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REAL ESTATE AUCTION TERMS

Great Investment Opportunity! 4 Homes offered in 4 Tracts!

This property will be offered at Online Auction on Wednesday, April 19, 2023 – 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 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 May 19, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$5,478.00 in total. 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: Wednesday, April 19, 2023 Bidding begins closing out at 6 pm!

Tract 1: 904 Lafayette Ct., Marion, IN Tract 2: 1216 W. National Ave., Marion, IN Tract 3: 708 N. Western Ave., Marion, IN Tract 4: 1902 Westlea Dr., Marion, IN Grant County

Auction Manager: Toni Derry 574.377.1529 https://bidmetzger.com/auctions/



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Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

| ILS # 202308645 | 904 Lafayette Court | Marion | IN 46952 | LP \$0 |
|-----------------|---------------------------------|------------------------------------|------------------------------|---------------|
| Where . | Area Grant County | Parcel ID 27-02-31-303-085.000-002 | Type Site-Built Home | Waterfront No |
| N. Terry | Sub North West / Northwest | Cross Street | Bedrms 3 F Baths 1 | H Baths 0 |
| A. 1 . 3 | Township Center | Style One Story | REO No Short Sale | No |
| | School District MARCS | Elem Riverview/Justice JrH | McCulloch/Justice SrH N | larion |
| | Legal Description 16-12-2967 | 1 LOT 101 PLAT B NORTHWEST HOME | S SUB/DIV MP 0231-303-085.00 | 00 |
| | Directions Western Avenue to No | orthwest Homes Subdivision | | |
| | Inside City Limits Y City | R1 County Zoning | Zoning Description F | Residential |

Remarks Ranch Home going to Online Only Auction on Wednesday, April 19, 2023 -- Bidding begins closing out at 6 pm! Tract 1: This home features three bedrooms, 1 bath, & 1-car detached garage. Previously a rental. Great Investment Opportunity! Can be bid on individually or in combination with three other homes. Open House: Monday, April 17th 3-3:30pm

Agent Remarks Online Auction: Wed. 4.19.23 6 pm Open House: Mon. 4.17.23 3-3:30pm TERMS: \$5,000 down with balance due at closing. Taxes Prorated. Possession 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). Metzger Property Services reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS:

| Sec Lo | t 101 Lot A | Ac/SF/Dim 0.2 | 2000 / 8, | 550 , | / 75X114 | Lot Des | sc Slope | | | |
|------------------|-------------|------------------|------------------|------------|---------------|---------------|--------------------------|--------------|-------------------|-----------------|
| Above Gd F | n SqFt 864 | Above Go | I Unfin SqFt 0 | Belo | w Gd Fin Sq | Ft 0 | Ttl Below Gd SqFt 0 | Ttl Fin S | qFt 864 | Year Built 1953 |
| Age 70 | New Const | | ate Complete | | Ext Vinyl | | Bsmt Slab | | | # Rooms 5 |
| <u>Room Din</u> | ensions | Baths F | ull Half | Water | CITY | | Basement Material | | | |
| RM DIM | LVL | B-Main 1 | 0 | Sewer | City | | Dryer Hookup Gas | No | Fireplace | No |
| LR 19 x 1 | 2 M | B-Upper 0 | 0 | Fuel / | Forced Air | | Dryer Hookup Elec | No | Guest Qtrs | No |
| DR x | | B-Blw G 0 | 0 | Heating | | | Dryer Hookup G/E | No | Split Firpin | No |
| FR x | | | | Cooling | Central Air | | Disposal | No | Ceiling Fan | No |
| KT 11 x 8 | М | Laundry Rn | n Main | 11 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 9 x 8 | М | | | | | | Alarm Sys-Rent | No | Golf Course | No |
| 2B 11 x 9 | М | | | | | | Garden Tub | No | Nr Wlkg Trails | s No |
| 3B 11 x 8 | М | Garage | 1.0 / De | etached | / 28 x 10 | / 280.00 | Jet Tub | No | Garage Y/N | Yes |
| 4B x | | Outbuilding | 1 None | | х | | Pool | No | Off Street Pk | |
| 5B x | | Outbuilding | 2 | | х | | Pool Type | | | |
| RR x | | Assn Dues | | Frequency | Not Applica | ble | | | | |
| LF x | | Other Fees | | | | | | | | |
| EX X | | Restrictions | 5 | | | | | | | |
| | | | | | | | | | | |
| Water Acces | | | Wtr Name | | | | Water Frontage | | el Frontage | |
| Water Featu | | | | | | | Water Type | Lake T | | |
| | | Metzger & Tor | ni Derry | Lic # AC3 | | Auction Date | 3/27/2023 Time 6 | • | on Online Only: | : bidmetzger |
| Financing: | • | | | Prop | osed | | | | d Party None | |
| Annual Taxe | . , | Exemptio | ns | | | Year Taxes | Payable 2022 | Assesse | d Value \$71,800 | 0.00 |
| Possession | U | | | | | | | | | |
| List Office | Metzger Pro | operty Services | s, LLC - Off: 26 | 0-982-0238 | | | ni Derry - Cell: 574-377 | | | |
| Agent E-mai | | ry.realtor@gm | | | List | Agent - User | Code UP394501048 | List Tear | n | |
| Co-List Offic | e Metzge | r Property Ser | vices, LLC | | Co-L | ist Agent | Chad Metzger - Cell: | 260-982-9050 | | |
| Showing Ins | | gtime or Open | | | | | | | | |
| List Date 3/ | 24/2023 | Start Showing | Date | Ехр | Date 6/24/20 | 023 Owner/ | Seller a Real Estate L | icensee Yes | Agent/Owner | Related Yes |
| • | | e Right to Sell | Buyer B | | 2.0% | Variable Ra | | Specia | al List Cond. Nor | ne |
| Virtual Tour | 5: | | | | nanical/Combo | D Lockbox Lo | ocation Front Door | Туре о | of Sale | |
| Pending Dat | e | | Closing | Date | | Selling Price | e | How S | old | |
| Ttl Concess | ons Paid | | | ncession R | emarks | | | Conc F | Paid By | |
| Sell Office | | S | ell Agent | | Co-Sell C | Off | Co-Sell Age | ent | Sell Team | ı |

 Presented by:
 Toni Derry - Cell: 574-377-1529 / Metzger Property Services, LLC - Off: 260-982-0238

 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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904 Lafayette Ct, Marion, IN



Residential Agent Full Detail Report

Schedule a Showing

| Listings as of 03/24/2023 | | | Schedule a Showing | Page 1 of 1 |
|---|----------------------------------|-------------------------------------|----------------------------|---------------|
| Property Type RESIDENTIAL | Status Active | | CDOM 0 DOM 0 | Auction Yes |
| MLS # 202308646 | 1216 W National Avenue | Marion | IN 46952 | LP \$0 |
| | Area Grant County | Parcel ID 27-02-31-303-002.000-002 | Type Site-Built Home | Waterfront No |
| | Sub North West / Northwest | Cross Street | Bedrms 3 F Baths 1 | H Baths 0 |
| A A A A A A A A A A A A A A A A A A A | Township Center | Style One Story | REO No Short Sale | No |
| | School District MARCS | Elem Riverview/Justice JrH Mo | cCulloch/Justice SrH Ma | arion |
| | Legal Description 16-12-2862 | LOT 2 PLAT A NORTHWEST HOMES SU | JB/DIV MP 0231-303-002.000 | |
| and the second se | Directions Western Avenue to Nat | tional Avenue, second home on left. | | |
| | Inside City Limits City | County Zoning | Zoning Description | |

Remarks Ranch Home going to Online Only Auction on Wednesday, April 19, 2023 -- Bidding begins closing out at 6 pm! Tract 2 features Three bedrooms, 1 bath, & 2-car detached garage. Previously a rental. Great Investment Opportunity! Can be bid on individually or in combination with three other homes. Open House: Monday, April 17th 3:45-4:15pm

Agent Remarks Online Auction: Wed. 4.19.23 6 pm Open House: Mon. 4.17.23 3:45-4:15pm TERMS: \$5,000 down with balance due at closing. Taxes Prorated. Possession 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). Metzger Property Services reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS:

| Sec Lot 2 Lot A | Ac/SF/Dim 0.1400 / 6,018 | / 51X118 Lot Des | sc Slope | | |
|-------------------------|--|--------------------------|-----------------------------|-------------------------|------------------|
| Above Gd Fin SqFt 720 | Above Gd Unfin SqFt 0 Bel | | Ttl Below Gd SqFt 0 | Ttl Fin SqFt 720 | Year Built 1951 |
| Age 72 New Const | No Date Complete | Ext Vinyl | Bsmt Slab | | # Rooms 4 |
| Room Dimensions | Baths Full Half Water | CITY | Basement Material | | |
| RM DIM LVL | B-Main 1 0 Sewer | City | Dryer Hookup Gas No | Fireplace | No |
| LR 17 x 12 M | B-Upper 0 0 Fuel / | Forced Air | Dryer Hookup Elec No | • | No |
| DR x | B-Blw G 0 0 Heating | | Dryer Hookup G/E No | | No |
| FR x | Cooling | Central Air | Disposal No | | No |
| KT 12 x 8 M | Laundry Rm Main 12 x 5 | | Water Soft-Owned No | - | No |
| BK x | | | Water Soft-Rented No | | s No |
| DN X | | | Alarm Sys-Sec No | | |
| MB 11 x 8 M | | | Alarm Sys-Rent No | Golf Course | No |
| 2B 12 x 10 M | | | Garden Tub No | Nr Wikg Trail | s No |
| 3B 12 x 8 M | Garage 2.0 / Detached | / 15 x 24 / 360.00 | Jet Tub No | Garage Y/N | Yes |
| 4B x | Outbuilding 1 None | х | Pool No | • | |
| 5B x | Outbuilding 2 | х | Pool Type | | |
| RR x | Assn Dues Frequency | Not Applicable | | | |
| LF x | Other Fees | | | | |
| EX X | Restrictions | | | | |
| Water Access | Wtr Name | | Water Frontage | Channel Frontage | |
| Water Features | | | Water Type | Lake Type | |
| Auctioneer Name Chad | Metzger & Toni Derry Lic # AC3 | Auction Date | 3/24/2023 Time 6:00 | pm Location Online Only | : bidmetzger.com |
| Financing: Existing | Pro | posed | | Excluded Party None | |
| Annual Taxes \$1,176.00 | Exemptions | Year Taxes | Payable 2022 | Assessed Value \$58,800 | 0.00 |
| Possession DOC | | | | | |
| List Office Metzger Pro | perty Services, LLC - Off: 260-982-023 | B List Agent To | ni Derry - Cell: 574-377-15 | 29 | |
| Agent E-mail toniderr | y.realtor@gmail.com | List Agent - User | Code UP394501048 | List Team | |
| Co-List Office Metzge | r Property Services, LLC | Co-List Agent | Chad Metzger - Cell: 260 | -982-9050 | |
| Showing Instr Showin | gtime or Open House | | | | |
| List Date 3/24/2023 | Start Showing Date Exp | Date 6/24/2023 Owner/ | Seller a Real Estate Lice | nsee No Agent/Owner | Related No |
| Contract Type Exclusive | Right to Sell Buyer Broker | 2.0% Variable Ra | ite No | Special List Cond. No | ne |
| Virtual Tours: | Lockbox Type Med | hanical/Combo Lockbox Lo | ocation Front Door | Type of Sale | |
| Pending Date | Closing Date | Selling Price | e | How Sold | |
| Ttl Concessions Paid | Sold/Concession F | | | Conc Paid By | |
| Sell Office | Sell Agent | Co-Sell Off | Co-Sell Agent | Sell Tean | n |

 Presented by:
 Toni Derry - Cell: 574-377-1529 / Metzger Property Services, LLC - Off: 260-982-0238

 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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Residential Agent Full Detail Report

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| Liotingo a | 0 0. 00/2 ./2020 | | | | . age 1 e | | |
|-----------------------|--|--------------------------------|------------------------------------|----------------------------|---------------|--|--|
| Property | Type RESIDENTIAL | Status Active | | CDOM 0 DOM 0 | Auction Yes | | |
| MLS # | 202308649 | 708 N Western Avenue | Marion | IN 46952 | LP \$0 | | |
| 4-19 | AND DE LA | Area Grant County | Parcel ID 27-07-06-202-040.000-002 | Type Site-Built Home | Waterfront No | | |
| X | | Sub Euclid Heights | Cross Street | Bedrms 3 F Baths 1 | H Baths 0 | | |
| | | Township Center | Style One Story | REO No Short Sale | No | | |
| | School District MARCS | Elem Riverview/Justice JrH M | IcCulloch/Justice SrH I | Marion | | | |
| | Legal Description 16-10-2360 LOT 5 EUCLID HEIGHTS ADD PLAT A MP 0706-202-040.000 | | | | | | |
| and the second second | | Directions Western Avenue - On | e block over from bypass. | | | | |
| | | Inside City Limits Y City | R1 County Zoning | Zoning Description | Residential | | |
| | | | | | | | |

Remarks Ranch Home going to Online Only Auction on Wednesday, April 19, 2023 -- Bidding begins closing out at 6 pm! Tract 3 features Three bedrooms & 1 bath. Previously a rental. Great Investment Opportunity! Can be bid on individually or in combination with three other homes. Open House: Monday, April 17th 4:30-5pm

Agent Remarks Online Auction: Wed. 4.19.23 6 pm Open House: Mon. 4.17.23 4:30-5pm TERMS: \$5,000 down with balance due at closing. Taxes Prorated. Possession 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). Metzger Property Services reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS:

| Sec | Lot 5 | Lot A | c/SF/Dim | 0.1500 | / 6,3 | 36 / | 48X132 | 2 | Lot Des | c Slope | | | |
|------|--------------------------|-----------------|--------------|-----------|-----------|---------------------|------------------|-----------|-------------|---|--------------|--|-----------------|
| Abo | ve Gd Fin S | SqFt 960 | Above | Gd Unfi | in SqFt 0 | Belo | w Gd Fir | nSqFt (|) 1 | tl Below Gd SqFt 72 | 20 Tt | I Fin SqFt 960 | Year Built 1944 |
| Age | 79 Ne | w Const | No | Date C | Complete | | Ext Vin | iyl | | Bsmt Full Basement | | | # Rooms 5 |
| R | oom Dimen | sions | Baths | Full | Half | Water | CITY | | | Basement Material | | | |
| | RM DIM | LVL | B-Main | 1 | 0 | Sewer | City | | | Dryer Hookup Gas | No | Fireplace | No |
| LR | 16 x 13 | М | B-Upper | 0 | 0 | Fuel / | Forced | Air | | Dryer Hookup Elec | No | Guest Qtrs | No |
| DR | х | | B-Blw G | 0 | 0 | Heating | | | | Dryer Hookup G/E | No | Split Firpin | No |
| FR | х | | | | | Cooling | Central | Air | | Disposal | No | Ceiling Fan | No |
| KT | 12 x 9 | М | Laundry | Rm N | /A | х | | | | Water Soft-Owned | No | Skylight | No |
| BK | х | | | | | | | | | Water Soft-Rented | No | ADA Features | No |
| DN | х | | | | | | | | | Alarm Sys-Sec | No | Fence | |
| MB | 8 x 9 | М | | | | | | | | Alarm Sys-Rent | No | Golf Course | No |
| 2B | 14 x 13 | М | | | | | | | | Garden Tub | No | Nr Wikg Trails | s No |
| 3B | 24 x 10 | U | Garage | | / | | / x | / | | Jet Tub | No | Garage Y/N | No |
| 4B | х | | Outbuild | ing 1 N | one | | х | | | Pool | No | Off Street Pk | |
| 5B | х | | Outbuild | ing 2 | | | х | | | Pool Type | | | |
| RR | х | | Assn Du | es | I | Frequency | Not App | olicable | | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | |
| LF | х | | Other Fe | es | | | | | | | | | |
| EX | х | | Restricti | ons | | | | | | | | | |
| | _ | | | | | | | | | ···· - · | | | |
| | er Access | | | w | tr Name | | | | | Water Frontage | | Channel Frontage | |
| | er Features | | | т · Б | | | 000045 | • | | Water Type | | Lake Type | |
| | tioneer Nar | | Metzger& | I oni Der | ry | Lic # AC31 | | Auct | ion Date | 3/24/2023 Time 6 | • | Location Online Only | bidmetzger.com |
| | ncing: Ex | • | | | | Prop | osed | V- | T | B auakia 0000 | | cluded Party None | |
| | ual Taxes | | Exemp | otions | | | | Ye | ar Taxes | Payable 2022 | As | ssessed Value \$56,500 | 1.00 |
| | session At | Ũ | norty Sory | | 0ff. 26 | 0-982-0238 | | _ist Ager | t Tor | i Derry - Cell: 574-377 | 1520 | | |
| | nt E-mail | 0 | y.realtor@ | , | | J-902-0230 | | • | | Code UP394501048 | | st Team | |
| • | ist Office | | r Property : | • | | | | - | | Chad Metzger - Cell: | | | |
| | | • | | | | | , i | Co-List A | gent | Chad Metzger - Cell. | 200-902 | -9050 | |
| | wing Instr | | gtime or O | | | Eve | Data 6/2 | 4/2022 | Owner | Collar o Bool Estato I | iconcor | Voc Agent/Owner | Poloted Voc |
| | Date 3/24/ tract Type | | Start Show | 0 | | • | Date 6/2 2.0% | | riable Rat | | | Yes Agent/Owner Special List Cond. No | |
| | iract Type | EXClusive | right to S | | Buyer Br | | | | | | | • | |
| | | | | | | | anical/CC | | | cation Front Door | | Type of Sale How Sold | |
| | ding Date | e Daid | | | | Jate Icession Re | marka | 56 | Iling Price | 3 | | | |
| | oncession Office | is Palu | | Coll A | | icession Re | | ell Off | | | | Conc Paid By | |
| Sell | Unice | | | Sell A | gent | | 60-5 | en Off | | Co-Sell Age | 110 | Sell Team | I |

 Presented by:
 Toni Derry - Cell: 574-377-1529 / Metzger Property Services, LLC - Off: 260-982-0238

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708 Western Ave, Marion, IN



Residential Agent Full Detail Report

Schedule a Showing

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| Property Type RESIDENT | TAL Status Active | | | CDOM 0 | DOM 0 | Auction Yes |
|--|-----------------------------|--|-----------------|-------------------|---------------|---------------|
| MLS # 202308652 | 1902 W Westlea Drive | Marion | | IN 46952 | | LP \$0 |
| | Area Grant County | Parcel ID 27-03-36-301-015 | .000-023 | Type Site-Bu | ilt Home | Waterfront No |
| | Sub Westlea | Cross Street | | Bedrms 3 | F Baths 1 | H Baths 0 |
| The second | Township Pleasant | Style One Story | | REO No | Short Sale | No |
| | School District MARCS | Elem Kendall/Justice | JrH Mo | Culloch/Justice | SrH | Marion |
| A REAL PROPERTY AND A REAL | Legal Description 25-02-65 | 51 LOT 290NWESTLEA ADD SEC | -8-N TR-E. | | | |
| | Directions Kem Road to West | ea Subdivision, 1st right, near end of r | oad, t's onto l | Kendall Elementar | y School. | |
| F | Inside City Limits Y City | R1 County Zon | ing | Zoning | Description F | Residential |

Remarks Ranch Home going to Online Only Auction on Wednesday, April 19, 2023 -- Bidding begins closing out at 6 pm! Tract 4: This home features 3 Bedrooms, 1 Bath & 2-Car Detached Garage. Previously a rental. Great Investment Opportunity! Can be bid on individually or in combination with three other homes. Open House: Monday, April 17th 5:15-5:45pm

Agent Remarks Online Auction: Wed. 4.19.23 6 pm Open House: Mon. 4.17.23 5:15-5:45pm TERMS: \$5,000 down with balance due at closing. Taxes Prorated. Possession 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). Metzger Property Services reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS:

| Sec Lot 130 Lo | t Ac/SF/Dim 0.1700 | / 7,280 | / 56 Lot | Desc Slope | | |
|-------------------------|-----------------------|---------------------|-------------------------------|-----------------------------|-------------------------|------------------|
| Above Gd Fin SqFt | ,073 Above Gd Un | fin SqFt 0 Be | elow Gd Fin SqFt 0 | Ttl Below Gd SqFt 0 | Ttl Fin SqFt 1,073 | Year Built 1971 |
| Age 52 New Co | st No Date | Complete | Ext Brick, Vinyl | Bsmt Slab | | # Rooms 5 |
| Room Dimensions | Baths Full | Half Water | CITY | Basement Material | | |
| RM DIM LVL | B-Main 1 | 0 Sewer | City | Dryer Hookup Gas | No Fireplace | No |
| LR 19 x 12 M | B-Upper 0 | 0 Fuel / | Baseboard | • | No Guest Qtrs | No |
| DR x | B-Blw G 0 | 0 Heatin | g | Dryer Hookup G/E | No Split Firpin | No |
| FR x | | Coolin | g None | Disposal | No Ceiling Fan | No |
| KT 16 x 9 M | Laundry Rm | Λain 7 x 5 | 5 | Water Soft-Owned | No Skylight | No |
| BK x | | | | Water Soft-Rented | No ADA Features | s No |
| DN X | | | | Alarm Sys-Sec | No Fence | |
| MB 14 x 9 M | | | | Alarm Sys-Rent | No Golf Course | No |
| 2B 9 x 9 M | | | | Garden Tub | No Nr Wikg Trails | s No |
| 3B 11 x 9 M | Garage 2 | .0 / Detached | / 26 x 24 / 624.00 | Jet Tub | No Garage Y/N | Yes |
| 4B x | Outbuilding 1 | lone | х | Pool | No Off Street Pk | Yes |
| 5B x | Outbuilding 2 | | х | Pool Type | | |
| RR x | Assn Dues | Frequen | cy Not Applicable | | | |
| LF x | Other Fees | | | | | |
| EX X | Restrictions | | | | | |
| Water Access | v | Vtr Name | | Water Frontage | Channel Frontage | |
| Water Features | | | | Water Type | Lake Type | |
| Auctioneer Name Ch | ad Metzger & Toni De | erry Lic # AC | C31300015 Auction D | ate 3/24/2023 Time 6 | pm Location Online Only | : bidmetzger.com |
| Financing: Existing | | Pr | oposed | | Excluded Party None | |
| Annual Taxes \$1,736 | .00 Exemptions | | Year Ta | xes Payable 2022 | Assessed Value | |
| Possession At closin |) | | | | | |
| List Office Metzger | Property Services, LL | C - Off: 260-982-02 | 38 List Agent | Toni Derry - Cell: 574-377- | 1529 | |
| Agent E-mail tonic | erry.realtor@gmail.co | om | List Agent - U | ser Code UP394501048 | List Team | |
| Co-List Office Met | ger Property Service | s, LLC | Co-List Agent | Chad Metzger - Cell: 2 | 260-982-9050 | |
| Showing Instr Set | appointment in Showi | ng Time | | | | |
| List Date 3/24/2023 | Start Showing Dat | te Ex | p Date 6/24/2023 Ow | ner/Seller a Real Estate Li | censee Yes Agent/Owner | Related Yes |
| Contract Type Exclusion | ive Right to Sell | Buyer Broker | | e Rate No | Special List Cond. No | ne |
| Virtual Tours: | | Lockbox Type Me | echanical/Combo Lockbo | | Type of Sale | |
| Pending Date | | Closing Date | Selling | Price | How Sold | |
| Ttl Concessions Paid | | Sold/Concession | | | Conc Paid By | |
| Sell Office | Sell A | Agent | Co-Sell Off | Co-Sell Age | nt Sell Tean | ı |

 Presented by:
 Toni Derry - Cell: 574-377-1529 / Metzger Property Services, LLC - Off: 260-982-0238

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Elevate

1902 Westlea Dr, Marion, IN



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
 - o Enter your password
 - 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
 - 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



260-982-0238 WWW.METZGERAUCTION.COM