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**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
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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

This property will be offered at Online Only Auction on Friday, October 29, 2021– Bidding begins closing out at 6:00 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. 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 December 3, 2021. Possession will be as of the date of closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$1325.97. 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Friday, October 29, 2021
Bidding begins closing out at 6:00 pm!

Property Location: 8266 E. 250 S., Pierceton, IN 46562
Washington Township • Kosciusko County

<https://bidmetzger.com/auctions/>



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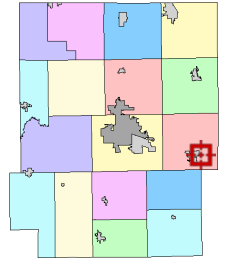


Beacon™

Kosciusko County, IN



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	009-102-003	Alternate ID	009-707001-30
Sec/Twp/Rng	0026-0032-7	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
Property Address	8266 E 250 S PIERCETON	Acreage	0.71
District	Washington		
Brief Tax Description	009-102-003 W 1/2 E 1/2 Nw 26-32-7.71A PER DEED (Note: Not to be used on legal documents)		

Owner Address	Hunter Housing LLC 133 EMS T48 Ln Syracuse, IN 46567
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Date created: 9/16/2021
Last Data Uploaded: 9/16/2021 3:09:17 AM

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GEOSPATIAL




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 09/28/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS #	202140812	8266 E 250 S	Piercetown	IN	46562	Status	Active	LP	\$0
									
Area	Kosciusko County			Parcel ID	43-12-26-400-004.000-029				
Sub	None			Cross Street	Site-Built Home				
Location	Rural			Style	One Story				
School District	WTK	Elem	Piercetown	JrH	Whitko	Bedrms	3	F Baths	1
						H Baths	0	REO	No
						Short Sale	No		
Legal Description	009-102-003 W 1/2 E 1/2 Nw 26-32-7 .71A PER DEED								
Directions	From US 30, head East on 250 South. Property is on the North side of the road.								
Inside City Limits	N			City Zoning	County Zoning		A1	Zoning Description	

Remarks Country Home selling via Online Only Auction on Friday, October 29, 2021 - Bidding begins closing out at 6:00 pm! The main level features Kitchen, Living Room with Gas Fireplace, 2 Bedrooms & 1 Bath. There is a Large 3rd Bedroom upstairs. Hardwood Floors & Built-Ins throughout the home! 1+Car Detached Garage has extra space for your workshop. Great Opportunity to get into the peaceful country! Open House: Wednesday, October 20 5:30-6:30pm

Agent Remarks Online Auction: Fri. 10.29.21 6pm Open House: Wed. 10.20.21 5:30-6:30pm TERMS: \$5,000 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	0.7100	/ 30,928	/ 160 x 170	Src N	Lot Des	0-2.9999				
Township	Washington	Abv Gd Fin SqFt	1,736	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,256	Ttl Fin SqFt	1,736	Year Built	1947	
Age	74	New	No	Date Complete	Ext	Aluminum	Fndtn	Full Basement, Walk-Out Basement, Unfinished			# Rooms	8
Room	Dimensions	Baths	Full	Half	Water	WELL	Basement Material					
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes	
LR	21 x 13	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No	
DR	13 x 8	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	Yes	Split Firpln	No	
FR	x				Cooling	Central Air	Disposal	No	Ceiling Fan	No		
KT	17 x 9	M	Laundry Rm	Basement	x		Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES	Countertops-Laminate, Dryer Hook Up Gas/Elec,			Water Soft-Rented	No	ADA Features	No		
DN	x			Natural Woodwork, Range/Oven Hook Up Elec, Storm Doors,			Alarm Sys-Sec	No	Fence			
MB	14 x 13	M		Utility Sink, Stand Up Shower, Washer Hook-Up, Garage			Alarm Sys-Rent	No	Golf Course	No		
2B	14 x 13	M	Garage	1.0	/ Detached	/ 24 x 20 / 480.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	39 x 15	U	Outbuilding	None	x		Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding		x		Pool	No	Off Street Pk			
5B	x		Assn Dues	Not Applicable			Pool Type					
RR	x		Other Fees				SALE INCLUDES Refrigerator, Cooktop-Electric, Humidifier, Kitchen					
LF	x		Restrictions				Exhaust Hood, Oven-Electric, Water Heater Electric, Water Softener					
EX	x		Water Access	Wtr Name			-Owned					
WtrType	Wtr Frtg			Channel Frtg			FIREPLACE Living/Great Rm, Gas Starter					
Water Features			Lake Type									
Auction	Yes	Auctioneer Name	Chad Metzger & Tim Pitts				Auctioneer License #	AC31300015				

Owner Name											
Financing: Existing				Proposed				Excluded Party		None	
Annual Taxes		\$1,325.97		Exemptions				Year Taxes Payable		2021	
								Assessed Value			
Is Owner/Seller a Real Estate Licensee				No		Possession		At Closing			
List Office		Metzger Property Services, LLC - office: 260-982-0238						List Agent		Chad Metzger - Cell: 260-982-9050	
Agent E-mail		chad@metzgerauction.com						List Agent - User Code		UP388053395	
Co-List Office				Co-List Agent							
Showing Instr		Showing time or Open House						Start Showing Date			
List Date		9/27/2021		Exp Date		12/31/2021		Publish to Internet		Yes	
								Show Addr to Public		Yes	
IDX Include		Y		Contract Type		Exclusive Right to Sell		Buyer Broker Comp.		2.0%	
								Vari.Rate		No	
								Special List Cond.		None	
Virtual Tours:				Lockbox Type MECH				Lockbox Location Door		Type of Sale	
Pending Date				Closing Date				Selling Price		How Sold	
										CDOM 1	
Ttl Concessions Paid				Sold/Concession Remarks							
Sell Off				Sell Agent				Co-Sell Off		Co-Sell Agent	

Presented by: Chad Metzger / Metzger Property Services, LLC
Information is deemed reliable but not guaranteed.

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

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)

8266 E. 250 S., Pierceton, IN 46562

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood				X
Microwave Oven	X			
Oven				X
Range				
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish				
Other:				
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Intercom	X			
Light Fixtures			X	
Sauna				X
Smoke / Fire Alarm(s)				X
Switches and Outlets			X	
Vent Fan(s)	X			
60 / 100 / 200 Amp Service <i>(Circle one)</i>			X	
Generator	X			
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.				

C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed				X
Hot Tub	X			
Plumbing				X
Aerator System	X			
Sump Pump				X
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas				
Water Heater / Solar	X			
Water Purifier	X			
Water Softener				X
Well				X
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (<i>Explain</i>)	X			
Swimming Pool & Pool Equipment	X			
		Yes	No	Do Not Know
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?				
Are the improvements connected to a private/community water system?				X
Are the improvements connected to a private/community sewer system?				
D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat				
Furnace Heat / Gas			X	
Furnace Heat / Electric				
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace				X
Fireplace Insert				X
Air Cleaner				
Humidifier				X
Propane Tank	X			
Other Heating Source	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 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)	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)

8266 E. 250 S., Pierceton, IN 46562

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ 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? _____			
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?			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 13-14-1-15?			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:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
<p>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.</p>			
Signature of Seller	Date (mm/dd/yy)	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)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
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
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	X
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?			X
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?			X
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	


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Average Utilities

RENTAL

	Company	Average Amount
Gas	NA	\$
Electric	NA	\$
Water	WELL	\$
Other		\$
HOA		\$

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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