

*Expanding your Horizon...*



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

**WWW.METZGERAUCTION.COM**

# REAL ESTATE AUCTION TERMS

This property will be offered at Online Only Auction on Thursday, December 16, 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 \$2,500.00 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 21, 2022. 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 \$75.00. 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.

**Online Auction: Thursday, December 16, 2021**  
***Bidding begins closing out at 6:00 pm!***

**Property Location: 10138 E. 100 N., Akron, IN 46910**  
**Henry Township • Fulton County**

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

The image is a promotional banner for Metzger Property Services, LLC. It features a green and yellow color scheme. On the left, there is a logo with a red star inside a yellow circle, followed by the word "Metzger" in a large, bold, black serif font. Below "Metzger" is "CHAD METZGER, CAI, CAGA" in a smaller, black, sans-serif font. To the right of the logo, "PROPERTY SERVICES, LLC" is written in a small, black, sans-serif font. Below the logo and name, the text "EXPANDING YOUR HORIZON..." and "...GENERATION AFTER GENERATION" is written in a white, sans-serif font. On the right side of the banner, the phone number "260-982-0238" is displayed in a large, black, sans-serif font. At the bottom left, there is a list of services: "★ FARMLAND AUCTIONS", "★ FARM SALES", "★ REAL ESTATE APPRAISALS", "★ ANTIQUE APPRAISALS", "★ PERSONAL PROPERTY AUCTIONS", and "★ REAL ESTATE SALES". At the bottom right, the website "WWW.METZGERAUCTION.COM" is written in a white, sans-serif font. The background of the banner is a photograph of a field with rows of crops, possibly corn, under a bright sky with a sunburst effect.

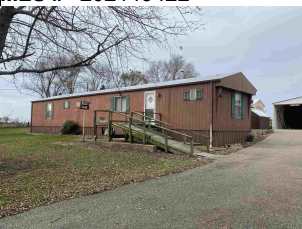


# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 11/30/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes				
MLS #	202149422	10138 E 100 N	Akron	IN	46910	Status	Active	LP	\$0				
	Area	Fulton County	Parcel ID	25-08-02-300-004.000-002						Type	Manuf. Home/Mobile		
	Sub	None	Cross Street		Bedrms	3	F Baths	1	H Baths	0			
	Location	Rural	Style	Single Wide	REO	No	Short Sale	No					
	School District	TIP	Elem	Akron	JrH	Tippe Valley	SrH	Tippe Valley					
	Legal Description	Sw Se Sw Sw 2-30-4 5a											
	Directions	From SR 19, head west on 100 North. Property is on the north side of the road.											
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description						

**Remarks** Great Potential Building Site in the Country with 5+/- Acres selling via Online Only Auction on Thursday, December 16, 2021 - Bidding begins closing out at 6 PM! Nice potential building site on 5+/- Acres with Pole Barns already in place! There is a modular home with 3 bedrooms & 1 bath. Multiple Outbuildings include a 30x30 Pole Barn with Overhead Door & 16x20 Enclosed Car Shed great for Hobbies, Extra Storage, or your Workshop! Great Opportunity to get into the Peaceful Country with 5+/- Acres! Open House: Thursday, December 9 5:30-6pm

**Agent Remarks** Online Auction: Thurs. 12.16.21 6pm Open House: Thurs. 12.9.21 5:30-6pm TERMS: \$2,500 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	5.0000	/	217,800	/	335x635	Src	N	Lot Des	3-5.9999				
Township	Henry		Abv Gd Fin SqFt	924	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	924	Year Built	1984			
Age	37	New	No	Date Complete	Ext	Aluminum, Wood	Fndtn	Slab			# Rooms	5			
Room	Dimensions		Baths	Full	Half	Water	WELL	Basement Material							
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No				
LR	x		B-Upper	0	0	Fuel	Propane, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No				
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split Firpln	No				
FR	x					Cooling	Window	Disposal	No	Ceiling Fan	No				
KT	x		Laundry Rm	Main		x		Water Soft-Owned	No	Skylight	No				
BK	x		AMENITIES	Dryer Hook Up Electric, Range/Oven Hook Up				Water Soft-Rented	No	ADA Features	No				
DN	x		Gas, Main Floor Laundry, Washer Hook-Up				Alarm Sys-Sec	No	Fence						
MB	12 x 10	M						Alarm Sys-Rent	No	Golf Course	No				
2B	10 x 10	M	Garage	2.0	/ Detached	/ 30	x 30	/ 900.00	Garden Tub	No	Nr Wlkg Trails	No			
3B	10 x 10	M	Outbuilding	Pole/Post	30 x 16			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	No Appliances Included						
LF	x		Restrictions												
EX	x		Water Access	Wtr Name											
WtrType			Wtr Frtg	Channel Frtg											
Water Features			Lake Type												
Auction	Yes	Auctioneer Name	Chad Metzger				Auctioneer License #	AC31300015							
Owner Name															
Financing:			Existing	Proposed				Excluded Party			None				
Annual Taxes	\$75.00	Exemptions	Homestead, 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	11/30/2021	Exp Date	1/31/2022	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	MECH		Lockbox Location	Front Door		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.





Type notes here

Printed  
08/09/2021

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

## 25-08-02-300-004.000-002

General

Bills

Payments

Deductions

Assessments

### Owner and General Parcel Information

<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>Images</b>	<a href="#">Show Images(3)</a>
<b>Owner Name</b>	Rudo Barbara L Irrevocable Trust The
<b>State Parcel Number</b>	25-08-02-300-004.000-002





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- ★ REAL ESTATE APPRAISALS    ★ REAL ESTATE SALES

[www.METZGERAUCTION.COM](http://www.METZGERAUCTION.COM)

### Average Utilities

	Company	Average Amount
Gas	LP typically 1 Tonk	\$
Electric	REMC Fulton Co.	\$ 100 ave.
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**

*...Generation after Generation*



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