

*Expanding your Horizon...*



**Metzger**  
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**



# Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202617017	807 Ludwig Park Drive	Fort Wayne	IN	46825	LP	\$0
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<b>Area</b>	Allen County	<b>Parcel ID</b>	02-07-14-327-001.000-073	<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No
<b>Sub</b>	Rodenbeck(s)	<b>Cross Street</b>		<b>Bedrms</b>	3	<b>F Baths</b>	1
<b>Township</b>	Washington	<b>Style</b>	One Story	<b>REO</b>	No	<b>Short Sale</b>	No
<b>School District</b>	Fort Wayne Community			<b>Elem</b>	Lincoln		
<b>Intermediate</b>		<b>JrH</b>	Shawnee	<b>SrH</b>	Northrop		
<b>Legal Description</b>	Rodenbecks 2nd Lot 35						
<b>Directions to Property</b>	St. Rd. 3 to Ludwig Park Dr., cross Sharon Dr., ninth place on the S side of road.						

<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>
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**Remarks** Move-in Ready Limestone Ranch with a Partially Fenced Yard is going to Online Auction on Thurs. June 4th at 6 pm! This Charming home with a 2-car garage, offers 3 bedrooms & 1.5 baths, situated on approximately 0.5 acres. Estate property that has been well-maintained welcomes you with a bright and inviting living room, filled with natural light from large windows and complemented by a cozy gas fireplace and built-in bookshelf—perfect for relaxing or gathering. The home features a functional layout with an eat-in kitchen, a combined living/dining area for added flexibility, and a spacious bonus room that can be used as a family room, office, or additional living space to fit your needs. Step outside to enjoy the pergola covered patio, partially fenced yard, offering space for outdoor activities, pets, or entertaining. Garden shed also adds convenient storage opportunity. This estate property combines comfort, character, and natural light—making it a wonderful place to call home. Come take a look, Open House: Tuesday, May 26 from 5:30 – 6 pm

**Agent Remarks** Online Estate Auction: Thursday, June 4, 2026, 6:00 pm Open House: Tuesday, May 26, 2026, 5:30-6:00 pm A 4% buyer's premium will be added to the winning invoice. Full terms can be found in DOCS. RE BROKERS: You must register clients in advance of the auction & be present with them at any & all showings they attend. Client Registration form is available on the bidding site.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.5800 / 25,265 / 225x115	<b>Lot Desc</b>	Level		
<b>Above Gd Fin SqFt</b>	1,736	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0
<b>Age</b>	68	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Limestone
						<b>Ttl Fin SqFt</b>	1,736
						<b>Year Built</b>	1958
						<b># Rooms</b>	7
				<b>Bsmt</b>	Crawl		
				<b>Basement Material</b>			
				<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes
				<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No
				<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
				<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
				<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	Yes
				<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	Partial, Chain
				<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
				<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
				<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
				<b>Pool</b>	No	<b>Off Street Pk</b>	Yes
				<b>Pool Type</b>			
				<b>SALE INCLUDES</b>	Window Treatments, Cooktop-Electric, Oven-Built-In, Oven-Electric		
				<b>FIREPLACE</b>	Living/Great Rm, Gas Log		
<b>Water</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger	<b>Lic</b>	AC31300015	<b>Auction Date</b>	5/6/2026	<b>Time</b>	6
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	Online: BidMetzger.com		
<b>Annual</b>	\$849.90	<b>Exemptions</b>	Homestead, Over 65,	<b>Excluded Party</b>	None		
<b>Possession</b>	At closing	<b>Year Taxes Payable</b>	2026	<b>Assessed Value</b>			
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>	
<b>Co-List Office</b>				<b>Co-List Agent</b>			
<b>Showing</b>	Showingtime or Open House						
<b>List Date</b>	5/7/2026	<b>Start Showing Date</b>		<b>Exp Date</b>	10/30/2026	<b>Owner/Seller a Real Estate</b>	No
<b>Seller Concessions Offer Y/N</b>	No	<b>Seller Concession Amount</b>	\$	<b>Agent/Owner Related</b>	No		
<b>Contract Type</b>	Exclusive Right to Sell			<b>Special List Cond.</b>	None		
<b>Virtual</b>		<b>Lockbox</b>	None	<b>Lockbox Location</b>	garage code		
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>			
<b>Ttl Concessions Paid</b>		<b>Sold/Concession</b>		<b>How Sold</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Conc Paid By</b>			
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>		<b>Sell Team</b>			
<b>Presented by:</b>	Tiffany Reimer - Cell: 260-571-7910			/ Metzger Property Services, LLC - Off: 260-982-0238			

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.



**807 Ludwig Park Drive, Fort Wayne, IN 46825**

**Washington Township ■ Allen County ■ Fort Wayne, IN**



**Real Estate • Auctions • Appraisals**

## **ONLINE AUCTION TERMS**

*Limestone Ranch with 3 bedrooms and 1.5 baths!*

This property will be offered at Online Auction on Thursday, June 4, 2026 - Bidding begins closing out at 6 pm! 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 \$10,000. 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 Trustee's Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before July 10, 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 approximately \$849.90. 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. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings, and the auction if held live, your client attends. The Client Registration form is available on the bidding website.

**Online Auction: Thurs., June 4, 2026 • Bidding begins closing out at 6 pm**  
**Washington Township • Allen County • Fort Wayne, IN**

**Open House: Tuesday, May 26, 2026, 5:30-6:00 p.m.**

**[www.BidMetzger.com](http://www.BidMetzger.com)**



General Information

Parcel Number 02-07-14-327-001.000-073

Local Parcel Number 80-3779-0035

Tax ID:

Routing Number - - -

Property Class 510 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Allen

Township WASHINGTON TOWNSHIP

District 073 (Local 080) 073 FT WAYNE WASHINGTON (80

School Corp 0235 FORT WAYNE COMMUNITY

Neighborhood 733001-073 RODENBECKS & LUDWIG PARK

Section/Plat 0143112

Location Address (1) 807 LUDWIG PARK DR FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, April 12, 2025

Review Group 2024

Ownership

Burch James A & Sonja M Trustees\* 807 Ludwig Park Dr Fort Wayne, IN 46825

Legal

5-14-1-043 RODENBECKS 2ND LOT 35



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 113' X 220', CI 113' X 220')

Table with 15 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I.

Notes

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Data Source N/A

Collector 08/27/2024 ivgoaa

Appraiser 08/27/2024 ivgoaa

Total Value \$46,600





# Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

### Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure (initial)

Initial: CS

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: \_\_\_\_\_

X Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: \_\_\_\_\_

X Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

### Purchaser's Acknowledgement (initial)

Initial: \_\_\_\_\_

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

### Agent's Acknowledgment (initial)

CM Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

Chad Snyder  
Seller's Signature

4/27/26  
Date

\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Date

Chad Snyder  
Agent's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser's Signature

\_\_\_\_\_  
Date



# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to [bidmetzger.com](http://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](mailto:info@metzgerauction.com)**



# CLIENT REGISTRATION FORM

2

3 This agreement is entered into and shall initiate on June 4<sup>th</sup>, 2026 by Listing Broker, Metzger Property Services, LLC, on  
4 behalf of Listing Licensee, Chad Metzger and Selling Broker, \_\_\_\_\_  
5 for property in Washington Township, Allen County, State of Indiana, to wit: legal: 5-14-1-043 RODENBECKS 2<sup>ND</sup> LOT 35,  
6 commonly known as, 807 Ludwig Park Dr., Fort Wayne, IN 46825.

7 **Client/Buyer's Name(s):** \_\_\_\_\_

8 To receive a commission, a buyer representative must be present at the open house, all showings prior to the auction,  
9 **Buyer rep. must turn in this form, 24 hours in advance of the auction to tiff@metzgerauction.com**

10 **Buyer Representative shall or shall not be compensated for the above property as follows: (check one)**

11  
12  Selling Brokers will be compensated 2.5%.

13  Seller will **Not** be compensating a buyer representative for this transaction.

14  
15 **LISTING BROKER:**

16 Metzger Property Services, LLC  
17 **BROKER COMPANY NAME**

18 Chad Metzger or MPS Agent  
19 **LISTING BROKER**  
20 1582 W. State Road 114  
21 **ADDRESS**  
22 260-982-0238  
23 **PHONE**

Chad Metzger  
**ACCEPTED BY: MANAGING BROKER**  


North Manchester, IN 46962  
**CITY, STATE, ZIP**  
tiff@metzgerauction.com  
**EMAIL ADDRESS**

24  
25 **SELLING BROKER:**

26  
27 \_\_\_\_\_  
28 **BROKER COMPANY NAME**

29  
30 \_\_\_\_\_  
31 **SELLING BROKER**

32  
33 \_\_\_\_\_  
34 **ADDRESS**  
35  
36 \_\_\_\_\_  
37 **PHONE**

38  
39 \_\_\_\_\_  
40 **ACCEPTED BY: MANAGING BROKER**

41  
42 \_\_\_\_\_  
43 **SELLING BROKER**

44  
45 \_\_\_\_\_  
**CITY, STATE, ZIP**  
\_\_\_\_\_  
**EMAIL ADDRESS**

46  
47 **CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:**

48  
49 \_\_\_\_\_  
50 **CLIENT SIGNATURE**

51  
52 \_\_\_\_\_  
53 **CLIENT SIGNATURE (if more than one)**

*...Generation after Generation*



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