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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!**



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

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REAL ESTATE AUCTION TERMS

Charming 2 Bedroom Home with Riverfront Views!

This property will be offered at Online Only Auction on Thursday May 16, 2024 -- 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(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. *A 4% Buyer's Premium will be added to the winning invoice.* YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) 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) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) 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 at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before June 21, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$2,836.00. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Thursday, May 16, 2024
Bidding begins closing out at 6:00 pm!

13484 Riverside Dr., Constantine, MI 49042
St. Joseph County

Auction Manager: John Burnau 574.376.5340
www.bidmetzger.com





St. Joseph GIS

Parcel Report: 003 027 012 03

4/19/2024

1:30:09 PM



Property Address

13484 RIVERSIDE DR
CONSTANTINE, MI, 49042

Owner Address

BAMBRICK BRADFORD JR & BRANDI	Unit:	003
—	Unit Name:	CONSTANTINE
10113 US 12		
WHITE PIGEON, MI 49099		

General Information for 2023 Tax Year

Parcel Number:	003 027 012 03	Assessed Value:	\$57,700
Property Class:	401	Taxable Value:	\$57,645
Class Name:	RESIDENTIAL	State Equalized Value:	\$57,700
School Dist Code:	75050		
School Dist Name:	CONSTANTINE		

Seller's Disclosure Statement

MICHIGAN

Property Address 13484 Riverside Dr. Dearborn MI. 49642
Street City, Village or Township

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the Buyer may wish to obtain.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>			
Hood/fan	<input checked="" type="checkbox"/>			
Disposal		<input checked="" type="checkbox"/>		
TV antenna, TV rotor & controls		<input checked="" type="checkbox"/>		
Electrical system	<input checked="" type="checkbox"/>			
Garage door opener & remote control	<input checked="" type="checkbox"/>			
Alarm system		<input checked="" type="checkbox"/>		
Intercom		<input checked="" type="checkbox"/>		
Central vacuum		<input checked="" type="checkbox"/>		
Attic fan		<input checked="" type="checkbox"/>		
Pool heater, wall liner & equipment		<input checked="" type="checkbox"/>		
Microwave	<input checked="" type="checkbox"/>			
Trash compacter		<input checked="" type="checkbox"/>		
Ceiling fan		<input checked="" type="checkbox"/>		
Sauna/hot tub		<input checked="" type="checkbox"/>		

	Yes	No	Unknown	Not Available
Washer	<input checked="" type="checkbox"/>			
Dryer	<input checked="" type="checkbox"/>			
Lawn sprinkler system		<input checked="" type="checkbox"/>		
Water heater	<input checked="" type="checkbox"/>			
Plumbing system	<input checked="" type="checkbox"/>			
Water softener/conditioner			<input checked="" type="checkbox"/>	
Well & pump	needs well pump			
Septic Tank & drain field	<input checked="" type="checkbox"/>			
Sump pump		<input checked="" type="checkbox"/>		
City water system		<input checked="" type="checkbox"/>		
City sewer system		<input checked="" type="checkbox"/>		
Central air conditioning	<input checked="" type="checkbox"/>			
Central heating system	<input checked="" type="checkbox"/>			
Wall furnace		<input checked="" type="checkbox"/>		
Humidifier	<input checked="" type="checkbox"/>			
Electronic air filter	<input checked="" type="checkbox"/>			
Solar heating system		<input checked="" type="checkbox"/>		
Fireplace & chimney		<input checked="" type="checkbox"/>		
Wood burning system		<input checked="" type="checkbox"/>		

Explanation (attach additional sheets if necessary): _____

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements and additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no ☒
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes _____ no ☒
- Roof:** Leaks? _____
Approximate age if known: unknown
yes _____ no ☒
- Well:** Type of well (depth/diameter, age and repair history, if known): unknown
Has the water been tested? yes _____ no ☒
If yes, date of last report/results: _____
- Septic tanks/drain fields:** Condition, if known: good
- Heating system:** Type/approximate age: 2017
- Plumbing system:** Type: copper _____ galvanized _____ other X
Any known problems? NO
- Electrical system:** Any known problems? NO
- History of infestation,** if any: (termites, carpenter ants, etc.) NO

Seller's Initials

Buyer's Initials

Seller's Disclosure Statement

Property Address: 13484 Riverside Dr. Constantine MI 49042 MICHIGAN
Street City, Village or Township

10. **Environmental problems:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.

unknown _____ yes _____ no ☒

If yes, please explain: _____

11. Flood Insurance: Do you have flood insurance on the property?

unknown _____ yes _____ no ☒

12. Mineral Rights: Do you own the mineral rights?

unknown ☒ yes _____ no _____

Other items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property?

unknown _____ yes ☒ no _____

2. Any encroachments, easements, zoning violations or nonconforming uses?

unknown _____ yes _____ no ☒

3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property?

unknown _____ yes _____ no ☒

4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors?

unknown ☒ yes _____ no _____

5. Settling, flooding, drainage, structural, or grading problems?

unknown _____ yes _____ no ☒

6. Major damage to the property from fire, wind, floods, or landslides?

unknown _____ yes _____ no ☒

7. Any underground storage tanks?

unknown ☒ yes _____ no _____

8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.

unknown _____ yes _____ no ☒

9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?

unknown _____ yes _____ no ☒

10. Any outstanding municipal assessments or fees?

unknown _____ yes _____ no ☒

11. Any pending litigation that could affect the property or the Seller's right to convey the property?

unknown _____ yes _____ no ☒

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____

The Seller has lived in the residence on the property from _____ (date) to _____ (date).

The Seller has owned the property since _____ (date).

The Seller has indicated above the condition of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYER IS ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. **BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller Braneli Bambic

Date 4/18/24

Seller Braneli Bambic

Date 4/18/24

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____

Buyer _____ Date _____ Time _____

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of the form for misrepresentation for for warranties made in connection with the form.



Metzger

PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

- ★ FARMLAND AUCTIONS
- ★ FARM SALES
- ★ REAL ESTATE APPRAISALS
- ★ ANTIQUE APPRAISALS
- ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE SALES

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Average Utilities

	Company	Average Amount
Gas	<u>MEC LP 1-800-492-5989</u>	<u>\$ 60.00 mo</u>
Electric	<u>Indiana Mich Power</u>	<u>\$ 45.00 per mo</u>
Water	<u>Well</u>	<u>\$</u>
Other	<u>—</u>	<u>\$</u>
HOA	<u>—</u>	<u>\$</u>

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



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