

Expanding your Horizon...



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!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

RANCH HOME WITH 2-CAR GARAGE ON CUL-DE-SAC!

This property will be offered via Online Only Auction on Wednesday, May 7, 2025 -- 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost 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 5% buyer's premium will be added to the winning invoice.* YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before June 13, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 24' due in 25' were \$3727.12. Metzger Property Services LLC, Chad Metzger & 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 upon request.

Online Auction: Wednesday, May 7, 2025

Bidding begins closing out at 6 pm

2915 Sugarmans Trail, Fort Wayne, IN 46804

Aboite Township • Allen County

Auction Manager: Neal Snyder 260.358.7923

www.BidMetzger.com



iMap GIS Data Viewer

←

→

+

○

-

🔍

Search

Parcel Details

Property Info

Parcel #:

Tax Description

Legal Acres:

Calculated SqF

Property Class

Subdivision:

Neighborhood:

Fire Department

Zoning Class:

Zoning Petition

Zoning Density


Zoning Process

View Pr



Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL	Status	Active	CDO	13	DOM	13	Auction	Yes	
MLS #	202511388	2915 Sugarmans Trail	Fort Wayne	IN	46804	LP	\$346,500			
	Area	Allen County	Parcel ID	02-11-14-105-002.000-075	Type	Site-Built Home	Waterfront	Yes		
	Sub	Covington Reserve	Cross Street		Bedrms	3	F Baths	2	H Baths	0
	Township	Aboite	Style	One Story	REO	No	Short Sale	No		
	School District	SWA	Elem	Deer Ridge	JrH	Woodside	SrH	Homestead		
	Legal Description	COVINGTON RESERVE PHASE III SEC II LOT 109								
	Directions	From Covington Rd, head south onto Covington Reserve Blvd. Then Covington Reserve Pkwy, east on Wawasee Cove & north								
Inside City	Y	City Zoning	R1	County Zoning	Zoning Description					

Remarks Ranch Home with 2-Car Attached Garage on Cul-de-Sac selling via Online Only Auction on Wednesday, May 7, 2025 -- Bidding begins closing out at 6 pm! Move-in ready ranch home, ideally situated on a peaceful cul-de-sac. As you enter, you are greeted by a welcoming entryway featuring beautiful hardwood floors, leading to a versatile office or formal dining room. The heart of the home boasts an open-concept design where the kitchen and dining area seamlessly flow into the cozy living room, complete with a charming fireplace, perfect for gatherings and relaxation. Step outside onto the concrete patio, where you can enjoy serene views of the pond, making it an ideal spot for morning coffee or evening sunsets. This home offers 3 spacious bedrooms and 2 well-appointed bathrooms, including a master suite with a luxurious ensuite and a generous walk-in closet. The thoughtful split layout places 2 additional bedrooms and a full bath on the opposite side of the home, providing privacy and convenience. Whole house generator installed in 2021 runs off of natural gas & new

Agent Remarks Online Auction: Wed. 5.7.25 6pm Open House: Wed. 4.30.25 5:30-6pm A 5% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$325-400k Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot 109	Lot	0.2300	/	9,880	/	76X130	Lot Desc	Cul-De-Sac, 0-2.9999							
Above Gd Fin SqFt		1,968	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,968	Year Built	2006
Age	19	New Const	No	Date Complete			Ext	Brick, Vinyl	Bsmt	Slab					#	7
<u>Room Dimensions</u>			Baths	Full	Hal	Water	CITY		<u>Basement Material</u>							
	RM DIM	LV	B-Main	2	0	Well Type			Dryer Hookup Gas	No	Fireplace	Yes				
LR	18 x 24	M	B-Upper	0	0	Sewer	City		Dryer Hookup Elec	No	Guest Qtrs	No				
DR	10 x 10	M	B-Blw G	0	0	Fuel /	Gas, Forced Air, Hot		Dryer Hookup G/E	Yes	Split FlrPln	Yes				
FR	x		Laundry Rm	Main		Heating			Disposal	Yes	Ceiling Fan	No				
KT	12 x 14	M	Laundry L/W	6 x 8		Cooling	Central Air		Water Soft-Owned	Yes	Skylight	No				
BK	x		AMENITIES Attic Pull Down Stairs, Attic Storage, Built-In Bookcase, Cable Available, Cable Ready, Ceiling-9+,					Water Soft-Rented	No	ADA Features	No					
DN	x		Closet(s) Walk-in, Countertops-Laminate, Crown Molding,					Alarm Sys-Sec	No	Fence						
1B	12 x 16	M						Alarm Sys-Rent	No	Golf Course	No					
2B	12 x 14	M						Garden Tub	No	Nr Wlkg Trails	Yes					
3B	12 x 14	M	Garage	2.0	/	Attached	/	26 x 22	/	572.00	Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding 1	None			x		Pool	No	Off Street Pk					
5B	x		Outbuilding 2				x		<u>Pool Type</u>							
RR	x		Assn Dues	\$588.50		Frequency	Quarterly		SALE INCLUDES Dishwasher, Kitchen Exhaust Hood, Water Heater							
LF	x		Other Fees						Gas, Water Softener-Owned							
EX	14 x 14	M	Restrictions						FIREPLACE Family Rm, Kitchen							

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Pond
Auctioneer Name	Chad Metzger & Neal Snyder	Lic #	AC31300015
Financing:	Existing	Auction Date	4/4/2025
Annual Taxes	\$3,727.12	Time	6 pm
Possession	at closing	Location	Online Only: bidmetzger.com
List Office	Metzger Property Services, LLC - Off: 260-982-0238	Excluded Party	None
Agent E-mail	chad@metzgerauction.com	Assessed Value	
Co-List Office			
Showing Instr	Showingtime or Open House		
List Date	4/4/2025	Year Taxes Payable	2025
Start Showing Date		Assessed Value	
Exp Date	8/31/2025		
Owner/Seller a Real Estate Licensee	No		
Agent/Owner Related	No		
Seller Concessions Offer Y/N			
Contract Type	Exclusive Right to Sell	Seller Concession Amount \$	
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	None
Pending Date		Lockbox Location	n/a
Ttl Concessions Paid		Closing Date	
Sell Office		Selling Price	
Co-Sell Office		Sold/Concession Remarks	
Presented	Jen Rice - Cell: 260-982-0238	Sell Agent	
		Co-Sell Agent	
		Sell Team	

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. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

3.27.25

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

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 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 a part of any contract between the buyer and the owner. 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. An owner 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 real estate.

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

2915 Sugarmans Trl Fort Wayne, IN 46804

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
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:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan(s)	✓			
Garage Door Opener / Controls	✓			
Inside Telephone Wiring and Blocks / Jacks	✓			
Intercom	✓			
Light Fixtures	✓			
Sauna	✓			
Smoke / Fire Alarm(s)	✓			
Switches and Outlets	✓			
Vent Fan(s)	✓			
60 / 100 / 200 Amp Service (Circle one)				
Generator	✓			

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 agent, 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: POA
Date (mm/dd/yy): 03/27/2025

Signature of Buyer
Date (mm/dd/yy)

Signature of Seller
Date (mm/dd/yy)

Signature of Buyer
Date (mm/dd/yy)

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/yy)

Signature of Seller (at closing)
Date (mm/dd/yy)

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

2915 Sugarmans Trl Fort Wayne IN 46804

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>18</u> 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. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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 13-14-1-15?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

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

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?			✓
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Is the present use a non-conforming use? Explain:		✓	
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		NA	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
Are the furnace/woodstove/chimney/flue all in working order?	✓		
Is the property in a flood plain?			✓
Do you currently pay flood insurance?			
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate salesperson or broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	✓		
Is the property located within one (1) mile of an airport?		✓	

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 agent, 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/yy) <u>03/27/2025</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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**

02-11-14-105-002.000-075

General Information

Parcel Number
02-11-14-105-002.000-075

Local Parcel Number
11-5280-0109

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Allen

Township
ABOITE TOWNSHIP

District 075 (Local 059)
075 FORT WAYNE ABOITE (59)

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

Neighborhood 384001-075
COVINGTON RESERVE SEC I-III

Section/Plat
0143011

Location Address (1)
2915 SUGARMANS TRL
FORT WAYNE, IN 46804

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Other

Printed Monday, April 1, 2024

Review Group 2023

BOLLINGER BERNADINE I

Ownership

BOLLINGER BERNADINE I
2915 SUGARMANS TRL
FORT WAYNE, IN 46804-2450

Legal

COVINGTON RESERVE
PHASE III SEC II LOT 109



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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
02/12/2024	As Of Date	03/22/2024	04/07/2023	03/21/2022	03/08/2021	03/13/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$45,000	Land	\$45,000	\$30,800	\$30,800	\$30,800	\$30,800
\$45,000	Land Res (1)	\$45,000	\$30,800	\$30,800	\$30,800	\$30,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$301,500	Improvement	\$301,500	\$304,300	\$271,800	\$229,100	\$226,600
\$301,500	Imp Res (1)	\$301,500	\$304,300	\$271,800	\$229,100	\$226,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$346,500	Total	\$346,500	\$335,100	\$302,600	\$259,900	\$257,400
\$346,500	Total Res (1)	\$346,500	\$335,100	\$302,600	\$259,900	\$257,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 91' X 157', CI 91' X 157')

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
F	F		50	76x130	0.91	\$650	\$592	\$44,992	0%	1.0000	100.00	0.00	0.00	\$44,990

COVINGTON RESERVE SE 1/2

Notes

Land Computations

Calculated Acreage	0.23
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$45,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$45,000

Data Source N/A

Collector 05/26/2023 tmplaa

Appraiser 08/11/2023 ivgoaa

2/2

Heat Type
Central Warm Air



Exterior Features (+)	\$4,400	\$140,200
Garages (+) 508 sqft	\$15,200	\$155,400
Quality and Design Factor (Grade)		1.10
	Location Multiplier	0.92
	Replacement Cost	\$157,265

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 (1968 SqFt)	1	1/6 Maso	C+2	2006	2006	18 A		0.92		1,968 sqft	\$157,265	17%	\$130,530	0%	100%	2.3100	1.000	100.00	0.00	0.00	\$301,500

\$301,500

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM