

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!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

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/>



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL, 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
WWW.METZGERAUCTION.COM

904 Lafayette Ct, Marion, IN



Listings as of 03/24/2023

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	
	Township	Center	Style	One Story		REO	No	Short Sale	No	
	School District	MARCS	Elem	Riverview/Justice	JrH	McCulloch/Justice	SrH	Marion		
	Legal Description	16-12-2862 LOT 2 PLAT A NORTHWEST HOMES SUB/DIV MP 0231-303-002.000								
	Directions	Western Avenue to National 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 Ac/SF/Dim	0.1400 / 6,018 / 51X118	Lot Desc	Slope					Year Built	1951
Above Gd Fin SqFt	720	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	720	# Rooms	4
Age	72	New Const	No	Date Complete	Ext Vinyl	Bsmt Slab					
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	Guest Qtrs	No
DR	x		B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No
KT	12 x 8	M	Laundry Rm	Main	12 x 5			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 8	M						Alarm Sys-Rent	No	Golf Course	No
2B	12 x 10	M						Garden Tub	No	Nr Wlkg Trails	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	x			Pool	No	Off Street Pk	
5B	x		Outbuilding 2		x			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 #	AC31300015	Auction Date	3/24/2023	Time	6:00 pm
Financing:	Existing		Proposed	Location	Online Only: bidmetzger.com		
Annual Taxes	\$1,176.00	Exemptions		Excluded Party	None		
Possession	DOC			Year Taxes Payable	2022	Assessed Value	\$58,800.00
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Toni Derry - Cell: 574-377-1529				
Agent E-mail	toniderry.realtor@gmail.com	List Agent - User Code	UP394501048	List Team			
Co-List Office	Metzger Property Services, LLC	Co-List Agent	Chad Metzger - Cell: 260-982-9050				
Showing Instr	Showingtime or Open House						
List Date	3/24/2023	Start Showing Date		Exp Date	6/24/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker	2.0%	Variable Rate	No	Agent/Owner Related	No
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	Front Door	Special List Cond.	None
Pending Date		Closing Date		Selling Price		Type of Sale	
Ttl Concessions Paid		Sold/Concession Remarks		How Sold		Conc Paid By	
Sell Office		Sell Agent		Co-Sell Agent		Sell Team	

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).

1216 W National Ave, Marion, IN



708 Western Ave, Marion, IN



Property Type	RESIDENTIAL	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-Built Home		
	Sub	Westlea	Cross Street			Bedrms	3	F Baths	1
	Township	Pleasant	Style	One Story		REO	No	Short Sale	No
	School District	MARCS	Elem	Kendall/Justice	JrH	McCulloch/Justice	SrH	Marion	
	Legal Description	25-02-651 LOT 290NWESTLEA ADD SEC -8-N TR-E.							
	Directions	Kem Road to Westlea Subdivision, 1st right, near end of road, t's onto Kendall Elementary School.							
	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 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	Lot Ac/SF/Dim	0.1700	/	7,280	/	56	Lot Desc	Slope			Year Built	1971
Above Gd Fin SqFt	1,073	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,073	# Rooms			5	
Age	52	New Const	No	Date Complete	Ext	Brick, Vinyl	Bsmt	Slab						
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	Dryer Hookup Elec	No	Guest Qtrs			No	
DR	x		B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln			No	
FR	x					Cooling	None	Disposal	No	Ceiling Fan			No	
KT	16 x 9	M	Laundry Rm	Main	7 x 5			Water Soft-Owned	No	Skylight			No	
BK	x							Water Soft-Rented	No	ADA Features			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 Wlkg Trails			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	None			x	Pool	No	Off Street Pk			Yes	
5B	x		Outbuilding 2				x	Pool Type						
RR	x		Assn Dues		Frequency	Not Applicable								
LF	x		Other Fees											
EX	x		Restrictions											

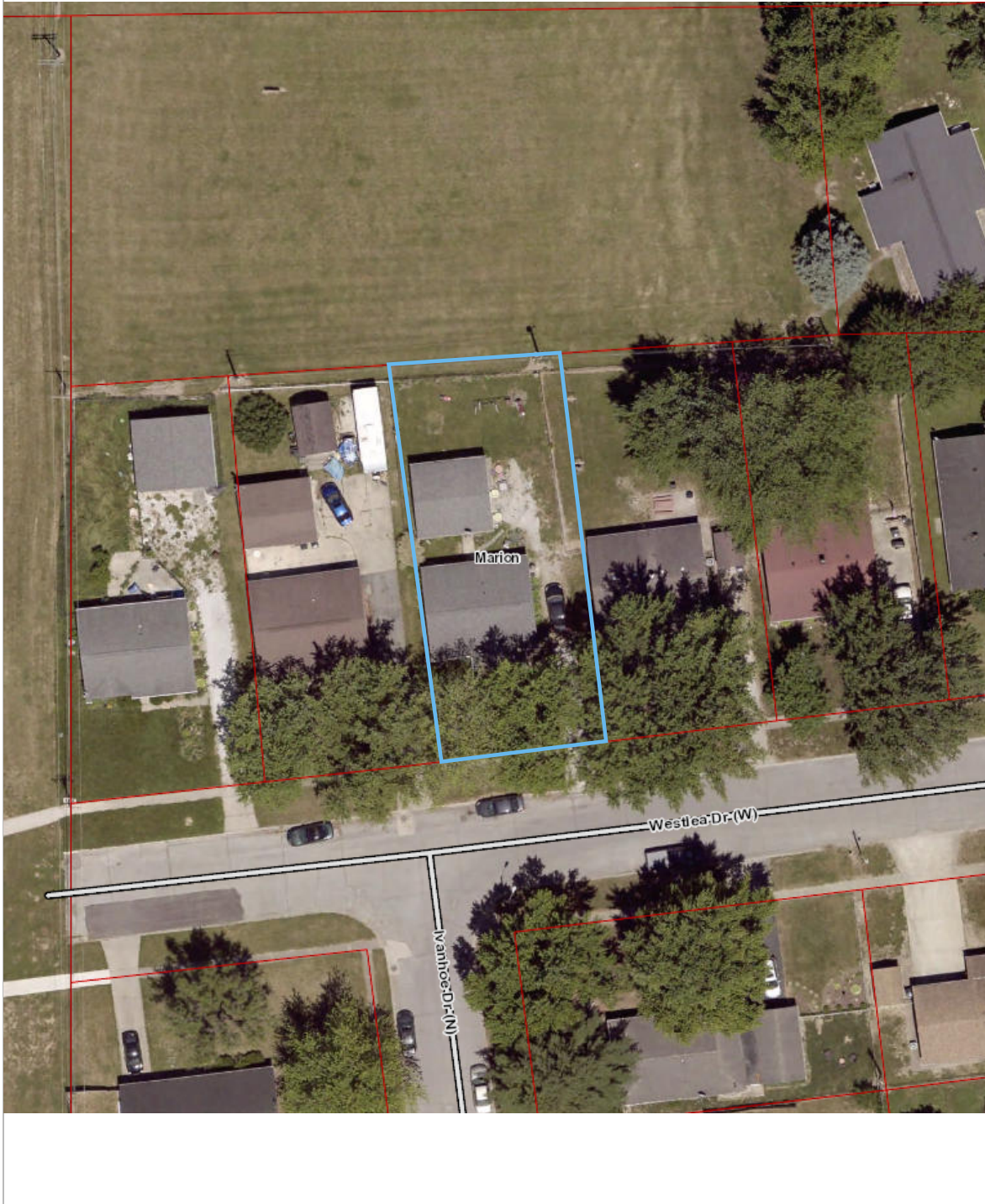
Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Toni Derry	Lic #	AC31300015	Auction Date	3/24/2023	Time	6 pm
Financing:	Existing	Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$1,736.00	Exemptions		Excluded Party	None		
Possession	At closing	Year Taxes Payable	2022	Assessed Value			
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Toni Derry - Cell: 574-377-1529				
Agent E-mail	toniderry.realtor@gmail.com	List Agent - User Code	UP394501048	List Team			
Co-List Office	Metzger Property Services, LLC	Co-List Agent	Chad Metzger - Cell: 260-982-9050				
Showing Instr	Set appointment in Showing Time						
List Date	3/24/2023	Start Showing Date		Exp Date	6/24/2023	Owner/Seller a Real Estate Licensee	Yes
Contract Type	Exclusive Right to Sell	Buyer Broker	2.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

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).

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
 - 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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM