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

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# REAL ESTATE AUCTION TERMS

***8+/- Acres with Newly Renovated Home & Building Site!***

This property will be offered at Auction on Saturday, November 6, 2021 at 10:00 am. Bid Live In-Person or Online! 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 \$1,000.00 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 \$1700.00. 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Auction: Saturday, November 6, 2021 at 10:00 am**

**Property Location: 1544 W. 400 N., Warsaw, IN 46582  
Plain Township • Kosciusko County**

***Bid Live In-Person or Online!***

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

***Auction Manager: John Burnau 574.376.5340***



**260-982-0238**

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# Residential Agent Full Detail Report



Listings as of 10/14/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS #	202143371	1544 W 400 N	Warsaw	IN	46582	Status	Active	LP	\$0
	Area	Kosciusko County	Parcel ID	43-07-19-300-090.000-016					
	Type	Site-Built Home							
	Sub	None	Cross Street	Bedrms	3	F Baths	1	H Baths	0
	Location	Rural	Style	One and Half Story	REO	No	Short Sale	No	
	School District	WRS	Elem	Madison	JrH	Lakeview	SrH	Warsaw	
	Legal Description	Approximately 1.7+/- Acres part of: 029-075-004.A PT S 1/2 SW 19-33-6 8.66A							
	Directions	From SR 15, head west on 400 North. Property is on the north side of the road.							
	Inside City Limits	N	City Zoning	County Zoning	A1	Zoning Description			

**Remarks** 8+/- Acres with Newly Renovated Country Home & Potential Building Site offered in 2 tracts going to Auction on Saturday, November 6, 2021 at 10:00 AM! This is Tract 1 with a Newly Renovated Home with 20x10 Outbuilding on 1.7+/- Acres. It has New Flooring, Paint, & Fixtures! There are 3 Bedrooms, 1 Bath, & Main Floor Laundry. Kitchen has all new cabinets & countertops! Move-In Ready! Bid on this home individually or in combination with Tract 2 for the entire 8+/- Acres! Tract Map Coming Soon. Open House: Monday, November 1st 5:30 -6pm

**Agent Remarks** Auction: Sat. 11.6.21 10am Open House: Mon. 11.1.21 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	Lot Ac/SF/Dim	1.7000	/	74,052	/	335x215	Src N	Lot Des	0-2.9999	
Township	Plain	Abv Gd Fin SqFt	2,156	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	812	Ttl Fin SqFt	2,156	Year Built	1900
Age	121 New No	Date Complete		Ext	Vinyl	Fndtn	Partial Basement		# Rooms	7	
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material	Block, Stone			
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	Yes	Fireplace	No
LR	x		B-Upper	0	0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No
DR	x		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		Laundry Rm	Main		x		Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES	Closet(s)	Walk-in,	Countertops-Laminate,	Dryer	Water Soft-Rented	No	ADA Features	No
DN	x			Hook Up Gas,	Porch Open,	Range/Oven Hook Up Gas,	Tub	Alarm Sys-Sec	No	Fence	
MB	16 x 16	M		/Shower Combination,	Main Floor Laundry,	Washer Hook-Up		Alarm Sys-Rent	No	Golf Course	No
2B	14 x 14	M	Garage	/	/	x	/	Garden Tub	No	Nr Wlkg Trails	No
3B	20 x 16	U	Outbuilding	Outbuilding	20 x 10			Jet Tub	No	Garage Y/N	No
4B	x		Outbuilding		x			Pool	No	Off Street Pk	
5B	x		Assn Dues		Not Applicable			Pool Type			
RR	x		Other Fees					SALE INCLUDES	Microwave, Oven-Gas, Water Heater Electric		
LF	x		Restrictions								
EX	x		Water Access		Wtr Name						
WtrType			Wtr Frtg		Channel Frtg						
Water Features					Lake Type						
Auction	Yes	Auctioneer Name	Chad Metzger & John Burnau				Auctioneer License #	AC31300015			
Owner Name											
Financing:	Existing				Proposed			Excluded Party	None		
Annual Taxes	\$1,700.00	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	10/13/2021	Exp Date	1/31/2022	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	MECH		Lockbox Location	Front 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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Featured properties may not be listed by the office/agent presenting this brochure.



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

10-10-2021

**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)

1544 W- 400 N- WARSAW, IN 46582

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Clothes Dryer	<input checked="" type="checkbox"/>			
Clothes Washer	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>			
Disposal	<input checked="" type="checkbox"/>			
Freezer	<input checked="" type="checkbox"/>			
Gas Grill	<input checked="" type="checkbox"/>			
Hood				
Microwave Oven				
Oven				
Range				
Refrigerator	<input checked="" type="checkbox"/>			
Room Air Conditioner(s)	<input checked="" type="checkbox"/>			
Trash Compactor	<input checked="" type="checkbox"/>			
TV Antenna / Dish				
Other:				


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

**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	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)
----------------------------------	-----------------	----------------------------------	-----------------

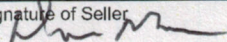
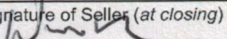
Property address (number and street, city, state, and ZIP code)

1544 W. 400 N., Warsaw, IN 46582

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>10</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?		<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:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
Seller Has NOT Lived in Home			

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:		<input checked="" type="checkbox"/>	
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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	10-10-21		
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)
	10-10-21		

43-07-19-300-090.000-016

General Information

Parcel Number  
43-07-19-300-090.000-016

Local Parcel Number  
2970600731

Tax ID:

Routing Number  
029-075-004.A

Property Class 511  
1 Family Dwell - Unplatted (0 to 9.9

Year: 2021

Location Information

County  
Kosciusko

Township  
PLAIN

District 016 (Local 016 )  
PLAIN TOWNSHIP

School Corp 4415  
WARSAW COMMUNITY

Neighborhood 2906900-016  
PLAIN HOMESITE TYPICAL AREA

Section/Plat  
19-33-6

Location Address (1)  
1544 W 400 N  
WARSAW, IN 46582

Zoning  
AG AGRICULTURE

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level, Rolling ☐

Public Utilities ERA  
Gas, Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Other

Printed Monday, March 29, 2021

Review Group 2021

FOUNDATION FOR UNDERPRIVI

Ownership

FOUNDATION FOR UNDERPRIVILEG  
1057 E 350 N  
WARSAW, IN 46582

Legal

29-75-4.A  
PT S 1/2 SW 19-33-6 8.66A



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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2021	As Of Date	01/01/2021	01/01/2020	01/01/2019	01/01/2018	01/01/2017
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$75,600	Land	\$75,600	\$66,000	\$66,000	\$66,000	\$66,000
\$22,000	Land Res (1)	\$22,000	\$20,000	\$20,000	\$20,000	\$20,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$53,600	Land Non Res (3)	\$53,600	\$46,000	\$46,000	\$46,000	\$46,000
\$74,600	Improvement	\$74,600	\$75,200	\$72,300	\$68,900	\$64,400
\$74,300	Imp Res (1)	\$74,300	\$74,900	\$72,000	\$68,600	\$64,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$300	Imp Non Res (3)	\$300	\$300	\$300	\$300	\$300
\$150,200	Total	\$150,200	\$141,200	\$138,300	\$134,900	\$130,400
\$96,300	Total Res (1)	\$96,300	\$94,900	\$92,000	\$88,600	\$84,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$53,900	Total Non Res (3)	\$53,900	\$46,300	\$46,300	\$46,300	\$46,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$22,000	\$22,000	\$22,000	0%	100%	1.0000	\$22,000
91	A		0	7.6600	1.00	\$7,000	\$7,000	\$53,620	0%	0%	1.0000	\$53,620

1544 W 400 N

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/04/2020	FOUNDATION FOR U	2020060243	QC	/	\$0	I
04/10/2013	27 GROUP INC	2013040680	WD	/	\$120,000	I
10/01/2009	FRAZIER DOROTHY	2009100025	AS	/	\$0	I
07/22/2009	FRAZIER WILLIAM J	2009071000	QC	/	\$0	I
01/01/1900	FRAZIER WILLIAM J		WD	/	\$0	I

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

PLAIN HOMESITE TYPICA 1/2

Notes

7/5/2016 REA: 2017 CHANGED EFF YR ON HOUSE. SOUND VALUED POULTRY HOUSE PER PICTOMETRY.  
6/11/2015 2015: 2015 REMOVED INFLUENCE FACTOR ON LAND PER STATE DIRECTIVE  
4/8/2010 MEM: 2010 REMOVED 24X30 CRIB 4X6 UTLSHED 24X20 CONFINEMENT 36X60 BARN 20X36 CARSHED

Land Computations

Calculated Acreage	8.66
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	8.66
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	7.66
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	\$22,000
91/92 Value	\$53,600
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$0
CAP 3 Value	\$53,600
Total Value	\$75,600

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1 1/2

Style

11 1 story older

Finished Area

2204 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joint

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	224	\$7,400

Plumbing

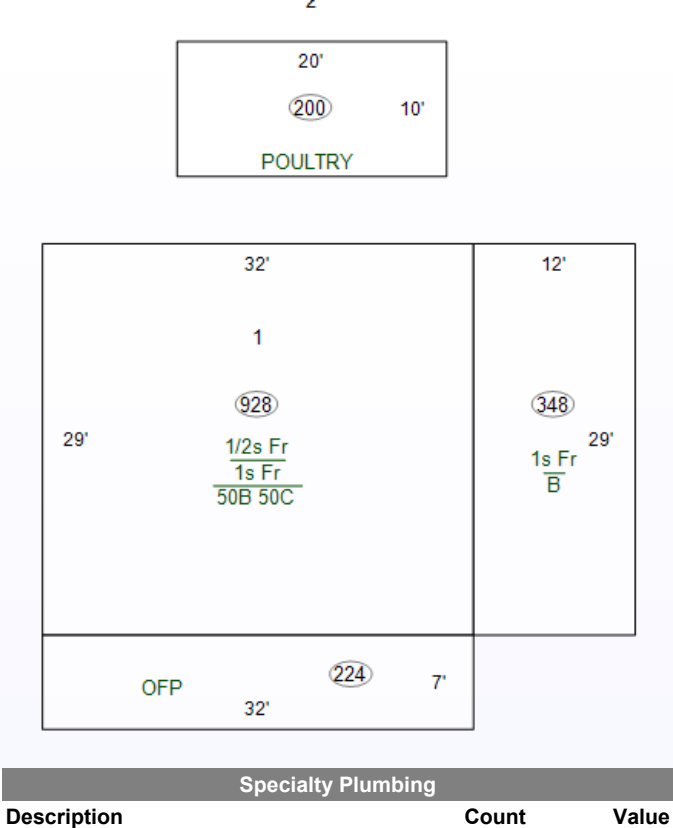
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1276	1276	\$85,300	
2					
3					
4					
1/4					
1/2	1Fr	928	928	\$28,000	
3/4					
Attic					
Bsmt		812	0	\$21,400	
Crawl		464	0	\$4,000	
Slab					
				Total Base	\$138,700
Adjustments				1 Row Type Adj. x 1.00	\$138,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$141,100
				Sub-Total, 1 Units	
Exterior Features (+)				\$7,400	\$148,500
Garages (+) 0 sqft				\$0	\$148,500
Quality and Design Factor (Grade)				0.80	
Location Multiplier				0.92	
				Replacement Cost	\$109,296

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	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
1: Single-Family R 01	100%	1 1/2	Wood Frame	D	1900	1950	71	A		0.92		3,016 sqft	\$109,296	50%	\$54,650	0%	100%	1.360	1.0000
2: Confinement Facility, P	0%	1	SV	E	1900	1900	121	VP		0.92		-10' x20'		85%		0%	100%	1.360	1.0000

# 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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