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**PROVIDING PROFESSIONAL AUCTION,
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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

This property will be offered at Online Only Auction on Sunday, October 31, 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 \$1,000 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 \$1119.42. 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: Sunday, October 31, 2021
Bidding begins closing out at 6:00 pm!

Property Location: 305 E. Market St., South Whitley 46787
Cleveland Township • Whitley County

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



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Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 10/12/2021

Page 1 of 1

Property Type		RESIDENTIAL		Status		Active		CDOM		0		DOM		0		Auction		Yes			
MLS #		202143001		305 E Market Street		South Whitley		IN		46787		Status		Active		LP \$0					
		Area		Whitley County		Parcel ID		92-08-03-401-119.000-002		Type		Site-Built Home									
		Sub		Springfield		Cross Street				Bedrms		4		F Baths		2		H Baths		1	
		Location		City/Town/Suburb		Style		One and Half Story		REO		No		Short Sale		No					
		School District		WTK		Elem		South Whitley		JrH		Whitko		SrH		Whitko					
		Legal Description		W 66 FT LOT 19 WEBSTERS SECOND ADDITION TO SPRINGFIELD																	
Directions		From SR 5 (State St.), turn east on Market St. Property is on the north side of the road.																			
Inside City Limits		Y		City Zoning		R2		County Zoning		Zoning Description											

Remarks 1.5 Story Home with 1-Car Detached Garage selling via Online Only Auction on Sunday, October 31, 2021 - Bidding begins closing out at 6pm! This home features 4 Bedrooms, 2.5 Baths & Full Unfinished Basement! Main Level includes the Master Bedroom with Ensuite & Walk-In Closet as well as another bedroom & Full Bath. Upstairs you will find 2 additional bedrooms with a half bath! 1-Car Detached Garage has space for your Workshop! Roof, Furnace, A/C are only 5 years old. Open House: Monday, October 25 5:30-6pm

Agent Remarks Online Auction: Sun. 10.31.21 6pm Open House: Mon. 10.25.21 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 19	Lot Ac/SF/Dim	0.1121	/	4,884	/	66x74	Src N	Lot Des	0-2.9999				
Township	Cleveland	Abv Gd Fin SqFt	2,580	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,012	Ttl Fin SqFt	2,580	Year Built	1946			
Age	75	New	No	Date Complete	Ext	Aluminum	Fndtn	Full Basement	# Rooms				9	
Room	Dimensions	Baths	Full	Half	Water	CITY	Basement Material	Block						
	DIM	L	B-Main	2	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	No			
LR	18 x 13	M	B-Upper	0	1	Fuel	Gas, Conventional	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	13 x 8	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	30 x 11	B			Cooling	Central Air		Disposal	No	Ceiling Fan	No			
KT	11 x 10	M	Laundry Rm	Main	8	x 5		Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	1st Bdrm En Suite, Main Level Bedroom Suite,			Water Soft-Rented	No	ADA Features	No				
DN	x		Main Floor Laundry, Washer Hook-Up				Alarm Sys-Sec	No	Fence					
MB	16 x 11	M					Alarm Sys-Rent	No	Golf Course	No				
2B	11 x 13	M	Garage	1.0	/ Detached	/ 24	x 27	/ 648.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	16 x 12	U	Outbuilding	None		x		Jet Tub	No	Garage Y/N	Yes			
4B	12 x 11	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 & Brent Ruckman				Auctioneer License #	AC31300015						
Owner Name														
Financing:	Existing	Proposed				Excluded Party				None				
Annual Taxes	\$1,119.42	Exemptions	Homestead, Mortgage,			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	10/12/2021	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.	2.5%	Vari.Rate	No	Special List Cond.	None				
Virtual Tours:	Lockbox Type		NONE		Lockbox Location	n/a		Type of Sale						
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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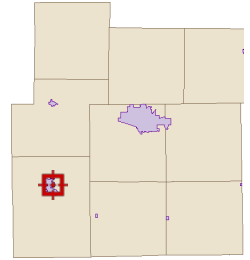


Beacon™

Whitley County, IN



Overview



Legend

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

Parcel ID	92-08-03-401-119.000-002	Alternate ID	92-08-03-401-119.000-002
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Property Address	305 E Market St South Whitley	Acreage	n/a
District	South Whitley Town		
Brief Tax Description	W 66 FT LOT 19 WEBSTERS SECOND ADDITION TO SPRINGFIELD (Note: Not to be used on legal documents)		

Owner Address

Glick, Richard E &
Kathy
305 E Market Street
South Whitley, IN
46787

Date created: 10/6/2021
Last Data Uploaded: 10/6/2021 2:35:15 AM

Developed by Schneider
GEOSPATIAL



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

9-21-21

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)

305 E. Market St. So. Whitley IN 46787

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			X	
Clothes Washer			X	
Dishwasher			X	
Disposal			X	
Freezer				
Gas Grill			X	
Hood			X	
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna / Dish			X	
Other:				

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

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern				
Septic Field / Bed				
Hot Tub				
Plumbing			X	
Aerator System				
Sump Pump				
Irrigation Systems				
Water Heater / Electric				
Water Heater / Gas			X	
Water Heater / Solar				
Water Purifier				
Water Softener			X	
Well				
Septic & Holding Tank/Septic Mound				
Geothermal and Heat Pump				
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment				

	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?			
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				
Central Air Conditioning			X	
Hot Water Heat				
Furnace Heat / Gas			X	
Furnace Heat / Electric				
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				

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)

305 E- Market St., S. Whitley, IN 46787

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>5</u> Years.			
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? _____			

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)

Insurance, AC are 5 yrs old
Gas Hot Water ~~boiler~~ 5 yrs.
Roof 5 yrs.
Duster gas guards 3 yrs.

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?			
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"/>	

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

Click

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Average Utilities

	Company	Average Amount
Gas	NPS we paid \$8.00 a mo.	\$ 400.00 a year
Electric	City	\$
Water	with AC	\$ 200.00 month
Other	Trash is in electric bill	\$
HOA	None	\$

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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