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**PROVIDING PROFESSIONAL AUCTION,
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BUYERS AND SELLERS THROUGHOUT INDIANA,
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**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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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 Tuesday, July 6, 2021 – Bidding begins closing out at 6:00 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 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 10% 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 August 6, 2021. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$1,915.24. 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: Tuesday, July 6, 2021
Bidding starts closing out at 6:00 pm!

Property Location: 6746 N. Kalorama Rd., Leesburg, IN 46538
Tippecanoe Township • Kosciusko County

<https://bidmetzger.com>




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

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

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Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes	
MLS # 202123652	6746 N Kalorama Road	Leesburg	IN 46538	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-08-07-400-073.000-023	Type Site-Built Home		
	Sub Kalorama Park	Cross Street	Bedrms 3	F Baths 2	H Baths 0
	Location Lake	Style One and Half Story	REO No	Short Sale No	
	School District WSC Elem	North Webster	JrH Wawasee	SrH Wawasee	
	Legal Description 005-026-072 LOTS 4 & 5 3RD ADD TO KALORAMA				
	Directions From SR 13, head West on 800 N. Turn South on 400 E, then Southeast on Kalorama Road. Property will be on the East side of the				
	Inside City Limits N	City Zoning	County Zoning R1	Zoning Description	

Remarks Newly Renovated Home just off of Lake Tippecanoe is going to Online Only Auction on Tuesday, July 6, 2021 - Bidding begins closing out at 6:00pm! This home features 3 Bedrooms & 2 Baths with a 3-Car Attached Garage! It has an Open Concept Floor Plan & a Newly Renovated Kitchen & Bathroom! The Kitchen has All New Appliances, Stone Countertops, & Beamed Ceiling! Enjoy your evenings relaxing by the Firepit while taking in the beautiful Water Views! Loft Area can be used as a Rec Room, Entertaining Space or Office Area. The 3-Car Garage has ample storage space and potential room for a hobby area/workshop space along with your vehicles & lake necessities! This home comes with a slip for your boat at the Tippecanoe Boat Company for the remainder of 2021 season & can be renewed for 2022! Great Opportunity to own a home just off Lake Tippecanoe! Open House: Tuesday, June 29 5-6pm

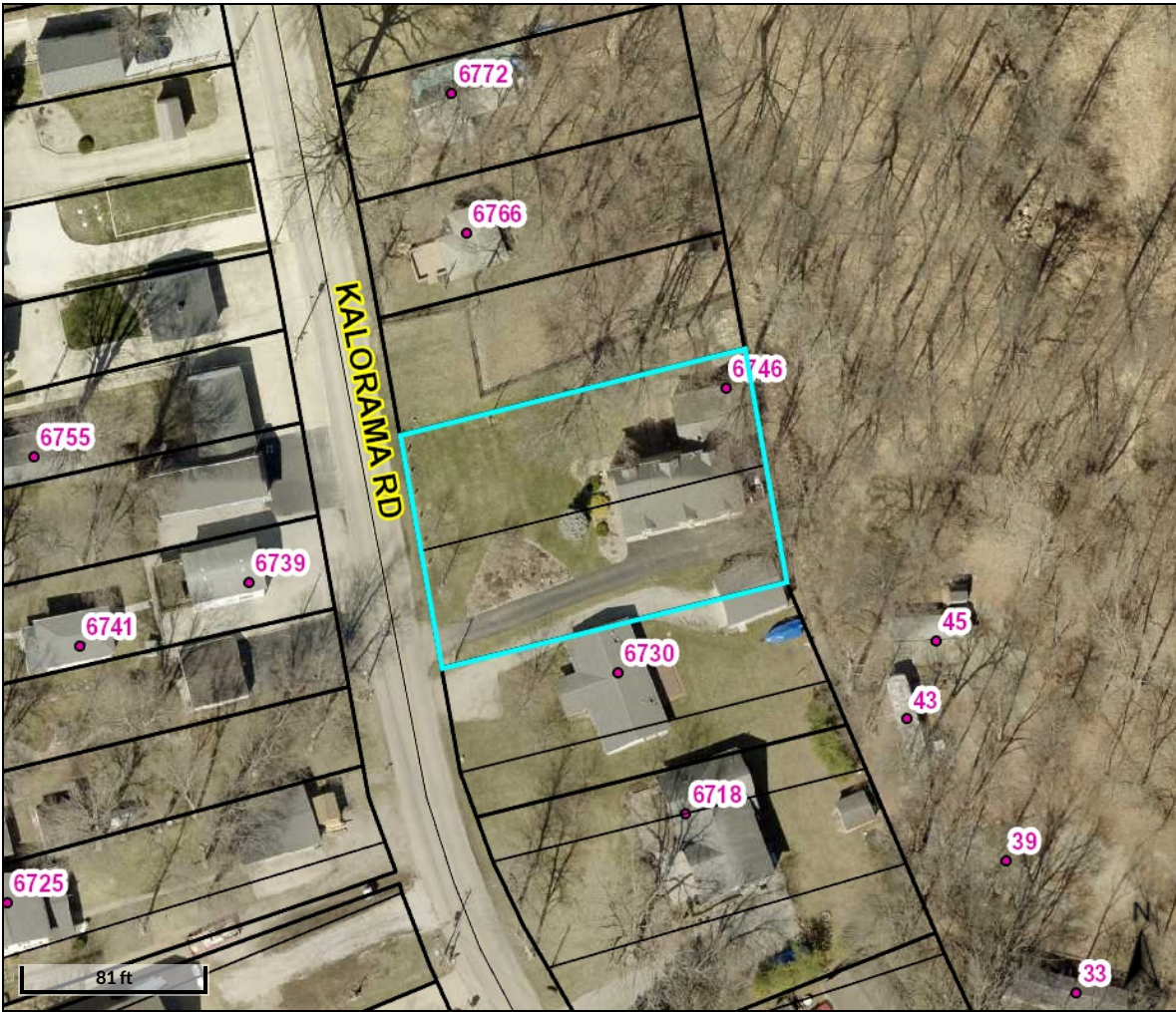
Agent Remarks Online Auction: Tues. 7.6.21 6pm Open House: Tues. 6.29.21 5-6pm Terms: 10% down the day of the auction. Possession at closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & 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 4	Lot Ac/SF/Dim 0.3400 / 14,810 / 100x150	Src N	Lot Des 0-2.9999, Water View		
Township Tippecanoe	Abv Gd Fin SqFt 2,388	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 2,388	Year Built 1937
Age 84	New No	Date Complete	Ext Vinyl	Fndtn Slab	# Rooms 8
Room Dimensions	Baths Full Half	Water WELL	Basement Material		
DIM L	B-Main 1 0	Sewer Septic	Dryer Hookup Gas No	Fireplace	No
LR 23 x 16 M	B-Upper 1 0	Fuel Forced Air	Dryer Hookup Elec No	Guest Qtrs	No
DR x	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec Yes	Split FlrPln	No
FR 33 x 21 U		Cooling Central Air	Disposal Yes	Ceiling Fan	Yes
KT 19 x 15 M	Laundry Rm Main	x	Water Soft-Owned No	Skylight	No
BK x	AMENITIES Built-In Entertainment Ct, Ceiling Fan(s), Ceilings		Water Soft-Rented No	ADA Features	No
DN x	-Beamed, Closet(s) Walk-in, Countertops-Stone, Deck Open,		Alarm Sys-Sec No	Fence	
MB 16 x 12 U	Detector-Smoke, Disposal, Dryer Hook Up Gas/Elec, Eat-In		Alarm Sys-Rent No	Golf Course	No
2B 17 x 16 U	Garage 3.0 / Attached	/ 50 x 26 / 1,300.00	Garden Tub No	Nr Wlkg Trails	No
3B 17 x 16 U	Outbuilding None	x	Jet Tub No	Garage Y/N	Yes
4B x	Outbuilding	x	Pool No	Off Street Pk	
5B x	Assn Dues	Not Applicable	Pool Type		
RR x	Other Fees		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Oven-Electric,		
LF x	Restrictions		Range-Electric, Sump Pump, Water Heater Gas, Water Heater Tankless,		
EX x	Water Access	Wtr Name	Window Treatment-Shutters		
WtrType	Wtr Frtg	Channel Frtg			
Water Features	Lake Type				
Auction Yes	Auctioneer Name Chad Metzger & Tim Pitts	Auctioneer License # AC31300015			
Owner Name					
Financing: Existing	Proposed	Excluded Party None			
Annual Taxes \$1,915.24	Exemptions	Year Taxes Payable 2021	Assessed Value		
Is Owner/Seller a Real Estate Licensee No		Possession At Closing			
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	Co-List Agent				
Showing Instr Showing time or Open House	Start Showing Date				
List Date 6/18/2021	Exp Date 9/30/2021	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:	Lockbox Type MECH	Lockbox Location Front Door	Type of Sale		
Pending Date	Closing Date	Selling Price	How Sold	CDOM 0	
Ttl Concessions Paid	Sold/Concession Remarks				
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent		

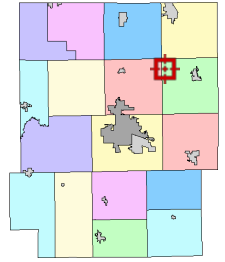
Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	005-026-072	Alternate ID	005-707001-16	Owner Address	F&P Development LLC
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		PO Box 2488
Property Address	6746 N KALORAMA RD	Acreage	n/a		Muncie, IN 47307
District	Tippecanoe				
Brief Tax Description	005-026-072 LOTS 4 & 5 3RD ADD TO KALORAMA				
	(Note: Not to be used on legal documents)				

Date created: 6/10/2021
 Last Data Uploaded: 6/10/2021 3:11:34 AM

Developed by Schneider GEOSPATIAL

2. ROOF				YES	NO	DO NOT KNOW
Age, if known: _____ Years.						
Does the roof leak?						
Is there present damage to the roof?						
Is there more than one layer of shingles on the house?						
If yes, how many layers? _____						
3. HAZARDOUS CONDITIONS				YES	NO	DO NOT KNOW
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?						
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 13-14-1-15?						
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?						
Explain:						
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)						

4. OTHER DISCLOSURES				YES	NO	DO NOT KNOW
Do structures have aluminum wiring?						
Are there any foundation problems with the structures?						
Are there any encroachments?						
Are there any violations of zoning, building codes, or restrictive covenants?						
Is the present use a non-conforming use? Explain:						
Is the access to your property via a private road?						
Is the access to your property via a public road?						
Is the access to your property via an easement?						
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?						
Are there any structural problems with the building?						
Have any substantial additions or alterations been made without a required building permit?						
Are there moisture and/or water problems in the basement, crawl space area, or any other area?						
Is there any damage due to wind, flood, termites or rodents?						
Have any structures been treated for wood destroying insects?						
Are the furnace/woodstove/chimney/flue all in working order?						
Is the property in a flood plain?						
Do you currently pay flood insurance?						
Does the property contain underground storage tank(s)?						
Is the homeowner a licensed real estate salesperson or broker?						
Is there any threatened or existing litigation regarding the property?						
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?						
Is the property located within one (1) mile of an airport?						

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 agent, 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/yy)	Signature of Buyer	Date (mm/dd/yy)
	6/11/21		6/11/21
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	6/11/21		6/11/21

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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

...Generation after Generation



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