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101 S. RIVER RD.
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Chad Metzger • Larry Evans • Rod Metzger • Tim 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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Saturday,
Sept. 18

Starting at 10 am

**4 Acres, Pond,
River Frontage
Country Home**

Open house: Sept. 8 5:30 - 6 pm



www.MetzgerAuction.com

3825 W. Old Rd. 30, Warsaw, IN



REAL ESTATE AUCTION TERMS

River Front Home on 4+/- Acres with Pond!

This property will be offered at Auction on Saturday, September 18, 2021 at 10:00 am at the property. Bid Live In-Person or Online! 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 October 22, 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 \$382.00. 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.

Auction: Saturday, September 18, 2021 at 10:00 am
Bid Live In-Person or Online!

Property Location: 3825 W. Old Rd. 30, Warsaw, IN 46580
Harrison Township • Kosciusko County



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★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction Yes

MLS # 202136122 3825 W Old Road 30 Warsaw IN 46580 Status Active LP \$0



Area Kosciusko County Parcel ID 43-10-02-300-160.000-034 Type Site-Built Home
Sub Bradway Cross Street Bedrms 3 F Baths 1 H Baths 1
Location Rural Subdivision Style One and Half Story REO No Short Sale No
School District TIP Elem Mentone JrH Tippe Valley SrH Tippe Valley
Legal Description 013-002-029 LOTS 6 & 7 Bradways SD
Directions Located on Old Rd 30, just West of Warsaw. Property is on the South side of the road.
Inside City Limits N City Zoning County Zoning R1 Zoning Description

Remarks Country Home with Pond & River Frontage on 3.9+/- Acres going to Auction on Saturday, September 18, 2021 at 10:00 AM! 300+ ft. of Riverfront Views on the Tippecanoe River! This home has 3 Bedrooms, 1.5 Bath & Main Floor Laundry. There is a 4-Car Attached Garage and Paved Driveway. Nice Pond with dock for sitting and enjoying your peaceful surroundings! Close to Warsaw! Open House: Wednesday, September 8 from 5:30-6pm

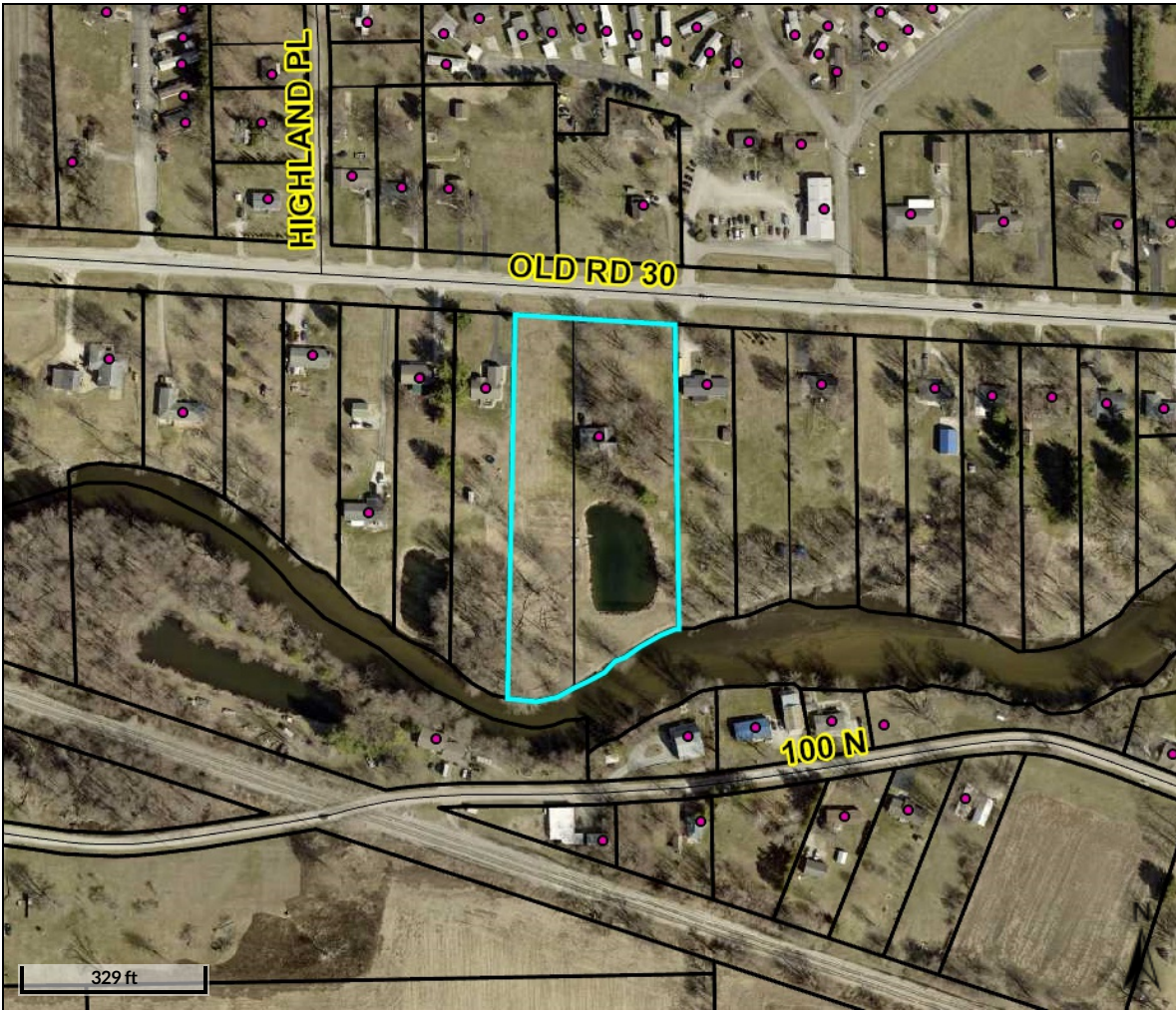
Agent Remarks Auction: Sat. 9.18.21 10am Open House: Wed. 9.8.21 5:30-6pm TERMS: \$5,000 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all 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.

Table with columns: Sec, Lot 6, Lot Ac/SF/Dim, Abv Gd Fin SqFt, Below Gd Fin SqFt, Src Y, Lot Des, Ttl Below Gd SqFt, Ttl Fin SqFt, Year Built, # Rooms, Age, Date Complete, Ext, Fndtn, # Rooms, Room Dimensions, Baths, Full, Half, Water, Sewer, Basement Material, Dryer Hookup Gas, Fireplace, LR, B-Upper, Fuel, Gas, Forced Air, Dryer Hookup Elec, Guest Qtrs, DR, B-Blw G, Heating, Cooling, Dryer Hook Up Gas/Elec, Split FlrPln, FR, Laundry Rm, Main, Central Air, Disposal, Ceiling Fan, KT, AMENITIES, Washer Hook-Up, Water Soft-Owned, Skylight, BK, DN, Water Soft-Rented, ADA Features, MB, Garage, 4.0 / Attached, / 40 x 24 / 960.00, Alarm Sys-Sec, Fence, 2B, Outbuilding, None, x, Alarm Sys-Rent, Golf Course, 3B, Outbuilding, x, Garden Tub, Nr Wlkg Trails, 4B, Assn Dues, Not Applicable, Jet Tub, Garage Y/N, 5B, Other Fees, Pool, Off Street Pk, RR, Restrictions, Pool Type, LF, Water Access RVRF, Wtr Name TippeRiver, SALES INCLUDES Dishwasher, Water Heater Gas, Water Softener -Owned, EX, WtrType River, Wtr Frtg 315.00, Channel Frtg, Lake Type, Auction Yes, Auctioneer Name Chad Metzger, Auctioneer License # AC31300015, Owner Name, Financing: Existing, Proposed, Excluded Party None, Annual Taxes \$382.00, Exemptions Homestead, Mortgage, Over 65, 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 8/30/2021, Exp Date 11/30/2021, 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. 1.5%, Vari.Rate No, Special List Cond. None, Virtual Tours: Unbranded Virtual Tour, 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

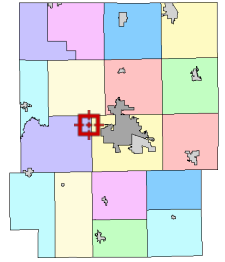
Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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Overview



Legend

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

Parcel ID	013-002-029	Alternate ID	013-708000-70	Owner Address	Curtis Michael & Kathleen H
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		c/o First Bank & Trust- Paris
Property Address	3825 W OLD RD 30 WARSAW	Acreage	n/a		PO Box 880 Paris, IL 61944
District	Harrison				
Brief Tax Description	013-002-029 LOTS 6 & 7 Bradways SD <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/2/2021
Last Data Uploaded: 8/2/2021 8:14:24 AM

Developed by  **Schneider**
GEOSPATIAL

2. RCOF	YES	NO	DO NOT KNOW
Age, if known: <u>23</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
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?			<input checked="" 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 checked="" 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 checked="" type="checkbox"/>

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?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" 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) <u>8-14-21</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <u>8-14-21</u>	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>NipSCO</i>	\$ 200
Electric		\$
Water	<i>W&M</i>	\$
Other	<i>Septic</i>	\$
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**

...Generation after Generation



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