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260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962

WWW.METZGERAUCTION.COM

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



Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

LP \$0

H Baths

Property TypeRESIDENTIALStatusActiveCDOM0DOM0Auction Yes

MLS # 202123652 6746 N Kalorama Road Leesburg IN 46538 Status Active

AreaKosciusko CountyParcel ID43-08-07-400-073.000-023 TypeSite-Built HomeSubKalorama ParkCross StreetBedrms3F Baths2

LocationLakeStyleOne and Half StoryREONoShort SaleNoSchool DistrictWSCElemNorth WebsterJrHWawaseeSrHWawasee

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 A	c/SF/Dim	0.3400	/ 14,	810	/ 100x150)	Src N	Lot Des	0-2.999	9, Water V	iew		
Town	ship T	ippecanoe	Δ	Abv Gd F	in SqFt	2,388 Bel	ow Gd Fin	SqFt 0	Ttl Belo	w Gd SqFt	0	Ttl Fin Sq	Ft 2,388	Year Built	1937
Age	84 Nev	v No	Dat	te Comp	ete	Е	xt Vinyl		Fndtn Sla	b				# Rooms	8
Room	Dimens	ions	Baths	Full	Half	Water	WELL		Rasemi	ent Material					
	DIM	L	B-Main	1	0	Sewer	Septic			lookup Gas			Fireplace	No	
LR	23 x 16	М	B-Upper	1	0	Fuel	Forced Air		•	lookup Elec			Guest Qtrs	No	
DR	x		B-Blw G	0	0	Heating			•	look Up Gas			Split FlrpIn	No	
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DN	x			` '		, Countertop			Alarm S	Sys-Sec	No		Fence		
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3B	17 x 16	U	Outbuildi	ng No	ne	Х			Jet Tub		No		Garage Y/N	Yes	
1B	X		Outbuildi	ng		Х			Pool	No)		Off Street Pk		
5B	X		Assn Due	s	1	Not Applicab	le		Pool Ty	ре					
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_ist C	ffice M	letzger Pro	perty Service	ces, LLC	- office: 2	260-982-023	88	List Ager	nt Chad M	etzger - Cell	: 260-98	32-9050			
Agen	E-mail	chad@r	metzgerauc	tion.com				_	L	ist Agent -	User Co	ode	UP3880533	95	
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Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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LLC

PO Box 2488

Muncie, IN 47307

Parcel ID 005-026-072 Alternate 005-707001-16 Owner Sec/Twp/Rng Address

RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED **Property** 6746 N KALORAMA Class Address RD LOT

LEESBURG n/a Acreage

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



Date (month, day, year)



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

6746 N Kalorama Rd., Leesburg, IN 46538

Septic Field / Bed Septic	1. The following are A. APPLIANCES		None/Not	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Ne Defe		Do Not Know
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Dishwasher Dishosal Dishwasher Dishwasher Disposal Areator System Sump Pump Sump Systems Water Heater / Electric Water Heater / Gas Water Heater / Solar Water Heater / Gas Water Heater / Solar Water Purifier Water Softener Weil Septic & Holding Tank/Septic Mound Geothermal and Heal Pump Other: Other: Other Sewer System (Explain) Swimming Pool & Pool Equipment Are the structures connected to a public sewer system? Are the structures connected to a public sewer system? Are there are water of the system (Explain) Swimming Pool & Pool Equipment Weil Septic & Holding Tank/Septic Mound Geothermal and Heal Pump Others Sewer System (Explain) Swimming Pool & Pool Equipment Weil Septic & Holding Tank/Septic Mound Geothermal and Heal Pump Others Sewer System (Explain) Swimming Pool & Pool Equipment Weil Septic & Holding Tank/Septic Mound Geothermal and Heal Pump Other Sewer System (Explain) Swimming Pool & Pool Equipment Water Softener Water Purifier Water Pourifier			X				Septic Field / Bed					X
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Sauna Smoke / Fire Alarm(s) Switches and Outlets Vent Fan(s) 60 / 100 / 200 Amp Service (Circle one) NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's Clark (Total Air Condition of the property or certify to the purchaser at settlement, the owner is required to any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substar same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipf of this Disclosure by signin Signature of Seller Date (mm/dd/yy) Signature of Seller Date (mm/dd/yy) Signature of Seller Date (mm/dd/yy)	Light Fixtures				X					~		^
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Solar House-Heating Woodburning Stove Fireplace Fireplace NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises. The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's C 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 usubstitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substar same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing signature of Seller Date (mm/dd/yy) Signature of Seller Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy) Date (mm/dd/yy)								X				
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Signature of Seller Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy) Date (mm/dd/yy)	ACTUAL KNOWLED substitute for any in any material change	DGE. A disclons or was in the physical properties of the physical propertie	sure form i varranties that al condition	s not a w nat the pro	arranty by ospective b operty or c	the owner ouyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the oner may later obtain. At or before settles purchaser at settlement that the conditions in the conditions are settlement that the conditions are settlement to t	eof, based disclosure ment, the tion of the	form may owner is re property	not equire is sul	be used to	sed as a disclose tially the
Signature of Seller Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy)		ich the discio	sure IUIIII			ci anu ru	1				Ammi	J Delow
	6/11/21				Signature Buyer, 7			1/2	1			
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	Signature of Seller Date (min/od/yy)					Signature of Buyer Date (mm/d			Vyy)	1		
	The Seller hereby cer	tifies that the co	ondition of th	ne property	is substan	tially the sa	me as it was when the Seller's Disclosure f	orm was o	riginally pr	ovide	d to th	ne Buyer
Signature of Seller (at closing) Date (mm/dd/yy) Signature of Seller (at closing) Date (mm/dd/yy)	Signature of Seller (at o	closing)		Date (mm	/dd/yy)		Signature of Seller (at closing)	1	Date (mm/d	d/yy)	-	

Property address (number and street, city, state, and ZIP of	746 N			eesburg, IN 46538			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: Years.			X	Do structures have aluminum wiring?		X	
Does the roof leak?		×	'	Are there any foundation problems with the structures?			×
Is there present damage to the roof?		×		Are there any encroachments?			X
Is there more than one layer of shingles on the house?		×		Are there any violations of zoning, building codes, or restrictive covenants? Is the present use a non-conforming use?			X
If yes, how many layers?				Explain:			
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?		X		In the cases to visus monaturis			
Has there been manufacture of				Is the access to your property via a private road?		\times	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Is the access to your property via a public road?	×		
Explain:		-		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?		×	
				Are there any structural problems with the building?			X
				Have any substantial additions or alterations been made without a required building permit?			×
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATIO	NS:		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?			X
				Have any structures been treated for wood destroying insects?			×
				Are the furnace/woodstove/chimney/flue all in working order?	X		
				Is the property in a flood plain?			×
				Do you currently pay flood insurance? Does the property contain underground		X	
				storage tank(s)?			X
			1	Is the homeowner a licensed real estate salesperson or broker?			
				Is there any threatened or existing litigation regarding the property?		X	
				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?		X	
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the physic substantially the same as it was when the signing below.	s not a wies that to ical cond disclos	varranty be the prospection of to ture form	y the owner ective buyer he property	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settler or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge r	re form m ment, the he conditi receipt of	owner is oon of the this Disc	e used as required property
Signature of Soller	Date (mn	n/dd/yy)		Signature of Buyer	Date (mm/c	dayy	/
Signature of Seller	Date (mi	n/ddfyy)		Signature of Buyer	Date (mm/c	dd/yy)	
			ntially the sa	me as it was when the Seller's Disclosure form was o			the Buyer.
Signature of Seller (at closing)	Date (mn	waavyy)		Signature of Seller (at closing)	Date (mm/c	aaryy)	

