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Sept. 18 Starting at 10 am 4 Acres, Pond, River Frontage Country Home



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



Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

H Baths

Property Type RESIDENTIAL Status Active CDOM 1 DOM **Auction** Yes 3825 W Old Road 30 IN 46580 **LP** \$0

MLS# 202136122 Warsaw Status Active

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

Location Rural Subdivision One and Half Story REO Style 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 City Zoning **County Zoning 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.

ес	Lo	ot 6	Lot A	c/SF/Dim	3.9700	/ 17	2,933	/ 280 x 525	5	Sro	Y Lot Des	3-5.999	9			
IWO	nship	Harris	on	,	Abv Gd F	in SqFt	1,752 Be	low Gd Fin S	qFt	0	Ttl Below Gd SqFt	0	Ttl Fin Sq	Ft 1,752	Year Built	190
ge	121 N	New N	0	Da	te Comp	lete	E	Ext Vinyl		Fn	itn Crawl				# Rooms	6
oor	n Dime	ensions		Baths	Full	Half	Water	WELL			Basement Material					
	DIM		L	B-Main	1	0	Sewer	Septic			Dryer Hookup Gas	No	F	ireplace	No	
R	Χ			B-Upper		1	Fuel	Gas, Force	d Air		Dryer Hookup Elec	No	(Guest Qtrs	No	
R	Χ			B-Blw G	0	0	Heating				Dryer Hook Up Gas	/Elec	No §	Split Firpin	No	
R	Χ						Cooling	Central Air			Disposal	No	(Ceiling Fan	No	
Т	Χ			Laundry		Main		X			Water Soft-Owned	Yes	5	Skylight	No	
K	Χ					h Covere	ed, Porch O	oen, Main Flo	or Laun	dry,	Water Soft-Rented	No	-	ADA Feature	s No	
N	Χ			Washer F	look-Up						Alarm Sys-Sec	No	F	ence		
ΙB	12 x 1	4	М								Alarm Sys-Rent	No	(Golf Course	No	
В	12 x 1	2	U	Garage	4.0	/ At	ached	/ 40 x 24	/ 960	.00	Garden Tub	No	N	lr Wlkg Trail	s No	
В	12 x 1	2	U	Outbuildi	i ng No	ne	Х				Jet Tub	No	(Garage Y/N	Yes	
В	Χ			Outbuildi	ing		Х				Pool No)	(Off Street Pk		
В	Χ			Assn Due	es		Not Applical	ole			Pool Type					
R	Χ			Other Fe	es						SALE INCLUDES	Dishwa	sher, Water	Heater Gas,	Water Softe	ner
F	Χ			Restriction	ons						-Owned					
X	Χ			Water Ac	cess RV	'RF	Wtr Name	e TippeR	iver							
trT	ype F	River			Wtr Frt	g 315.0	00 Ch	annel Frtg								
ate	r Featu	ıres					Lake	Type								
	ion Y		Aucti	oneer Nan	ne (Chad Me	tzger				Auctioneer Licer	se#	AC3130	00015		
wn	er Nam	ie														
	•	Existi	•					posed					Excluded P	arty None	9	
nnı	ıal Tax	es \$3	382.00	Exemp	tions I	Homeste	ad, Mortgag	e, Over 65,	Year Ta	xes P	yable 2021	4	Assessed V	/alue		
				state Licer		No			Posses		At Closing					
st (Office	·					260-982-02	38	List Age	ent	Chad Metzger - Cell					
_	ıt E-ma		nad@r	metzgeraud	tion.com						List Agent -	User C	ode	UP3880533	95	
o-L	ist Offi								Co-List	Agent						
10V	ving In	str S	howin	g time or O	pen Hous	se					St	art Sho	wing Date			
st l	Date	8/30/2	021	Exp Date	11/30)/2021	Publish t	o Internet	Yes	Shov	Addr to Public	Yes .	Allow AVM	Yes Show	w Comment	s
		Y		ntract Type	_		ight to Sell			omp. 1				ist Cond.		

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

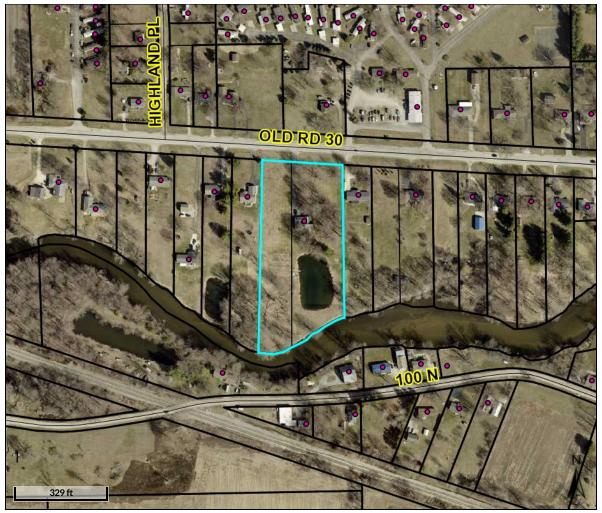
Co-Sell Off Co-Sell Agent Sell Off Sell Agent

> Presented by: Chad Metzger / Metzger Property Services, LLC

> > Information is deemed reliable but not guaranteed.

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RESIDENTIAL ONE FAMILY DWELLING ON A

Overview



Legend

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

Parcel ID 013-002-029 Alternate 013-708000-70 Sec/Twp/Rng

3825 W OLD RD Class Property

> 30 **PLATTED LOT**

Address

WARSAW n/a Acreage

District Harrison

Brief Tax Description 013-002-029 | LOTS 6 & 7 Bradways SD

(Note: Not to be used on legal documents)

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

Developed by Schneider

Owner Address Curtis Michael & Kathleen

c/o First Bank & Trust-

Paris PO Box 880 Paris, IL 61944

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

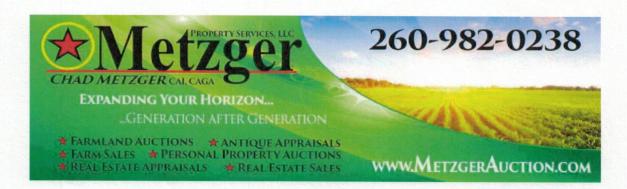
Date (mo	nth,	day,	year)
8	4	-7	DLI

IOTE: 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.

1. The following are in the condition										
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not included/ Rented	Defective	No Defe	ot ctive	Do Not Know
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer	×				Septic Field / Bed			X		
Clothes Washer	X				Hot Tub	X				
Dishwasher			X		Plumbing)	×	
Disposal	×				Aerator System	X				
Freezer	X				Sump Pump	×				100
Gas Grill	X				Irrigation Systems	×				
Hood	V				Water Heater / Electric	×				
Microwave Oven	X				Water Heater / Gas			i	1	
Oven	×				Water Heater / Solar	×				
Range	- N				Water Purifier	X	100			
	X				Water Softener			×	2	
Refrigerator Room Air Conditioner(s)	/				Well	2763		V		
Trash Compactor	×				Septic & Holding Tank/Septic Mound				1	
					Geothermal and Heat Pump			1		
TV Antenna / Dish	X		/			X				
Other:	X				Other Sewer System (Explain)	X				
	-				Swimming Pool & Pool Equipment	X				
								Yes	No	Do No Know
					Are the structures connected to a publi	c water sv	stem?		X	Tallot
					Are the structures connected to a publi				X	
	None/Not		Net	Do Not	Are the structures connected to a publi	THE RESERVE AND ADDRESS.	State of the state			
B. ELECTRICAL SYSTEM	Included/ Rented	Defective	Not Defective	Know	to the sewage disposal system?	e improve	licities		X	
Air Purifier	X				If yes, have the improvements been con	mpleted on	the		X	
	×				sewage disposal system? Are the improvements connected to a p	rlyata/com	munity		~	
Burglar Alarm	- ~		· /		water system?	rivate/con	illumity		X	
Ceiling Fan(s)	-		<u> </u>		Are the improvements connected to a p	rivate/com	munity		×	
Garage Door Opener / Controls			X		sewer system?				^	
Inside Telephone Wiring and Blocks / Jacks	X				D. HEATING & COOLING SYSTEM None/Not Included/ Rented		N Defe	ot ctive	Do No Know	
Intercom	X				Attic Fan	V				
Light Fixtures			X		Central Air Conditioning			×		
Sauna	X				Hot Water Heat	X				1000
Smoke / Fire Alarm(s)	×				Furnace Heat / Gas			X		
Switches and Outlets			×		Furnace Heat / Electric	X				
Vent Fan(s)	×				Solar House-Heating	X			To the last	
60 /100 / 200 Amp Service			X		Woodburning Stove	3				
(Circle one)					Fireplace	~				
Generator	X					3				-
NOTE: "Defect" means a condition th	nat would ha	ve a signif	cant adver	se effect	Fireplace Insert	X				
on the value of the property, that wou	uld significa	ntly impair	the health	or safety	Air Cleaner	¥				
of future occupants of the property, o					Humidifier	X				
would significantly shorten or adver-	sely affect t	he expecte	d normal li	fe of the	Propane Tank	X				
premises.					Other Heating Source	X				
ACTUAL KNOWLEDGE. A disclosubstitute for any inspections or wany material change in the physical	sure form i varranties that al condition	s not a want the pro	arranty by spective b operty or c	the owner uyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the doner may later obtain. At or before settler purchaser at settlement that the conditionable rehaser hereby acknowledge receipt of	lisclosure ment, the d tion of the	form may owner is re property i	not equire s sub	be used to	ed as disclos tially th
Signature of Seller	2	Date (mm/	Signature of Buyer Date (mm/do							
Signature of Seller Date (mm/dd/yy) 8-14-24					Signature of Buyer Date (mm/do			Vyy)		
palhan Cus	W		-	Annual Control of the				10000		and the same
painlan lus	endition of the	e property	-	Annual Control of the	me as it was when the Seller's Disclosure fo	orm was o	riginally pro	ovide	d to th	e Buye

2. ROOF	YES	NO	DO NOT KNOW	OLA RA.30, WARSHW,	YES	NO	DO NOT
Age, if known: 73 Years.				Do structures have aluminum wiring?			X
				Are there any foundation problems with the structures?		X	
Does the roof leak?		X		Are there any encroachments?		X	
Is there present damage to the roof? Is there more than one layer of shingles		X		Are there any violations of zoning,			
on the house?		X		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?			X			X	
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				
Has there been manufacture of			1	Is the access to your property via a private road?		X	
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?	X		
Explain:				Is the access to your property via an easement?	100	X	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
				Are there any structural problems with the building?		X	
				Have any substantial additions or alterations been made without a required building permit?		X	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	IS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
				Is there any damage due to wind, flood, termites or rodents?		X	
				Have any structures been treated for wood destroying insects?	- C	X	
				Are the furnace/woodstove/chimney/flue all in working order?	X		
				Is the property in a flood plain?		×	
				Do you currently pay flood insurance?		X	
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				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?		X	
				Is the property located within one (1) mile of an airport?		×	
a substitute for any inspections or warrantic to disclose any material change in the physical states.	not a was s that the cal cond	arranty by e prospe ition of th	y the owner ective buyer ne property	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosu or owner may later obtain. At or before settle or certify to the purchaser at settlement that t d. Seller and Purchaser hereby acknowledge	re form m ment, the	ay not be owner is	used as required
Signature of Seller	Date (mm/	/dd/yy)	14.21	Signature of Buyer	Date (mm/d	ld/yy)	
Signature of Sellen	Date (mm/	(dd/yy)		Signature of Buyer	Date (mm/o	ld/yy)	
THE VOI SESTI I WILLIAM		0	-14021		adele elle e		
The Seller hereby certifies that the condition of the	property	is substai	ntially the sar	ne as it was when the Seller's Disclosure form was o	originally bi	rovided to 1	the Buyer.



Average Utilities

	Company	ny Average Amount				
Gas	Mosco	\$ 200				
Electric		\$				
Water	MM	\$				
Other	Septie	\$				
ноа		\$				

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
 - o Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - o Click the empty box to Agree to the Auction Terms and Conditions
 - o 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

