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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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Online Only Real Estate

Auction

8+ ACRES

Bids close @ 6PM
Aug. 19

272 CR 2
WOLCOTTVILLE, IN

OFFERED IN
2 TRACTS



TRACT 1: COUNTRY HOME, BARN & GARAGE
SITUATED ON 4 ACRES IN A WOODED SETTING

TRACT 2:
4 ACRES
WOODED



Auction Manager:
Tim Holmes
260-580-5473



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau

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ACCREDITED
BUSINESS



REAL ESTATE AUCTION TERMS

8+/- Acres offered in 2 Tracts

This property will be offered at Online Auction on Thursday, August 19, 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 \$5,000.00 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 September 24, 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 \$1,536.04. 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: Thursday, August 19, 2021
Bidding begins closing out at 6pm!

Property Location: 272 County Rd. 2, Wolcottville, IN 46795
Fairfield Township • Dekalb County

<https://bidmetzger.com/auctions>

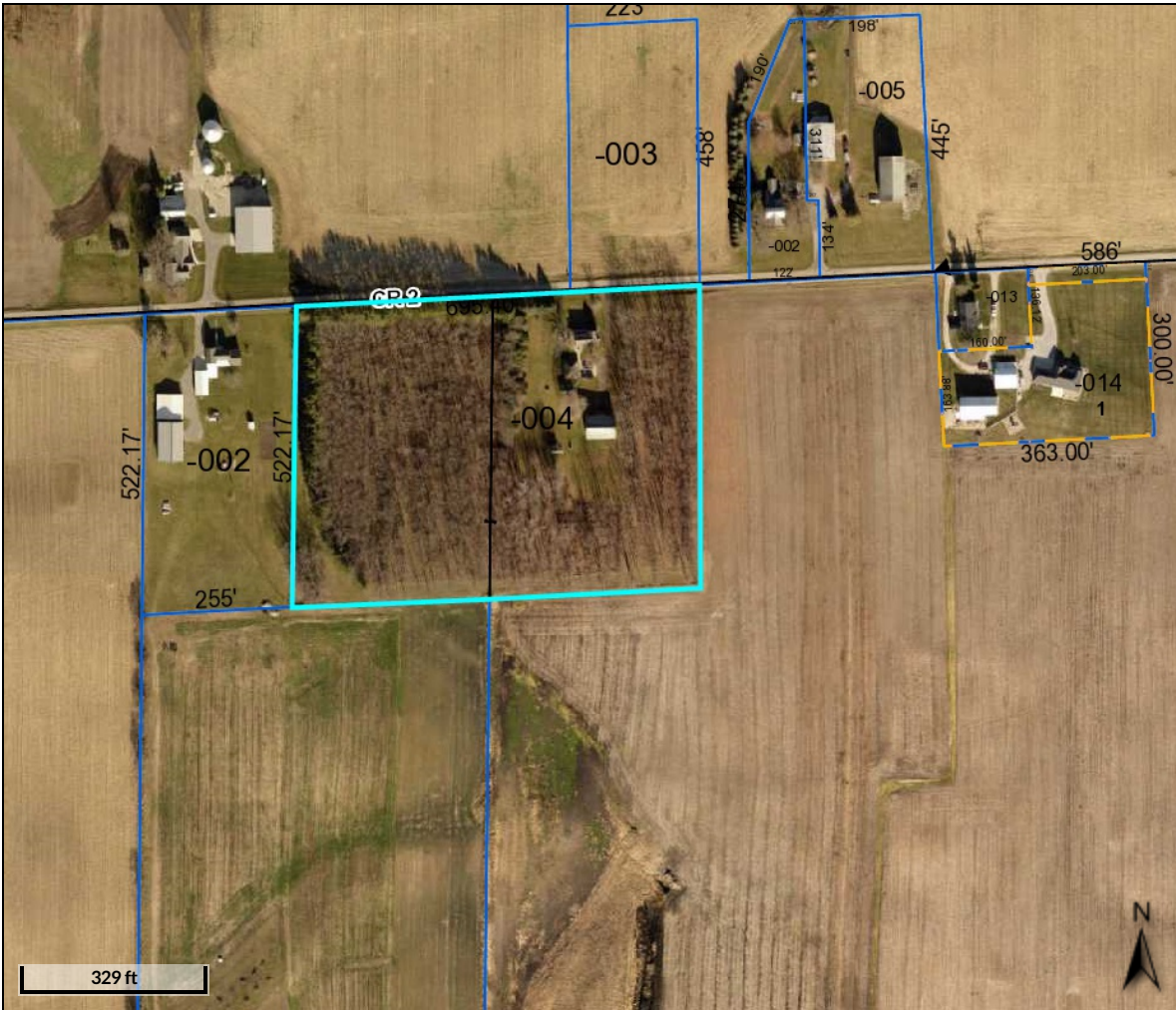


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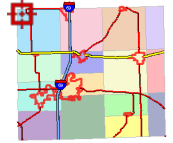
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Overview



Legend

-  **Tax Parcel Info**
- Subdivision/Condo Lot Info**
 -  <all other values>
 -  Dimension Line
 -  Hook
 -  Leader
 -  Other
- Street**
 -  Alley
 -  Street
- Intersections**
 - 
- Subdiv/Condo Lot Cart Elmnt**
 -  <all other values>
 -  Dimension Line
 -  Hook
 -  Leader
 -  Other
- Subdiv/Condo Lot Cad Boundary Record**
 -  <all other values>
 -  N-N-N/Temporary
 -  N-N-Y/TP
 -  N-Y-N/SL
 -  N-Y-Y/SL-TP
 -  Unknown
 -  Y-N-N/SC
 -  Y-N-Y/SC-TP
 -  Y-Y-N/SC-SL
 -  Y-Y-Y/SC-SL-TP
- Subdiv/Condo Lot Cad Boundary Record Carto Elmnt**
 -  <all other values>
 -  Dimension Line
 -  Hook
 -  Leader
 -  Other

Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction Yes

MLS # 202130933 272 County Road 2 Wolcottville IN 46795 Status Active LP \$0



Area Dekalb County **Parcel ID** 17-01-06-400-004.000-004 **Type** Site-Built Home
Sub None **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0
Location Rural **Style** One and Half Story **REO** No **Short Sale** No
School District DCU **Elem** Country Meadow **JrH** Dekalb **SrH** Dekalb
Legal Description Approximately 4+/- Acres part of: Pt NE & NW Cor NE1/4 SE1/4
Directions From SR 4, turn South onto SR 327. Head West on CR 2, property is on the South side of the road.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 8+/- Acres with Country Home being offered in 2 Tracts via Online Only Auction on Thursday, August 19, 2021 - Bidding begins closing out at 6:00 PM! This is Tract 1 which features a 2-3 Bedroom, 1 Bath Home with 2+Car Detached Garage & Barn! There is a Kitchen open to the Dining Room, Den, and Living Room with Fireplace! 2 Bedrooms upstairs with Hardwood Floors & a 14x14 Landing Room! Enclosed Porch on the front and back of the house! Home has New Windows, AC & Newer Furnace! Oversized 2-Car Detached Garage has a wood burning stove & Large Barn have plenty of space for your Workshop, Extra Storage, & 4H projects! Bid on this tract individually or in combination for the entire 8+/- Acres! Open House: Wednesday, August 11 5-6pm & Sunday, August 15 1-2pm

Agent Remarks Online Auction: Thurs. 8.19.21 6pm Open House: Wed. 8.11.21 5-6pm & Sun. 8.15.21 1-2pm TERMS: \$5,000 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	Lot Ac/SF/Dim	4.0000 / 174,240 / 350 x 520	Src N	Lot Des	3-5.9999
Township	Fairfield	Abv Gd Fin SqFt	1,648	Below Gd Fin SqFt	0	Ttl Below Gd SqFt 704 Ttl Fin SqFt 1,648 Year Built 1890
Age	131 New No	Date Complete		Ext	Brick, Vinyl	Fndtn Crawl, Slab, Partial Basement, Unfinished # Rooms 8
Room Dimensions	Baths Full Half Water WELL					Basement Material
DIM	L	B-Main	1 0	Sewer	Septic	Dryer Hookup Gas No Fireplace Yes
LR	x M	B-Upper	0 0	Fuel	Gas, Forced Air	Dryer Hookup Elec Yes Guest Qtrs No
DR	x M	B-Blw G	0 0	Heating		Dryer Hook Up Gas/Elec No Split FlrPln No
FR	x			Cooling	Central Air	Disposal No Ceiling Fan No
KT	x M	Laundry Rm	Basement		x	Water Soft-Owned No Skylight No
BK	x	AMENITIES	Closet(s) Walk-in, Dryer Hook Up Electric, Porch Covered, Porch Enclosed, Porch Open, Washer Hook-Up			Water Soft-Rented No ADA Features No
DN	x M					Alarm Sys-Sec No Fence
MB	20 x 16 U					Alarm Sys-Rent No Golf Course No
2B	14 x 16 U	Garage	2.0 / Detached / 30 x 22 / 660.00			Garden Tub No Nr Wlkg Trails No
3B	x	Outbuilding	Barn 40 x 36			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 Refrigerator, Washer, Dryer-Electric, Oven-Electric, Range-Electric, Water Heater Electric
LF	x	Restrictions				FIREPLACE Living/Great Rm
EX	14 x 14 U	Water Access		Wtr Name		

WtrType Wtr Frtg Channel Frtg Lake Type
 Auction Yes Auctioneer Name Chad Metzger & Tim Holmes Auctioneer License # AC31300015
 Owner Name

Financing: Existing Proposed Excluded Party None
 Annual Taxes \$1,536.04 Exemptions Homestead, Mortgage, 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 7/29/2021 Exp Date 10/31/2021 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. 1.0% Vari.Rate No Special List Cond. None

Virtual Tours: Lockbox Type NONE Lockbox Location n/a Type of Sale
 Pending Date Closing Date Selling Price How Sold CDOM 1

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.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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)
0272 County Rd 2, Wolcottville, IN 46795

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
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:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls				
Inside Telephone Wiring and Blocks / Jacks				
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)	X			
Switches and Outlets			X	
Vent Fan(s)	X			
60 / 100 / 200 Amp Service (Circle one)			X	
Generator	X			

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 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 <i>Clayton Barker</i>	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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)
----------------------------------	-----------------	----------------------------------	-----------------

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed			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	
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
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 improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning <i>Dew</i>			X	
Hot Water Heat	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	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			

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

0272 County Rd 2, Wolcottville, IN 46795

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: <u>10</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Do structures have aluminum wiring?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? _____				Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Is there any damage due to wind, flood, termites or rodents?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Do you currently pay flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 <i>[Signature]</i>	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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)



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Average Utilities

	Company	Average Amount
Gas	<i>Gibson LP</i>	\$
Electric	<i>Noble REMC</i>	\$ <i>75/mo.</i>
Water		\$
Other		\$
HOA		\$

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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