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

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# REAL ESTATE AUCTION TERMS

## *Waterfront Home with Additional Lot!*

This property will be offered at Online Auction on Thursday, November 4, 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 \$3,000.00 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 10, 2021. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$1323.12. 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 Only Auction: Thursday, November 4, 2021**  
**Bidding begins closing out at 6pm!**

**Property Location: 10509 N. Moore St., Syracuse, IN 46567**  
**Turkey Creek Township • Kosciusko County**

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

The banner features a green and yellow color scheme. On the left, there is a logo with a red star inside a yellow circle, followed by the word "Metzger" in a large, bold, black serif font. Below "Metzger" is "CHAD METZGER, CAI, CAGA" in a smaller, black, sans-serif font. Above "Metzger" is "PROPERTY SERVICES, LLC" in a small, black, sans-serif font. To the right of the logo, the phone number "260-982-0238" is displayed in a large, black, sans-serif font. Below the phone number is a photograph of a sunlit field with rows of crops. At the bottom left, there is a list of services: "★ FARMLAND AUCTIONS", "★ FARM SALES", "★ REAL ESTATE APPRAISALS", "★ ANTIQUE APPRAISALS", "★ PERSONAL PROPERTY AUCTIONS", and "★ REAL ESTATE SALES". At the bottom right, the website "WWW.METZGERAUCTION.COM" is written in a black, sans-serif font.

**Metzger**  
PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

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# Residential Agent Full Detail Report



Listings as of 10/08/2021

Page 1 of 1

Property Type	RESIDENTIAL		Status	Active		CDOM	0	DOM	0	Auction	Yes
MLS #	202142506	204 E 4th Street	North Manchester	IN	46962	Status	Active		LP	\$0	
	Area	Wabash County	Parcel ID	85-03-32-403-045.000-002		Type	Site-Built Home				
	Sub	None	Cross Street			Bedrms	4	F Baths	2	H Baths	0
	Location	City/Town/Suburb	Style	Two Story		REO	No	Short Sale	No		
	School District	MCS	Elem	Manchester	JrH	Manchester	SrH	Manchester			
	Legal Description	JANE HALDERMANS LOT 15									
	Directions	From SR 114 (Main St.), head North on Walnut St. Turn East on 4th Street, property is on the North side of the road.									
	Inside City Limits	Y	City Zoning	OTH	County Zoning			Zoning Description	Residential		

**Remarks** 2 Story Home with Garage Apartment selling via Online Only Auction on Thursday, October 28, 2021 - bidding begins closing out at 6pm! The main level consists of a Large Living Room, Kitchen & Dining Room, Bathroom with Laundry Area, Master Bedroom & a 2nd Bedroom. There is a Spacious Back Deck perfect for entertaining! 2nd Floor has 2 additional bedrooms, a landing room, & full bath. The 2+Car Detached Garage features a 2 Bedroom & 1 Bath Apartment with a 2nd Story Deck! Great Income Potential! Open House: Thursday, October 21 5:30-6pm

**Agent Remarks** Online Auction: Thurs. 10.28.21 6pm Open House: Thurs. 10.21.21 5:30-6pm TERMS: \$1,000 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 15	Lot Ac/SF/Dim	0.2539	/ 11,060	/ 79x140	Src N	Lot Des	0-2.9999			
Township	Chester	Abv Gd Fin SqFt	2,240	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,028	Ttl Fin SqFt	2,240	Year Built	1900
Age	121 New No	Date Complete		Ext	Vinyl	Fndtn	Unfinished			# Rooms	10
Room Dimensions		Baths	Full	Half	Water	CITY	Basement Material				
	DIM	L	B-Main	1	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	No
LR	x	M	B-Upper	1	0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No
DR	x	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split Firpln	No
FR	x				Cooling	Central Air	Disposal	No	Ceiling Fan	No	
KT	x	M	Laundry Rm	Main	x		Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES	Porch Covered, Porch Open, Main Floor Laundry, Washer Hook-Up			Water Soft-Rented	No	ADA Features	No	
DN	x						Alarm Sys-Sec	No	Fence		
MB	14 x 16	M					Alarm Sys-Rent	No	Golf Course	No	
2B	14 x 12	M	Garage	2.0	/ Detached	/ 32 x 24	/ 768.00	Garden Tub	No	Nr Wlkg Trails	No
3B	14 x 14	U	Outbuilding	None	x		Jet Tub	No	Garage Y/N	Yes	
4B	14 x 16	U	Outbuilding		x		Pool	No	Off Street Pk		
5B	x		Assn Dues	Not Applicable			Pool Type				
RR	x		Other Fees								
LF	x		Restrictions								
EX	x		Water Access	Wtr Name							
WtrType			Wtr Frtg	Channel Frtg							
Water Features	Lake Type										
Auction	Yes	Auctioneer Name	Chad Metzger				Auctioneer License #	AC31300015			
Owner Name											
Financing:	Existing	Proposed				Excluded Party			None		
Annual Taxes	\$1,966.00	Exemptions	No 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	10/8/2021	Exp Date	12/31/2021	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell			Buyer Broker Comp.	1.5%	Vari.Rate	No	Special List Cond.	None
Virtual Tours:	Lockbox Type			NONE			Lockbox Location	n/a			
Pending Date	Closing Date			Selling Price			How Sold			CDOM	0
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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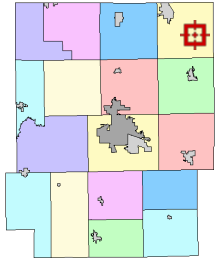


Beacon™

Kosciusko County, IN



#### Overview



#### Legend

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

Parcel ID	007-090-041.A	Alternate ID	007-708040-80	Owner Address	Huffer Scotty D II & Christy L Scott JTWFRS
Sec/Twp/Rng	--				
Property Address	10509 N MOORE ST SYRACUSE	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		10509 N Moore St Syracuse, IN 46567
		Acreage	n/a		
District	Turkey Creek				
Brief Tax Description	007-090-041.A   LOT 16 & OL 1 LOUIE D MOORES 5TH ADD   TO HIGHLAND VIEW GARDENS				
	(Note: Not to be used on legal documents)				

Date created: 8/26/2021

Last Data Uploaded: 8/26/2021 3:14:29 AM

Developed by Schneider  
GEOSPATIAL





# 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)

10509 N Moore St Syracuse IN Kosciusko County

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			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
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 (Circle one)			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		X	
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier			X	
Water Softener			X	
Well				
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)			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?	X		

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat			X	
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
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)
Christy Scott	08-20-21		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	08/20/21		
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)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>2020</u> Years.	<input checked="" type="checkbox"/>		
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? <u>more 1</u>			
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?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
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"/>	
Is the present use a non-conforming use? Explain:			
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"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the 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 located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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 <u>Scott B. McH</u>	Date (mm/dd/yy) <u>08-20-21</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>Christy L. Scott</u>	Date (mm/dd/yy) <u>08/20/21</u>	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)

**260-982-0238**

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### Average Utilities

	Company	Average Amount
Gas	Nipsco	\$ 280
Electric	Nipsco	\$
Water	well	\$
Cable/Internet Other	Media Com	\$
HOA	N/A	\$
Sewer	Turkey Creek Regional Sewer	\$750 Annual est.



# 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**

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