main		Heating		Disposal	No		Ceiling Fan	Yes						
KT	12	x 18	M	Laundry L/W		x	Cooling	None	Water Soft-Owned	No		Skylight	No						
BK		x		AMENITIES Ceiling Fan(s), Eat-In Kitchen, Porch Covered, Porch Enclosed, Range/Oven Hook Up Gas, Sump Pump, Washer Hook -Up										Water Soft-Rented	No	ADA Features	No		
DN		x												Alarm Sys-Sec	No	Fence			
1B	12	x 12	M											Alarm Sys-Rent	No	Golf Course	No		
2B	12	x 12	M											Garden Tub	No	Nr Wlkg Trails	No		
3B	12	x 10	M											Jet Tub	No	Garage Y/N	No		
4B		x												Pool	No	Off Street Pk	Yes		
5B		x		Garage				/	/	x	/	Pool Type							
RR		x		Outbuilding 1				Shed	10	x 20		SALE INCLUDES No Appliances Included, Sump Pump, Water Heater Gas							
LF		x		Outbuilding 2						x									
EX		x		Assn Dues				Frequency				Not Applicable							
				Other Fees															
				Restrictions															

Water Access

Wtr Name

Water Frontage

Channel Frontage

Water

Water Type

Lake Type

Auctioneer Name Chad Metzger

Lic # AC31300015

Auction Date 10/28/2026 Time 6:30

Location Online: BidMetzger.com

Financing: Existing

Proposed

Excluded Party None

Annual Taxes \$475.98

Exemptions

Year Taxes Payable 2026

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

Listing Facilitator

Co-List Office Metzger Property Services, LLC

Co-List Agent Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House

List Date 10/28/2026 Start Showing Date Exp Date 2/28/2027 Owner/Seller a Real Estate Licensee No Agent/Owner Related No

Seller Concessions Offer Y/N No Seller Concession Amount \$ Special List Cond. None

Contract Type Exclusive Right to Sell Seller's Disclosure Form Yes Form Exception

Virtual Lockbox Type Mechanical/Combo Lockbox Location front door

Type of Sale

Offer Accepted 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 Tiffany Reimer - Cell: 260-571-7910 / 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. © 2026 IRMLS. All Rights Reserved.

304 S. First St. N. Manchester IN 46962

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven	X			
Range	X			
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:	X			
B. ELECTRICAL SYSTEM				
	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks			X	
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors			X	
Switches and Outlets			X	
Vent Fan(s)			X	
☐ 60 ☐ 100 ☐ 200 Amp Service				X
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern	X				
Septic Field / Bed	X				
Septic & Holding Tank / Septic Mound	X				
Hot Tub	X				
Plumbing			X		
Aerator System	X				
Sump Pump			X		
Irrigation Systems	X				
Water Heater / Electric	X				
Water Heater / Gas			X		
Water Heater / Solar	X				
Water Purifier	X				
Water Softener	X				
Well	X				
Geothermal and Heat Pump	X				
Other Sewer System (Explain)	X				
Swimming Pool & Pool Equipment	X				
			Yes	No	Unknown
Are the structures connected to a public water system?			X		
Are the structures connected to a public sewer system?			X		
Are there any additions that may require improvements to the sewage disposal system?				X	
If yes, have the improvements been completed on the sewage disposal system?					X
Are the structure(s) connected to a private / community water system?			X		
Are the structure(s) connected to a private / community sewer system?			X		

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Ryan R. Good</i>	10/25/2026		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

304 S. First St. N. Manchester IN 46962

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning	X			
Electric Heat Pump	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			X
Does the roof leak?		X	
Is there present damage to the roof?			X
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____			X

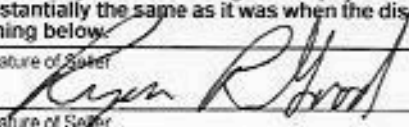
3. WATER HEATER	Yes	No	Unknown
Age, if known: _____ Years.	X		

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years.	X		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: _____ Years.		X	

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X
Explain:			X

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Signature of Seller 	Date (mm / dd / yyyy) 10/20/2024	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Property address (number and street, city, state, and ZIP code)

304 S. First St. N. Manchester IN 46962

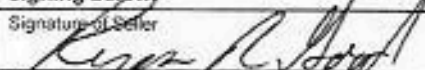
7. OTHER DISCLOSURES

	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?	X		
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?			X
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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Signature of Seller 	Date (mm / dd / yyyy) 10/23/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
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GENERATION AFTER GENERATION

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★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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Average Utilities

[illegible]

85-07-05-103-015.000-002			GOOD CHRISTINE VIVAN L/E TH			304 S 1ST ST			510, 1 Family Dwell - Platted Lot					CITY OF NORTH MANCHESTER			1/2	
General Information			Ownership			Transfer of Ownership										Notes		
Parcel Number			GOOD CHRISTINE VIVAN L/E THEN			Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	8/16/2022 RP: Reassessment Packet 2023					
85-07-05-103-015.000-002			304 S 1ST STREET			09/28/2023	GOOD CHRISTINE VI		QC	/								
Local Parcel Number			NORTH MANCHESTER, IN 46962			04/24/2023	GOOD CHRISTINE VI		QC	/								
0110067300						01/01/1900	GOOD ROLAND R &		WD	/								
Tax ID:			Legal															
			HYMERS 15															
Routing Number																		
6C.19																		
Property Class 510						Res												
1 Family Dwell - Platted Lot																		
Year: 2026																		
Location Information						Valuation Records												
						Assessment Year		2026	2025	2024	2023		2022					
						Reason For Change		AA	AA	AA	GenReval		AA					
						As Of Date		01/01/2026	01/01/2025	01/01/2024	01/01/2023		01/01/2022					
						Valuation Method		Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod		Indiana Cost Mod					
						Equalization Factor		1.0000	1.0000	1.0000	1.0000		1.0000					
						Notice Required		☐	☐	☐	☐		☐					
						Land		\$9,400	\$9,400	\$9,400	\$9,400		\$9,400					
						Land Res (1)		\$9,400	\$9,400	\$9,400	\$9,400		\$9,400					
						Land Non Res (2)		\$0	\$0	\$0	\$0		\$0					
						Land Non Res (3)		\$0	\$0	\$0	\$0		\$0					
						Improvement		\$82,000	\$80,000	\$68,100	\$66,900		\$56,200					
						Imp Res (1)		\$82,000	\$80,000	\$68,100	\$66,500		\$55,800					
						Imp Non Res (2)		\$0	\$0	\$0	\$0		\$0					
						Imp Non Res (3)		\$0	\$0	\$0	\$400		\$400					
						Total		\$91,400	\$89,400	\$77,500	\$76,300		\$65,600					
						Total Res (1)		\$91,400	\$89,400	\$77,500	\$75,900		\$65,200					
						Total Non Res (2)		\$0	\$0	\$0	\$0		\$0					
						Total Non Res (3)		\$0	\$0	\$0	\$400		\$400					
						Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 50' X 156', CI 50' X 156')												
			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	
Zoning			F	F		66	66x132	0.95	\$150	\$143	\$9,438	0%	1.0000	100.00	0.00	0.00	\$9,440	
Subdivision																		
Lot																		
Market Model																		
N/A																		
Characteristics																		
Topography			Flood Hazard															
Level			☐															
Public Utilities			ERA															
All			☐															
Streets or Roads			TIF															
Paved, Sidewalk			☐															
Neighborhood Life Cycle Stage																		
Static																		
Printed			Monday, April 13, 2026															
Review Group			2023	Data Source	Estimated	Collector	07/25/2022	JS	Appraiser	07/25/2022	JS							

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

960 sqft

Make

Floor Finish

☒Earth

☐Tile

☐Slab

☐Carpet

☒Sub & Joist

☐Unfinished

☒Wood

☐Other

☐Parquet

Wall Finish

☒Plaster/Drywall

☒Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

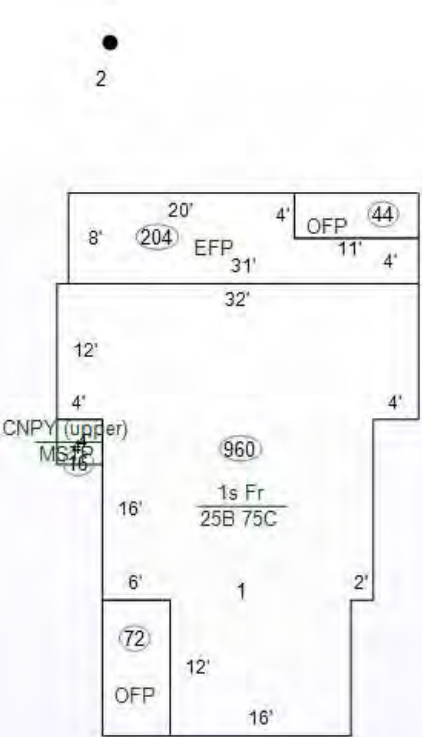
☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	44	\$3,600
Stoop, Masonry	16	\$1,500
Canopy, Shed Type	16	\$700
Porch, Open Frame	72	\$4,600
Porch, Enclosed Frame	204	\$15,200



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	960	960	\$123,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		240	0	\$27,200
Crawl		720	0	\$5,900
Slab				
Total Base				\$156,800
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$156,800
Sub-Total, 1 Units				
Exterior Features (+)				\$25,600
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.91
Replacement Cost				\$149,386

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: Single-Family R 01	1	Wood Fr	D+2	1920	1955	71	A		0.91		1,200 sqft	\$149,386	50%	\$74,690	0%	100%	1.090	1.000	100.00	0.00	0.00	\$81,400
2: Utility Shed	1		D	1920	1920	106	F	\$25.97	0.91	\$18.91	10'x20'	\$3,781	70%	\$1,130	50%	100%	1.000	1.000	100.00	0.00	0.00	\$600

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**

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