

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Private Country Retreat on 4.99+/- Acres! 4-Bedroom, 2-Bath Country Home, Loaded with Character & Quality Craftsmanship, All while being Tucked Away Amongst Trees!



*T*ucked away among mature trees and surrounded by peaceful countryside, this beautifully maintained 4-bedroom, 2-bath home offers the perfect blend of privacy, character, and comfort.

Situated on nearly 5 acres, the property provides a secluded setting while still offering convenient access, just a half mile south of US 24, minutes to nearby Huntington & Wabash.

Inside, you'll immediately appreciate the warmth and craftsmanship throughout. Hardwood floors, exposed brick accents, stained glass details, custom woodwork, & wood-burning stoves create a welcoming atmosphere rarely found in today's homes. Every room reflects pride of ownership and thoughtful care.

The spacious kitchen serves as the heart of the home, featuring quality cabinetry, abundant workspace, a center island, and plenty of room for gathering with family and friends. Multiple living spaces provide flexibility for everyday living, entertaining, or simply relaxing beside the fire.

The primary suite offers a peaceful retreat complete with a generously sized walk-in closet, and while three additional bedrooms and three full baths provide ample space for family and guests.

One of the home's most inviting features is the cozy 3-season porch surrounded by windows that capture scenic views of the property and bring the outdoors in. A covered porch off the back offers another comfortable space to enjoy morning coffee, evening sunsets, and the tranquility of country living.

Outside, the mature trees create a picturesque setting and natural privacy. A spacious 3-car attached garage with shop space and large concrete driveway provide excellent storage, parking, and workspace options.

Whether you're looking for a private country residence, a place to enjoy nature, or simply a home with character and timeless charm, this exceptional property is ready to welcome its next owners.

Open House: Wed. June 24th • 5:30-6 pm

www.BidMetzger.com



ONLINE AUCTION TERMS

Secluded Country Home on 4.99+/- Acres

Online Auction: Wed., July 1, 2026 • 6 pm

This property will be offered at Online Auction on Wednesday, July 1, 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 3% buyer's premium will be added to the winning invoice. An earnest money deposit of \$10,000.00 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 August 7, 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 \$1,580.90. 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 your client attends. The Client Registration form is available on the bidding website.

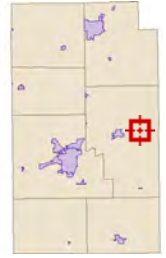
Lagro Township • Wabash County • Lagro, IN
Great Location, Half Mile South of US 24, just Minutes from Huntington or Wabash!

Open House: Wed. June 24th 5:30 – 6 pm

www.BidMetzger.com



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-11-25-400-027.000-003	Alternate ID	n/a	Owner Address	WINTERS ROBERT J & SALLY J
Sec/Twp/Rng	25-28-07	Class	Res-1-Family 0 - 9.99 acres		5984 E BLUE STAR HWY
Property Address	5984 E BLUE STAR HWY	Acreage	4.99		LAGRO, IN 46941
	LAGRO				
District	LAGRO TWP				
Brief Tax Description	PT SE 1/4 25-28-7 4.99AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/29/2026
 Last Data Uploaded: 5/29/2026 2:42:19 AM

Property address (number and street, city, state, and ZIP code)

5984 E Blue Star Hwy, Lago, IN 46941

1. The following are in the conditions indicated:

A. APPLIANCES					C. WATER & SEWER SYSTEM				
	Not Applicable / Rented	Defective	Not Defective	Unknown		Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X				Cistern	X			
Clothes Dryer			X		Septic Field / Bed				X
Clothes Washer			X		Septic & Holding Tank / Septic Mound			X	
Dishwasher			X		Hot Tub	X			
Disposal	X				Plumbing			X	
Freezer	X				Aerator System	X			
Gas Grill	X				Sump Pump	X			
Hood					Irrigation Systems	X			
Microwave Oven	X				Water Heater / Electric			X	
Oven			X		Water Heater / Gas	X			
Range			X		Water Heater / Solar	X			
Refrigerator	X				Water Purifier	X			
Room Air Conditioner(s)	X				Water Softener			X	
Trash Compactor	X				Well			X	
TV Antenna / Dish	X				Geothermal and Heat Pump			X	
Other:					Other Sewer System (Explain)	X			
B. ELECTRICAL SYSTEM					Swimming Pool & Pool Equipment				
	Not Applicable / Rented	Defective	Not Defective	Unknown					
Security Systems(s)	X								
Ceiling Fan(s)			X						
Garage Door Opener / Controls			X						
Inside Telephone Wiring and Blocks / Jacks	X								
Light Fixtures			X						
Sauna	X								
Smoke / Fire Alarms	X								
Carbon Monoxide Detectors	X								
Switches and Outlets			X						
Vent Fan(s)	X								
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service									
Generator	X								

	Yes	No	Unknown
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the structure(s) connected to a private / community water system?		X	
Are the structure(s) connected to a private / community sewer system?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Robert J. Winters</i>	Date (mm / dd / yyyy) 6-1-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Sally Winters</i>	Date (mm / dd / yyyy) 6-1-26	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)

5984 E Blue Star Hwy, Lagro, IN 46941

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning			X	
Electric Heat Pump			X	
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace				
Fireplace Insert				
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

2. ROOF	Yes	No	Unknown
Age, if known: <u>40</u> Years.		X	
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?	X		
If yes, how many layers? _____			X
3. WATER HEATER			
Age, if known: <u>5</u> Years.	X		
4. FURNACE			
Age, if known: <u>7</u> Years.	X		
5. CENTRAL AIR CONDITIONING			
Age, if known: <u>7</u> Years.	X		
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

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The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Property address (number and street, city, state, and ZIP code)

5984 E Blue Star Hwy, Lagro, IN 46941

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Robert J. Winters</i>	Date (mm / dd / yyyy) 6-1-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Sally Winters</i>	Date (mm / dd / yyyy) 6-1-26	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)



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:**SW RW*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.

Sally Winters
Seller's Signature6-1-26
DateRobert J Winters
Seller's Signature6-1-26
Date[Signature]
Agent's Signature6-1-26
Date

Agent's Signature

Date

Purchaser's Signature

Date

Purchaser's Signature

Date



Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,
(MPS, LLC Owner/Agent)

The Owner: X The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Sally Winters 6-1-26
Owner Date

Robert J. Winters
Owner Date

6-1-26
Owner Date

Owner Date

Purchaser Date

Purchaser Date

85-11-25-400-027.000-003

WINTERS ROBERT J & SALLY J

5984 E BLUE STAR HWY

511, 1 Family Dwell - Unplatted (0 to 9.9

LAGRO TWP

General Information

Parcel Number 85-11-25-400-027.000-003
Local Parcel Number 0020175200

Tax ID:

Routing Number 25.16.1

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County Wabash

Township LAGRO TOWNSHIP

District 003 (Local 003)
LAGRO TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8503510-003
LAGRO TWP

Section/Plat 25

Location Address (1)
5984 E BLUE STAR HWY
LAGRO, IN 46941

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Rolling
Flood Hazard

Public Utilities Electricity
ERA

Streets or Roads Paved
TIF

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2026

Ownership

WINTERS ROBERT J & SALLY J
5984 E BLUE STAR HWY
LAGRO, IN 46941

Legal

PT SE 1/4 25-28-7 4.99AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/06/2000 WINTERS ROBERT J and 01/01/1900 WEESNER JACK W &

Notes

8/11/2025 RP: Reassessment Packet 2026

Res

Valuation Records

Table with columns: Assessment Year (2026-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Table with 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. Rows for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (4.99), Actual Frontage (0), Developer Discount, Parcel Acreage (4.99), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.89), 83 UT Towers NV (0.00), 84 Solar Energy Land (0.00), 9 Homesite (1.00), 91/92 Acres (3.10), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$18,000), 91/92 Value (\$15,500), Supp. Page Land Value, CAP 1 Value (\$18,000), CAP 2 Value (\$15,500), CAP 3 Value (\$0), Total Value (\$33,500).

Data Source Estimated

Collector 07/22/2025 JS

Appraiser 07/22/2025 JS

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style N/A
Finished Area 2503 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	112	\$10,000
Porch, Open Frame	108	\$5,600
Porch, Open Frame	24	\$2,600
Porch, Open Frame	56	\$3,600

Plumbing

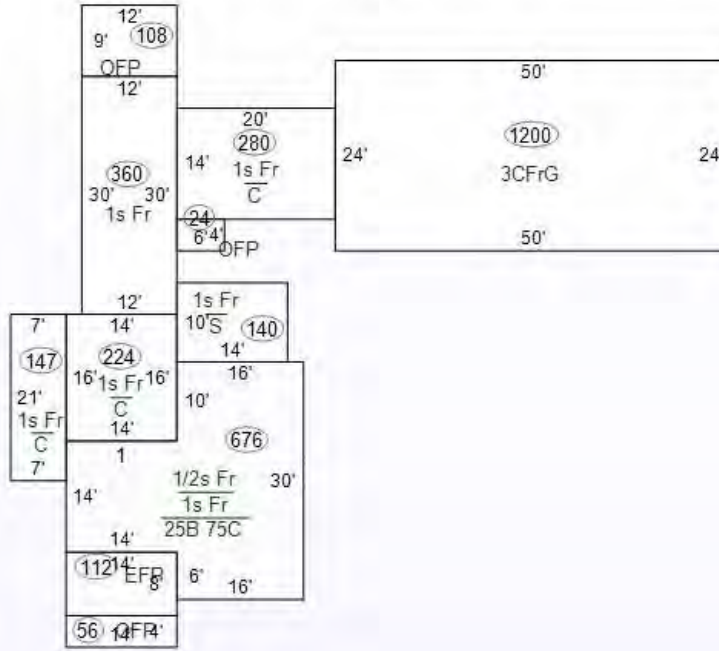
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1827	1827	\$196,100	
2					
3					
4					
1/4					
1/2	1Fr	676	676	\$50,600	
3/4					
Attic					
Bsmt		169	0	\$24,900	
Crawl		1158	0	\$7,400	
Slab		140	0	\$0	
Total Base				\$279,000	

Adjustments

1 Row Type Adj. x 1.00		\$279,000
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$1,400	\$4,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$283,200

Sub-Total, 1 Units

Exterior Features (+)	\$21,800	\$305,000
Garages (+) 1200 sqft	\$49,000	\$354,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.91
Replacement Cost		\$322,140

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	Wood Fr	C	1916	1950	76	G		0.91		2,672 sqft	\$322,140	40%	\$193,280	0%	100%	1.220	1.000	100.00	0.00	0.00	\$235,800
2: Utility Shed	1		C	1992	1992	34	A	\$27.24	0.91	\$24.79	12'x12'	\$3,570	65%	\$1,250	50%	100%	1.000	1.000	100.00	0.00	0.00	\$600

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**



CLIENT REGISTRATION FORM

2

This agreement is entered into and shall initiate on **July 1, 2026** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, _____ for property in **Lagro Township, Wabash County, State of Indiana, to wit: PT SE 1/4 25-28-7 4.99AC, commonly known as, 5984 E Blue Star Hwy, Lagro, IN 46941.**

Client/Buyer's Name(s): _____

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

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

Selling Brokers will be compensated **2**%.

LISTING BROKER:

Metzger Property Services, LLC
BROKER COMPANY NAME

Chad Metzger or MPS Agent
LISTING BROKER
1582 W. State Road 114
ADDRESS
260-982-0238
PHONE

Chad Metzger
ACCEPTED BY: MANAGING BROKER

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

SELLING BROKER:

BROKER COMPANY NAME

SELLING BROKER

ADDRESS

PHONE

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

CITY, STATE, ZIP

EMAIL ADDRESS

CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:

CLIENT SIGNATURE

CLIENT SIGNATURE (if more than one)

...Generation after Generation



Metzger
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260-982-0238

WWW.METZGERAUCTION.COM