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Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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Property Services, LLC

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260-982-0238

101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

This property will be offered at Online Only Auction on Thursday, October 28, 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 17, 2021. Possession will be as of the date of closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$1885.38. 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 Auction: Thursday, October 28, 2021
Bidding begins closing out at 6:00 pm!

Property Location: 3075 S. 275 E., Warsaw, IN 46580
Wayne Township • Kosciusko County

<https://bidmetzger.com/auctions/>

Auction Manager: Brent Ruckman 260.609.2155



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

260-982-0238

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TRACT MAP

Tract 2
7 Acres

Tract 1
3 Acres



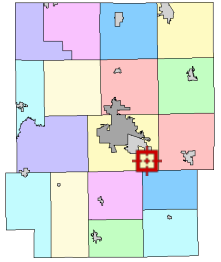


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID	003-173-001.A	Alternate ID	003-708020-54	Owner Address	Homburg Frederick L Trust 1/2 & Jeannine K Homburg Trust 1/2
Sec/Twp/Rng	0035-0032-6	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		Frederick L & Jeannine K Homburg Trustees & LE
Property Address	3075 S 275 E WARSAW	Acreage	10		3075 S 275 E Warsaw, IN 46580
District	Wayne				
Brief Tax Description	003-173-001.A NE NW NE 35-32-6 10.00A PER DEED (Note: Not to be used on legal documents)				

Date created: 10/6/2021

Last Data Uploaded: 10/6/2021 3:24:16 AM

Developed by  Schneider
GEOSPATIAL




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 10/12/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes	
MLS #	202143059	3075 S 275 E	Warsaw	IN	46580	Status	Active	LP	\$0	
	Area	Kosciusko County	Parcel ID	43-11-35-100-001.000-031	Type	Site-Built Home				
	Sub	None	Cross Street		Bedrms	3	F Baths	3	H Baths	0
	Location	Rural	Style	One Story	REO	No	Short Sale	No		
	School District	WRS	Elem	Eisenhower	JrH	Edgewood	SrH	Warsaw		
	Legal Description	Approximately 3+/- Acres part of: 003-173-001.A NE NW NE 35-32-6 10.00A PER DEED								
	Directions	From Packerton Rd, turn east onto 375 South. Then head north on 275 East. Property is on the West side of the road.								
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description	Agriculture		

Remarks 10+/- Acres with Ranch Home & Potential Building Site offered in 2 Tracts selling via Online Only Auction on Thursday, October 28, 2021 - Bidding begins closing out at 6 PM! This is Tract 1 which features a Ranch Home & Multiple Outbuildings on 3+/- Acres! Main Level includes Eat-in Kitchen, Master Bedroom with Ensuite & Large Closet Space, as well as 2 additional bedrooms & Full Bath! The Basement has another full Bathroom & Laundry Area, Den with Fireplace, & Office! Multiple Outbuildings for Extra Storage, Workshop, or 4H projects including a 56x40 Pole Barn! Bid on this tract individually or in combination with the other tract for 10+/- Acres! Open House: Thursday, October 21 5:30-6pm

Agent Remarks Online Auction: Thurs. 10.28.21 6pm Open House: Thurs. 10.21.21 5:30-6pm TERMS: 10% down the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If Survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). If the property sells in tracts, the sale is subject to variance approval from the Kosciusko County Plan Commission. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction &

Sec	Lot	Lot Ac/SF/Dim	3.0000	/	130,680	/	340x435	Src	N	Lot Des	3-5.9999				
Township	Wayne	Abv Gd Fin SqFt		1,320	Below Gd Fin SqFt		0	Ttl	Below Gd SqFt	1,320	Ttl Fin SqFt	1,320	Year Built	1979	
Age	42	New	No	Date Complete		Ext	Brick, Vinyl	Fndtn	Partial Basement				# Rooms	5	
Room Dimensions		Baths	Full	Half	Water	WELL			Basement Material		Poured Concrete				
	DIM	L	B-Main	2	0	Sewer	Septic		Dryer Hookup Gas		No	Fireplace	Yes		
LR	17 x 11	M	B-Upper	0	0	Fuel	Heat Pump		Dryer Hookup Elec		No	Guest Qtrs	No		
DR	x		B-Blw G	1	0	Heating				Dryer Hook Up Gas/Elec		No	Split Firpln	No	
FR	x					Cooling	Central Air, Heat Pump			Disposal		No	Ceiling Fan	No	
KT	18 x 14	M	Laundry Rm	Basement		10	x 7		Water Soft-Owned		No	Skylight	No		
BK	x								Water Soft-Rented		No	ADA Features	No		
DN	x								Alarm Sys-Sec		No	Fence			
MB	11 x 11	M							Alarm Sys-Rent		No	Golf Course	No		
2B	11 x 11	M	Garage	2.0	/ Attached	/ 27	x 24 / 648.00		Garden Tub		No	Nr Wlkg Trails	No		
3B	14 x 14	M	Outbuilding	Pole/Post	48 x 32			Jet Tub			No	Garage Y/N	Yes		
4B	x		Outbuilding	Pole/Post	56 x 40 2240			Pool		No	Off Street Pk				
5B	x		Assn Dues		Not Applicable			Pool Type							
RR	x		Other Fees					FIREPLACE		Wood Burning, Basement					
LF	x		Restrictions												
EX	x		Water Access		Wtr Name										
WtrType		Wtr Frtg			Channel Frtg										
Water Features			Lake Type												
Auction	Yes	Auctioneer Name		Chad Metzger & Brent Ruckman				Auctioneer License #		AC31300015					
Owner Name															
Financing: Existing					Proposed					Excluded Party					None
Annual Taxes		\$1,885.38	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	10/12/2021	Exp Date	12/31/2021	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.		2.0%	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 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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Featured properties may not be listed by the office/agent presenting this brochure.

43-11-35-100-001.000-031

General Information

Parcel Number
43-11-35-100-001.000-031

Local Parcel Number
0370802054

Tax ID:

Routing Number
003-173-001.A

Property Class 101
Cash Grain/General Farm

Year: 2021

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 308853-031
WAYNE TWP ACREAGE

Section/Plat
35-32-6

Location Address (1)
3075 S 275 E
WARSAW, IN 46580

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Other

Printed
Sunday, March 28, 2021

Review Group
2021

HOMBURG FRED L TRUST 1/2 I

Ownership

HOMBURG FRED L TRUST 1/2 INT L
JEANNINE K HOMBURG TRUST 1/2 I
3075 S 275 E
WARSAW, IN 46580

Legal

3-173-1.A
NE NW NE 35-32-6 10.00A

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2021	As Of Date	01/01/2021	01/01/2020	01/01/2019	01/01/2018	01/01/2017
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$40,400	Land	\$40,400	\$35,300	\$36,400	\$36,600	\$37,600
\$22,000	Land Res (1)	\$22,000	\$20,000	\$20,000	\$20,000	\$20,000
\$5,200	Land Non Res (2)	\$5,200	\$5,000	\$6,100	\$6,300	\$7,300
\$13,200	Land Non Res (3)	\$13,200	\$10,300	\$10,300	\$10,300	\$10,300
\$184,200	Improvement	\$184,200	\$168,000	\$164,100	\$158,000	\$148,900
\$146,000	Imp Res (1)	\$146,000	\$132,200	\$129,900	\$123,700	\$116,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$38,200	Imp Non Res (3)	\$38,200	\$35,800	\$34,200	\$34,300	\$32,100
\$224,600	Total	\$224,600	\$203,300	\$200,500	\$194,600	\$186,500
\$168,000	Total Res (1)	\$168,000	\$152,200	\$149,900	\$143,700	\$136,800
\$5,200	Total Non Res (2)	\$5,200	\$5,000	\$6,100	\$6,300	\$7,300
\$51,400	Total Non Res (3)	\$51,400	\$46,100	\$44,500	\$44,600	\$42,400

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$22,000	\$22,000	\$22,000	0%	100%	1.0000	\$22,000
91	A		0	2.0300	1.00	\$6,500	\$6,500	\$13,195	0%	0%	1.0000	\$13,200
4	A	ATA	0	1.9000	0.85	\$1,290	\$1,097	\$2,084	0%	0%	1.0000	\$2,080
4	A	BC	0	0.6600	1.19	\$1,290	\$1,535	\$1,013	0%	0%	1.0000	\$1,010
4	A	MBB	0	0.6600	0.72	\$1,290	\$929	\$613	0%	0%	1.0000	\$610
5	A	ATA	0	0.4400	0.85	\$1,290	\$1,097	\$483	-60%	0%	1.0000	\$190
5	A	BC	0	0.9000	1.19	\$1,290	\$1,535	\$1,382	-60%	0%	1.0000	\$550
5	A	MBB	0	0.2000	0.72	\$1,290	\$929	\$186	-60%	0%	1.0000	\$70
5	A	CLB	0	0.0100	0.51	\$1,290	\$658	\$07	-60%	0%	1.0000	\$00
6	A	CLB	0	0.0600	0.51	\$1,290	\$658	\$39	-80%	0%	1.0000	\$10
6	A	WLB	0	0.1000	0.89	\$1,290	\$1,148	\$115	-80%	0%	1.0000	\$20
72	A	ATA	0	0.0100	0.50	\$1,290	\$645	\$06	-40%	0%	1.0000	\$00
72	A	BC	0	0.1500	0.50	\$1,290	\$645	\$97	-40%	0%	1.0000	\$60
72	A	CLB	0	1.5700	0.50	\$1,290	\$645	\$1,013	-40%	0%	1.0000	\$610
72	A	WLB	0	0.0100	0.50	\$1,290	\$645	\$06	-40%	0%	1.0000	\$00

3075 S 275 E

101, Cash Grain/General Farm

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/05/2007	HOMBURG FRED L T		WD	/	\$0	I
03/22/1982	HOMBURG FRED L T	0	WD	/	\$0	I
01/01/1900	HELSEY,RAYMOND &		WD	/	\$0	I

Agricultural

WAYNE TWP ACREAGE/30

Notes

8/21/2020 REA: 2021 ADJUSTED LAND PER AG REPORT. CHANGED BASEMENT FINISH TO REC 3 PER QUESTIONNAIRE/PHONE CALL TO TAXPAYER.

9/15/2015 REA: 2016 ADDED LAND TYPE 71. CHANGED OFF TO RFX. PER PICTOMETRY.

6/24/2015 2016: MOVED TO WAYNE TWP ACREAGE NEIGHBORHOOD (308853) DELETED OLD NEIGHBORHOOD

2/25/2009 BP: #021346 10/24/02 23000 STORAGE BLDG

Land Computations

Calculated Acreage	10.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	10.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.30
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.03
Total Acres Farmland	6.67
Farmland Value	\$5,210
Measured Acreage	6.67
Avg Farmland Value/Acre	781
Value of Farmland	\$5,210
Classified Total	\$0
Farm / Classified Value	\$5,200
Homesite(s) Value	\$22,000
91/92 Value	\$13,200
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$5,200
CAP 3 Value	\$13,200
Total Value	\$40,400

Land Data (Standard Depth: Res 120', CI 120'							Base Lot: Res 0' X 0', CI 0' X 0')					
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
82	A		0	0.3000	1.00	\$1,290	\$1,290	\$387	-100%	0%	1.0000	\$00

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

1320 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☒ Sub & Joint

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

3

9

Half Bath

0

0

Kitchen Sinks

2

2

Water Heaters

1

1

Add Fixtures

0

0

Total

6

12

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

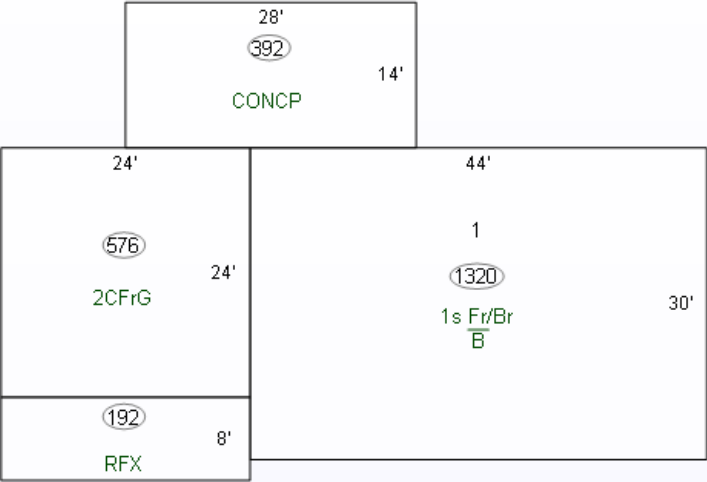
1

Total Rooms

12

Heat Type

Heat Pump



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1320	1320	\$88,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1320	0	\$28,900	
Crawl					
Slab					
		Total Base			\$117,600
Adjustments		1 Row Type Adj. x 1.00			\$117,600
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					3:660 \$8,600
Loft (+)					\$0
Fireplace (+)					MS:1 MO:1 \$4,300
No Heating (-)					\$0
A/C (+)					1:1320 \$3,100
No Elec (-)					\$0
Plumbing (+ / -)					12 – 5 = 7 x \$800 \$5,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$139,200
Sub-Total, 1 Units					
Exterior Features (+)					\$3,800 \$143,000
Garages (+) 576 sqft					\$16,700 \$159,700
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.92
Replacement Cost					\$146,924

Description	Area	Value
Canopy, Roof Extension	192	\$1,800
Patio, Concrete	392	\$2,000

Specialty Plumbing		
Description	Count	Value

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	1/6 Masonry	C	1979	1979	42	A		0.92		2,640 sqft	\$146,924	30%	\$102,850	0%	100%	1.420	1.0000	\$146,000

General Information

OccupancyBarn, Pole (T3)

DescriptionBarn, Pole (T3) R 01

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐Earth

☐Tile

☐Slab

☐Carpet

☐Sub & Joint

☐Unfinished

☐Wood

☐Other

☐Parquet

Wall Finish

☐Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

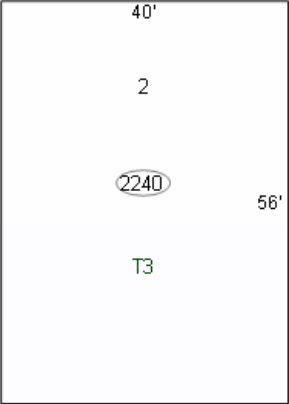
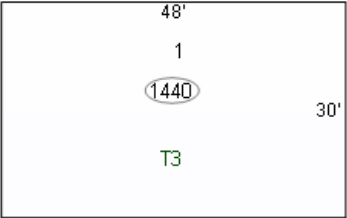
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Adjustments

Row Type Adj.

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$0

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade)

Location Multiplier


0.92

Replacement Cost

\$19,250

Specialty Plumbing		
Description	Count	Value

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Barn, Pole (T3) R 01	0%	1	T3AW	C	1980	1980	41	A	\$15.44	0.92	\$14.53	30' x 48' x 10'	\$19,250	55%	\$8,660	0%	100%	1.420	1.0000	\$12,300
2: Barn, Pole (T3) R 02	0%	1	T3AW	C	2002	2002	19	A	\$13.80	0.92	\$13.62	0' x 0' x 13'	\$28,068	35%	\$18,240	0%	100%	1.420	1.0000	\$25,900

Property Type	LOTS AND LAND	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202143060	** S 275 E	Warsaw	IN	46580	Status	Active	LP	\$0
		Area	Kosciusko County	Parcel ID	43-11-35-100-001.000-031	Type	Agricultural Land		
		Sub	None	Cross Street			Lot #		
		School District	WRS Elem	Eisenhower	JrH	Edgewood	SrH	Warsaw	
		REO	No	Short Sale			No		
		Legal Description	Approximately 7+/- Acres part of: 003-173-001.A NE NW NE 35-32-6 10.00A PER DEED						
		Directions	From Packerton Rd, turn east onto 375 South. Then head north on 275 East. Property is on the West side of the road.						
		Inside City Limits	N	City Zoning	County Zoning	A1	Zoning Description agriculture		

Remarks 10+/- Acres with Ranch Home & Building Site offered in 2 Tracts selling via Online Only Auction on Thursday, October 28, 2021 - Bidding begins closing out at 6 PM! This is Tract 2 which features 7+/- Acres for a Potential Building Site. Bid on this tract individually or in combination with the other tract for 10+/- Acres! Open House: Thursday, October 21 5:30-6pm

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Sec	Lot	Lot Ac/SF/Dim		7.0000	/	304,920	/	660x630		
Parcel Desc	6-9.999	Platted Development		No					Platted Y/N	Yes
Township	Wayne	Date Lots Available						Price per Acre	\$ \$0.00	
Type Use	Agriculture, Residential	Road Access	County	Road Surface	Tar and Stone	Road Frontage		County		
Type Water	None			Easements	Yes					
Type Sewer	None			Water Frontage						
Type Fuel	None			Assn Dues	Not Applicable					
Electricity	Available			Other Fees						

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv		No												
Can Property Be Divided?		No												
Water Access														
Water Name				Lake Type										
Water Features														
Water Frontage				Channel Frontage					Water Access					
Auction	Yes	Auctioneer Name		Chad Metzger & Brent Ruckman					Auctioneer License #		AC31300015			
Owner Name														
Financing:		Existing		Proposed					Excluded Party		None			
Annual Taxes		\$1,885.38		Exemption				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 ID		RB14045939		Agent E-mail		chad@metzgerauction.com								
Co-List Office				Co-List Agent										
Showing Instr														
List Date	10/12/2021	Exp Date	12/31/2021	Publish to Internet		Yes	Show Addr to Public		Yes	Allow AVM		Yes	Show Comments	Yes
IDX Include	Y	Contract Type		Exclusive Right to Sell		BBC		2.0%	Variable Rate		No	Special Listing Cond.		None
Virtual Tours:										Type of Sale				
Pending Date		Closing Date			Selling Price			How Sold			CDOM			0
Total Concessions Paid				Sold/Concession Remarks										
Sell Off		Sell Agent			Co-Sell Off			Co-Sell Agent						

Presented by: Chad Metzger / Metzger Property Services, LLC
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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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