

Expanding your Horizon...

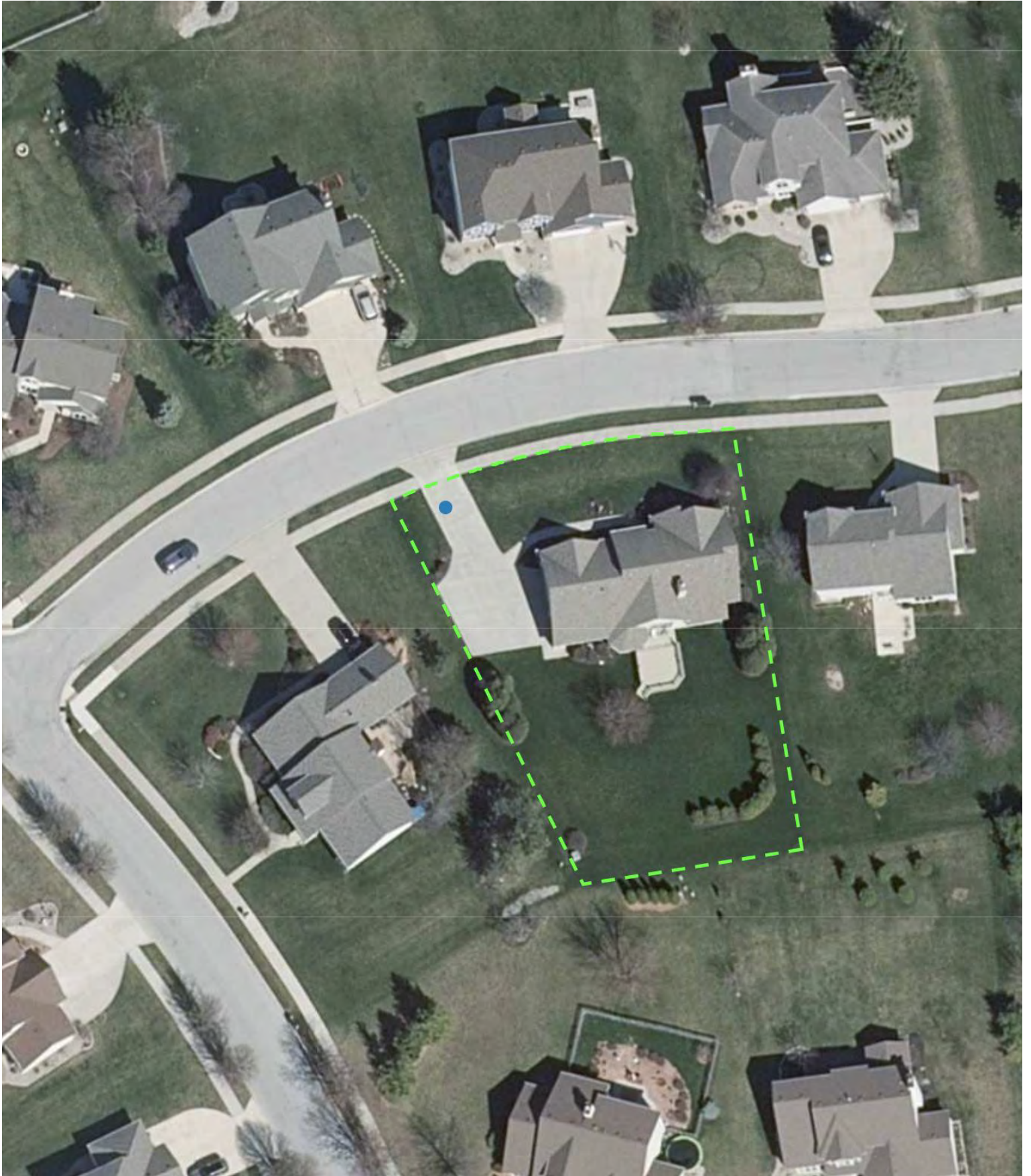


Metzger
Property Services, LLC

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 #	202625146	2425 Shore Oaks Pass Street	Fort Wayne	IN	46814	LP	\$0
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Area	Allen County	Parcel ID	02-11-07-457-002.000-038	Type	Site-Built Home	Waterfront	No
Sub	Bridgewater	Cross Street		Bedrms	3	F Baths	2
Township	Aboite	Style	One Story	REO	No	Short Sale	No
School District	MSD of Southwest Allen Cnty			Elem	Covington		
Intermediate		JrH	Woodside	SrH	Homestead		

Legal Description 02-11-07-457-002.000-038**Directions to Property** State Road 14 to S 800 East-92, go South to Covington Road, turn West, go to Stonebriar Road and turn Left, take a right onto Shore Oaks Pass, property is second on the righthand side.

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks This beautiful 3-bedroom, 2.5-bath home in Fort Wayne's desirable Bridgewater Subdivision is selling via online auction, Tuesday, July 28, 2026 at 6 pm. This Ranch Home has 1,811 sq. ft. & is a great starter or downsizing option with easy one-level living. This home features a gas fireplace, built-in bookcases, breakfast bar, rich woodwork throughout, tray ceilings, along with lots of natural light. Kitchen with a gas range, opens to the dining room with a great deck for entertaining off the back of the house. The primary suite has an ensuite bath with a separate garden tub with two more bedrooms & another full bath down the hall. The 3-car attached garage adds ample storage & this great location makes this home a must see! Check it out at the open house on Thursday, July 23, 2026 from 5:30-6:00 pm.

Agent Remarks Online Auction: Tuesday, July 28th, 2026 at 6pm Open House: Thursday, July 23, 2026 from 5:30-6pm A 3% buyer's premium will be added to the winning invoice. Full terms available in Docs. RE BROKERS: Must register clients in advance of the auction & be present with them at all showings they attend. Client Registration form available on BidMetzger.com

Sec	Lot	Lot Ac/SF/Dim	0.4400 / 19,166 / 165x85x165x135	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	1,811	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	30	New Const	No	Date Complete	
Ext	Brick, Vinyl		Basmt	Slab, None	
Year Built	1996		# Rooms	6	
Room Dimensions	Baths	Full	Half	Water	Public
RM DIM	LVL	B-Main	2	1	Well
LR	17 x 16	M	B-Upper	0	0
DR	12 x 12	M	B-Blw G	0	0
FR	14 x 11	M	Laundry Rm	Main	
KT	12 x 12	M	Laundry L/W	x	
BK	x		AMENITIES	1st Bdrm En Suite, Alarm System-Security, Attic Pull	
DN	x			Down Stairs, Attic Storage, Breakfast Bar, Built-In Bookcase, Cable	
1B	15 x 14	M		Ready, Ceiling-9+, Closet(s) Walk-in, Countertops-Laminate, Deck	
2B	15 x 10	M	Garage	3.0	/ Attached / 23 x 32 / 736.00
3B	11 x 10	M	Outbuilding 1	None x	
4B	x		Outbuilding 2	None x	
5B	x		Assn Dues	\$250.00	Frequency Annually
RR	x		Other Fees		
LF	x		Restrictions	Yes	
EX	x		Water	None	
Water	None		Wtr Name		
Water Frontage			Water Type		
Channel Frontage			Lake Type		
Auctioneer Name	Chad Metzger	Lic	AC31300015	Auction Date	6/25/2026
Financing: Existing		Proposed		Time	6:00
Annual	\$2,130.20	Exemptions		Location	Online Auction:
Possession	At closing	Year Taxes Payable	2026	Excluded Party	None
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Timothy Pitts - Cell: 317-714-0432	Assessed Value	
Agent E-mail	tpitts5467@hotmail.com	List Agent - User Code	UP388055047	List Team	
Co-List Office	Metzger Property Services, LLC	Co-List Agent	Chad Metzger - Cell: 260-982-9050		
Showing	Showingtime or Open House				
List Date	6/25/2026	Start Showing Date		Exp Date	12/31/2026
Seller Concessions Offer Y/N	No	Owner/Seller a Real Estate	No	Agent/Owner Related	No
Contract Type	Exclusive Right to Sell		Seller Concession Amount \$		
Virtual		Lockbox	Mechanical/Combo	Lockbox Location	On the Door
Pending Date		Closing Date		Type of Sale	
Ttl Concessions Paid		Sold/Concession		How Sold	
Sell Office		Sell Agent		Conc Paid By	
Co-Sell Office		Co-Sell Agent		Sell Team	
Presented by:	Jen Rice - Cell: 260-982-0238 / 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.



Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

***Well-Maintained & Ideally Located 3 Bedroom Ranch with
3-Car Attached Garage!***

This property will be offered at Online Auction on Tuesday, July 28th, 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 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 28th, 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 \$2130.20. 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.

**Online Auction: Tues., July 28, 2026 • Bidding begins closing out at 6pm
Aboite Township • Allen County • Fort Wayne, IN**

Open House: Thursday, July 23rd, 2026 from 5:30-6 pm

Auction Manager: Tim Pitts, call/text 317.714.0432
www.BidMetzger.com



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

Date (month, day, year)

6, 4, 2026

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

2425 Shore Oaks Park, Fort Wayne IN 46814
~~1319 Rochester Blvd, Rochester, IN 46985~~

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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 	Date (mm / dd / yyyy) 6-4-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 6/4/2026	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)

2425 Shore Oaks Ave, Fort Wayne, IN 46814

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher			✓	
Disposal			✓	
Freezer	✓		✓	
Gas Grill	✓		✓	
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)			✓	
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:	garage frig not included			
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)			✓	
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors				✓
Switches and Outlets			✓	
Vent Fan(s)			✓	
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service				✓
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern	✓				
Septic Field / Bed	✓				
Septic & Holding Tank / Septic Mound	✓				
Hot Tub	✓				
Plumbing			✓		
Aerator System	✓				
Sump Pump	✓				
Irrigation Systems	✓				
Water Heater / Electric			✓	✓	
Water Heater / Gas				✓	
Water Heater / Solar	✓				
Water Purifier	✓				
Water Softener	✓				
Well	✓				
Geothermal and Heat Pump	✓				
Other Sewer System (Explain)	✓				
Swimming Pool & Pool Equipment	✓				
			Yes	No	Unknown
Are the structures connected to a public water system?			✓		
Are the structures connected to a public sewer system?			✓		
Are there any additions that may require improvements to the sewage disposal system?					✓
If yes, have the improvements been completed on the sewage disposal system?					✓
Are the structure(s) connected to a private / community water system?					✓
Are the structure(s) connected to a private / community sewer system?					✓

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2425 Shore Oaks Pass, Fort Wayne, IN 46814

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump	✓			
Furnace Heat / Gas			✓	not sure if gas / electric not sure if gas / electric
Furnace Heat / Electric			✓	
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert			✓	
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			
2. ROOF		Yes	No	Unknown
Age, if known: _____ Years.				✓
Does the roof leak?			✓	
Is there present damage to the roof?			✓	
Is there more than one layer of shingles on the house?				✓
If yes, how many layers? _____				✓
3. WATER HEATER				
Age, if known: _____ Years.				✓
4. FURNACE				✓
Age, if known: _____ Years.				✓
5. CENTRAL AIR CONDITIONING				✓
Age, if known: _____ Years.				✓
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?				✓
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?				✓
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓	
Explain:				

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Property address (number and street, city, state, and ZIP code) 2425 Shore Oaks Pkwy, Fort Wayne, IN 46814

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	Unknown
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Does the property have a shared driveway with another property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?	<input checked="" type="checkbox"/>		
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		<input checked="" type="checkbox"/>	
Is this property located within a locally designated historic district under IC 36-7-11?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
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 .		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
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.		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		<input checked="" type="checkbox"/>	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages and attach, if necessary)

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General Information

Parcel Number 02-11-07-457-002.000-038

Local Parcel Number 11-5003-0018

Tax ID:

Routing Number - - -

Property Class 510 1 Family Dwell - Platted Lot

Year: 2026

Location Information

County Allen

Township ABOITE TOWNSHIP

District 038 (Local 011) 038 ABOITE (11)

School Corp 0125 M.S.D. SOUTHWEST ALLEN COU

Neighborhood 381401-038 BRIDGEWATER SEC I-VII

Section/Plat 0007

Location Address (1) 2425 SHORE OAKS PASS FORT WAYNE, IN 46814

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 Wednesday, April 8, 2026 Review Group 2023

Ownership

Hubler Angela A & Ables Andrew T 2429 Stonebriar Dr Fort Wayne, IN 46814

Legal

BRIDGEWATER SEC I LOT 18



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 11/07/2025, 06/27/2024, 01/01/1900.

Notes

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

Table with columns: Year (2026, 2025, 2024, 2023, 2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values like \$72,400, \$222,100, \$294,500.

Land Data (Standard Depth: Res 150', CI 132' Base Lot: Res 107' X 155', CI 170' X 154')

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.

Land Computations

Table with columns: Description, Value. Includes items like Calculated Acreage (0.44), Actual Frontage (114), Total Acres Farmland (0.00), Total Value (\$72,400).

General Information

Occupancy	Single-Family
Description	Single-Family (1811 S
Story Height	1
Style	70 Newer Convention
Finished Area	1811 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Patio, Concrete	35	\$200
Canopy, Roof Extension	35	\$800
Wood Deck	292	\$5,800

Plumbing

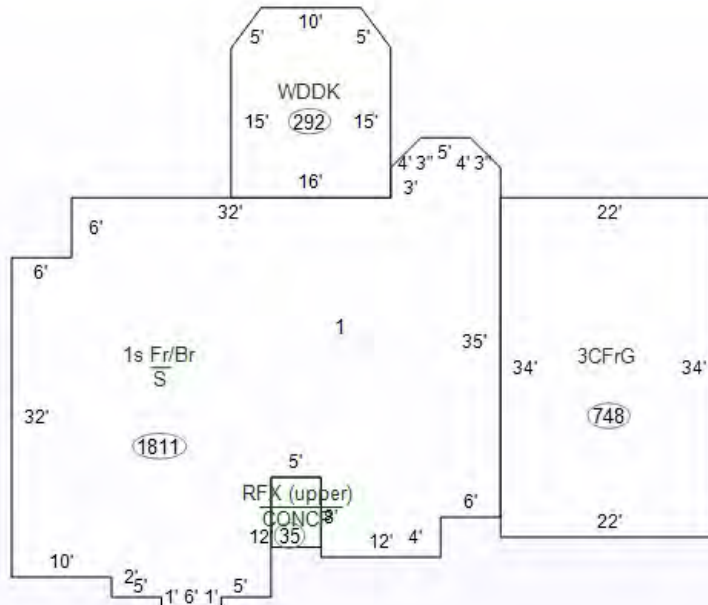
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	8	13

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$2,500

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1811	1811	\$197,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1811	0	\$0	
Total Base			\$197,100	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$6,400
No Heating (-)		\$0
A/C (+)	1:1811	\$4,700
No Elec (-)		\$0
Plumbing (+ / -)	13 - 5 = 8 x \$1,400	\$11,200
Spec Plumb (+)		\$2,500
Elevator (+)		\$0
Sub-Total, One Unit		\$221,900
Sub-Total, 1 Units		\$221,900

Exterior Features (+)	\$6,800	\$228,700
Garages (+) 748 sqft	\$32,400	\$261,100
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.96
Replacement Cost		\$275,722

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 (1811 SqFt)	1	1/6 Maso	C+2	1996	1996	30 A		0.96		1,811 sqft	\$275,722	24%	\$209,550	0%	100%	1.0600	1.000	100.00	0.00	0.00	\$222,100



CLIENT REGISTRATION FORM

2

3 This agreement is entered into and shall initiate on **July 28th, 2026** by Listing Broker, **Metzger Property Services, LLC**, on
4 behalf of Listing Licensee, **Tim Pitts & Chad Metzger** and Selling Broker, [redacted] for property **in**
5 **Aboite Township, Allen County, State of Indiana, to wit: 02-11-07-457-002.000-038 legal: BRIDGEWATER SEC I LOT 18,**
6 **commonly known as, 2429 Stonebriar Dr, Fort Wayne, IN 46814**

7 **Client/Buyer's Name(s):** [redacted]

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

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

- 12
- 13 Selling Brokers will be compensated **2.5%**.
- 14 Seller will **Not** be compensating a buyer representative for this transaction.
- 15

16 **LISTING BROKER:**


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

19 Chad Metzger or MPS Agent
20 **LISTING BROKER**

21 1582 W. State Road 114
22 **ADDRESS**

23 260-982-0238
24 **PHONE**

Chad Metzger
ACCEPTED BY: MANAGING BROKER



North Manchester, IN 46962
CITY, STATE, ZIP

tiff@metzgerauction.com
EMAIL ADDRESS

26 **SELLING BROKER:**

27

28 _____
29 **BROKER COMPANY NAME**

30

31 _____
32 **SELLING BROKER**

33

34 _____
35 **ADDRESS**

36

37 _____
38 **PHONE**

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

CITY, STATE, ZIP

EMAIL ADDRESS

40 **CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:**

41 _____
42
43
44 **CLIENT SIGNATURE**

CLIENT SIGNATURE (if more than one)

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