



Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

Blue Lake Property Offered in two Tracts!

Tract 1: Newly remodeled 3 bed, 2.5 bath home

Tract 2: 2-Car Garage on Separate Lot!

This property will be offered at Online Auction on Thursday, May 28, 2026 - Bidding begins closing out at 7pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and their 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 Seller and the Buyer.

A 4% buyer's premium will be added to the winning invoice. An earnest money deposit of \$5,000 per tract will be due within 24 hours 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. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before July 1, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were Tract 1:Home, \$1,678.10 and Tract 2: Garage, \$426.66. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made on 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. The seller has the right to accept offers prior to the auction. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Thurs., May 28, 2026 • Bidding begins closing out at 7 pm
Smith Township • Whitley County • Churubusco, IN

Open House: Sunday, May 24, 2026 1 - 2 pm

Auction Manager: Tim Holmes call/text 260.580.5473

www.BidMetzger.com