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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,
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!**



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

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REAL ESTATE AUCTION TERMS

This property will be offered via ONLINE Only Auction on Saturday, April 24, 2021 – Bidding begins closing out at 10:00 am. 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 will settle any disputes as to bids and his 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 Sellers and the Buyer(s). An earnest money deposit of \$3,000.00 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before May 28, 2021. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 19' due in 20' were approximately \$12.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

ONLINE ONLY Auction: Saturday, April 24, 2021
Bidding starts closing out at 10:00 am!

Property Location: 506 N. Sycamore St., North Manchester, IN 46962
Chester Township • Wabash County

<https://metzgerauction.hibid.com/auctions/>

Any Questions, Call the Office at 260.982.0238

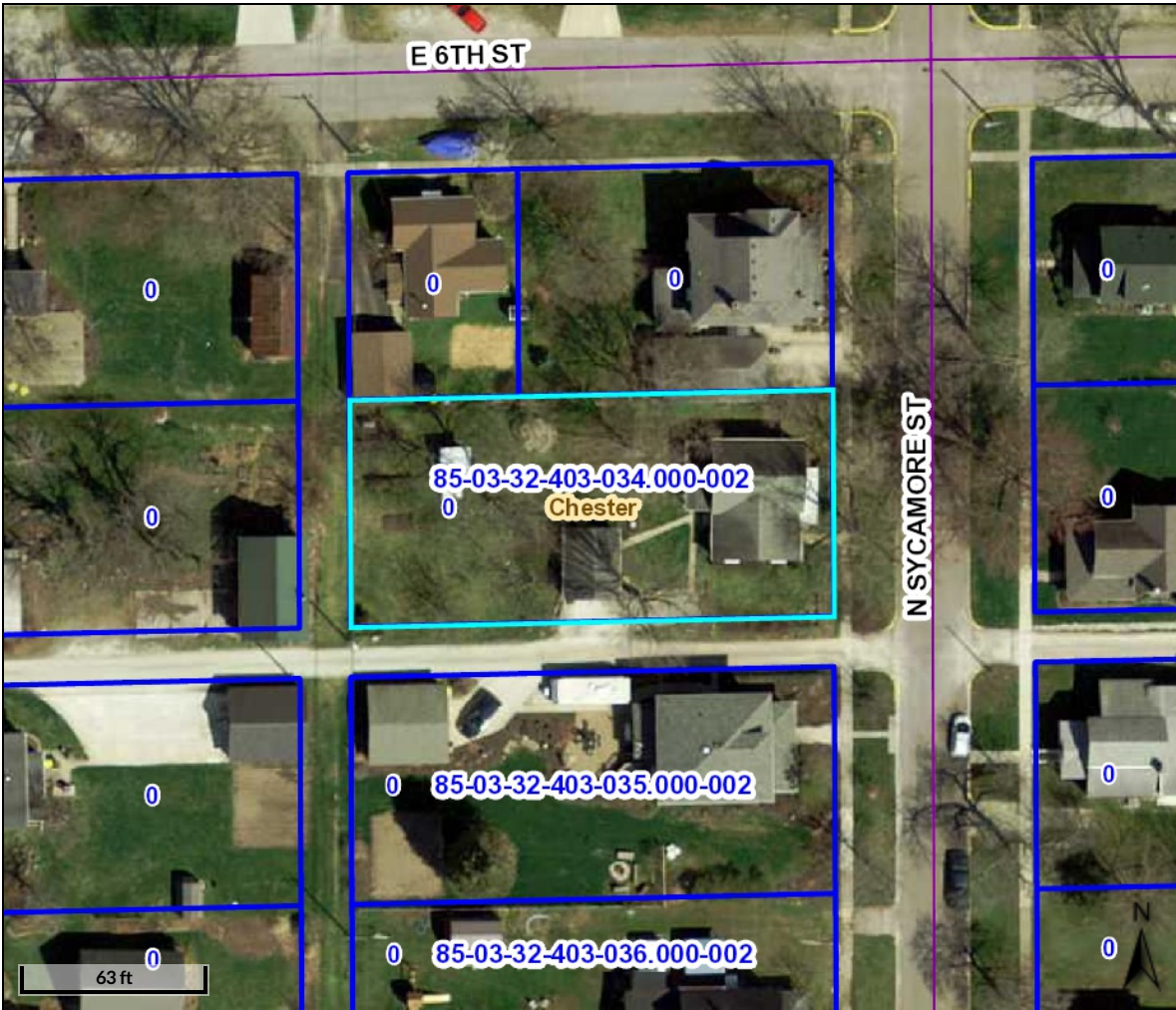


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...GENERATION AFTER GENERATION

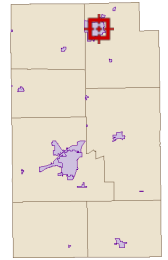
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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Overview



Legend

-  Parcels
-  Tax Sale Parcels
-  Road Centerlines


Parcel ID	85-03-32-403-034.000-002	Alternate ID	n/a	Owner Address	WHITING GLORIA M
Sec/Twp/Rng	32-30-07	Class	One Family Dwelling Platted		506 N SYCAMORE STREET
Property Address	506 N SYCAMORE ST NORTH MANCHESTER	Acreage	n/a		NORTH MANCHESTER, IN 46962
District	N MANCHESTER				
Brief Tax Description	E HALDERMANS 11				

(Note: Not to be used on legal documents)

Date created: 3/15/2021
 Last Data Uploaded: 3/12/2021 11:55:03 PM

Developed by 

Listings as of 04/02/2021

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes		
MLS #	202110655	506 N Sycamore Street		North Manchester	IN	46962	Status	Active	LP	\$0	
	Area	Wabash County		Parcel ID	85-03-32-403-034.000-002			Type Site-Built Home			
	Sub	None		Cross Street				Bedrms	3	F Baths	1
	Location	City/Town/Suburb		Style	One Story			REO	No	Short Sale	No
	School District	MCS	Elem	Manchester	JrH	Manchester		SrH	Manchester		
	Legal Description	E HALDERMANS 11									
Directions	From SR 114 (Main Street), head North onto Sycamore Street. Property will be on the West side of the road.										
Inside City Limits	Y	City Zoning	OTH	County Zoning				Zoning Description			

Remarks 3 Bedroom, 1.5 Bath Home selling via ONLINE Only Auction on Saturday, April 24, 2021 at 10:00 AM! This home features 3 Bedrooms with the Master Bedroom on the Main Floor, 1.5 Baths, Main Floor Laundry & 1-Car Detached Garage! The upstairs has 2 Bedrooms and a Bonus Room which would make a great Playroom for kids! There is a Large Backyard with a 7x10 Garden Shed & plenty of space for entertaining & outdoor activities! Great Location in a nice neighborhood minutes from the college! Open House: Monday, April 19 5:30-6pm

Agent Remarks Online Auction: Sat. 4.24.21 10am Open House: Mon. 4.19.21 5:30-6pm TERMS: \$3,000 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE Brokers: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot 11	Lot Ac/SF/Dim	0.2650 / 11,544 / 155 x 75	Src N	Lot Des	0-2.9999						
Township	Chester	Abv Gd Fin SqFt	2,126	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	250	Ttl Fin SqFt	2,126	Year Built	1912	
Age	109 New No	Date Complete		Ext	Vinyl	Fndtn	Crawl, Slab, Partial Basement, Unfinished			# Rooms	8	
Room Dimensions	Baths	Full	Half	Water	CITY	Basement Material						
DIM	L	B-Main	1	Sewer	City	Dryer Hookup Gas	Yes	Fireplace	No			
LR	12 x 14 M	B-Upper	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	12 x 14 M	B-Blw G	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	12 x 12 M			Cooling	Central Air	Disposal	Yes	Ceiling Fan	No			
KT	7 x 18 M	Laundry Rm	Main		x	Water Soft-Owned	No	Skylight	No			
BK	x	AMENITIES	Built-In Bookcase, Disposal, Dryer Hook Up Gas, Porch Covered, Porch Open, Range/Oven Hook Up Elec, Tub /Shower Combination, Main Level Bedroom Suite, Main Floor									
DN	x											
MB	12 x 14 M											
2B	12 x 12 U	Garage	1.0 / Detached	/ 16	x 22 / 352.00	Water Soft-Rented	No	ADA Features	No			
3B	10 x 10 U	Outbuilding	Shed		7 x 10	Alarm Sys-Sec	No	Fence	No			
4B	x	Outbuilding			x	Alarm Sys-Rent	No	Golf Course	No			
5B	x	Assn Dues	Not Applicable			Garden Tub	No	Nr Wlkg Trails	No			
RR	x	Other Fees										
LF	x	Restrictions										
EX	x	Water Access										
WtrType		Wtr Frtg										
Water Features		Channel Frtg										
Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015							
Owner Name												
Financing: Existing		Proposed										
Annual Taxes	\$12.00	Exemptions	Homestead, Over 65,			Year Taxes Payable	2020	Assessed Value				
Is Owner/Seller a Real Estate Licensee	No											
List Office	Metzger Property Services, LLC - office: 260-982-0238					List Agent	Chad Metzger - Cell: 260-982-9050					
Agent E-mail	chad@metzgerauction.com					List Agent - User Code	UP388053395					
Co-List Office												
Showing Instr	Showing time or Open House					Co-List Agent						
List Date	4/1/2021	Exp Date	6/25/2021	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes	
IDX Include	Y	Contract Type	Exclusive Right to Sell			Buyer Broker Comp.	2.0%	Vari.Rate	No	Special List Cond.	None	
Virtual Tours:												
Pending Date		Lockbox Type	MECH	Lockbox Location	Front Door	Type of Sale						
Ttl Concessions Paid		Closing Date		Selling Price		How Sold		CDOM	1			
Sell Off		Sold/Concession Remarks										
Sell Agent												
Co-Sell Off												
Co-Sell Agent												
Presented by: Chad Metzger / Metzger Property Services, LLC												

Information is deemed reliable but not guaranteed.

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Average Utilities

	Company	Average Amount
Gas		\$ 120-160
Electric		\$
Water	<i>Water + Trash</i>	\$ 60
Other		\$
HOA		\$

HI-BID ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to metzgerauction.hibid.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/New Bidder at the top of the page
 - Click the orange “New Bidder?” button
 - Enter your email address, twice
 - Click “Check Email”
 - Fill in your Name, Address, City, State, Zip Code and Phone Number
 - Choose username
 - Enter your password
 - Click on Create New Account
 - A Welcome screen should appear – Click OK
 - Once you are finished making your account, your name will replace the Login/New Bidder button at the top of the screen

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 the orange “Register to Bid” button under the auction you want to bid in
- 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**
- Once you have entered your payment information you can add an optional message to the Auctioneer
- Then click the empty box to Acknowledge the Terms and Conditions
- Click the green “Submit Registration” button
- A message should pop up telling you that you have been registered!

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

Once you complete the payment information, you won't need to enter it again to register for other auctions, you will just have to click the empty box to Acknowledge the Terms and Conditions and the green “Submit Registration” button!

If you are dormant, Hi-Bid will log you out for your protection. If this happens, Click on Login/New Bidder at the top of the page, enter your email and password and click the green “Log On” 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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