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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

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**PROVIDING PROFESSIONAL AUCTION,  
APPRAISAL AND REAL ESTATE SOLUTIONS FOR  
BUYERS AND SELLERS THROUGHOUT INDIANA,  
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

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

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# REAL ESTATE AUCTION TERMS

## *Country Home with Pond & Outbuildings on 5+/- Acres!*

This property will be offered at Simulcast Auction on Saturday, November 13, 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 \$3,000 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 17, 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 \$1,250.96. 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 13, 2021 at 10:00 am**  
***Bid Live In-Person or Online!***

**Property Location: 848 E. State Rd. 14, Silver Lake, IN 46982**  
**Lake Township • Kosciusko County**

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

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



**260-982-0238**

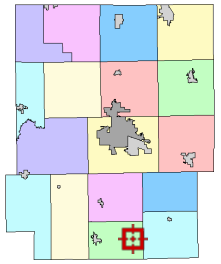
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#### Overview



#### Legend

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

Parcel ID	035-044-002	Alternate ID	035-725000-50	Owner Address	Swick Living Trust Tommy Lee & Connie S Swick Trustees
Sec/Twp/Rng	0002-0030-6	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		848 E Sr 14 Silver Lake, IN 46982
Property Address	848 E SR 14 SILVER LAKE	Acreage	5.4		
District	Lake				
Brief Tax Description	035-044-002   Tract S 1/2 E 1/2 Se 2-30-6   5.40A (Note: Not to be used on legal documents)				

Date created: 8/27/2021  
Last Data Uploaded: 8/27/2021 8:19:13 AM

Developed by  **Schneider**  
GEOSPATIAL






# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 10/14/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes	
MLS #	202143287	848 E State Road 14	Silver Lake	IN	46982	Status	Active	LP	\$0	
	Area	Kosciusko County	Parcel ID	43-18-06-200-050.000-013	Type	Site-Built Home				
	Sub	None	Cross Street		Bedrms	4	F Baths	2	H Baths	0
	Location	Rural	Style	Two Story	REO	No	Short Sale	No		
	School District	WRS	Elem	Claypool	JrH	Edgewood	SrH	Warsaw		
	Legal Description	035-044-002 Tract S 1/2 E 1/2 Se 2-30-6 5.40A								
	Directions	Property is on the North side of SR 14 just East of Silver Lake.								
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description			

**Remarks** Country Home with Multiple Outbuildings on 5+/- Acres going to Auction on Saturday, November 13, 2021 at 10:00 AM! This home features 4 Bedrooms, 2 Full Baths & a Full Basement ready to be finished to your liking! The Eat-In Kitchen features a built-in desk, stainless steel appliances, & patio doors to easily access your deck! Main Level also has 2 bedrooms, 2 full baths, Dining & Living Room with a double-sided brick fireplace. Once outside, enjoy all the 5+/- Acres has to offer including a Pond, 72x40 Bank Barn which holds up to 6 stalls, 2 additional Pole Barns & Fenced in Pasture for your new horse, Romeo, that stays with the property! Great Opportunity to get into the Peaceful Country! Bid Live In-Person or Online! Open House: Monday, November 8 5:30-6pm

**Agent Remarks** Auction: Sat. 11.13.21 10am Open House: Mon. 11.8.21 5:30-6pm TERMS: \$3,000 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	5.4000	/	235,224	/	570 x 400	Src	N	Lot Des	3-5.9999						
Township	Lake		Abv Gd Fin SqFt	2,082	Below Gd Fin SqFt	1,538	Ttl Below Gd SqFt	1,538	Ttl Fin SqFt	3,620	Year Built	1865					
Age	156 New	No	Date Complete		Ext	Vinyl	Fndtn	Full Basement			# Rooms	10					
Room Dimensions			Baths	Full	Half	Water	WELL	Basement Material	Poured Concrete, Stone								
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes						
LR	x	M	B-Upper	0	0	Fuel	Hot Water	Dryer Hookup Elec	Yes	Guest Qtrs	No						
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split Firpln	No						
FR	x	B				Cooling	Central Air	Disposal	No	Ceiling Fan	Yes						
KT	x		Laundry Rm	Main		x		Water Soft-Owned	Yes	Skylight	No						
BK	x		AMENITIES	ADA Features, Antenna, Breakfast Bar, Built-in Desk, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Solid Surf, Deck Covered, Deck Open, Detector-Smoke, Dryer Hook Up							Water Soft-Rented	No	ADA Features	Yes			
DN	x										Alarm Sys-Sec	No	Fence	Farm, Wood			
MB	14 x 14	M									Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 12	M	Garage	3.0	/ Attached	/ 30	x 22 / 660.00	Garden Tub	No	Nr Wlkg Trails	No						
3B	12 x 10	U	Outbuilding	Barn		72 x 64		Jet Tub	No	Garage Y/N	Yes						
4B	12 x 10	U	Outbuilding	Pole/Post		64 x 30	1920	Pool	No	Off Street Pk							
5B	x		Assn Dues	Not Applicable							Pool Type						
RR	x		Other Fees								SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Window					
LF	x		Restrictions								Treatments, Ice Maker, Kitchen Exhaust Hood, Oven-Gas, Radon						
EX	x		Water Access								System, Range-Gas, Sump Pump, Water Filtration System, Water Heater						
WtrType			Wtr Frtg								Gas, Water Softener-Owned, Window Treatment-Blinds						
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	\$1,250.96	Exemptions	Homestead, Supplemental					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	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	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						

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)

868 E. SR 14, Silver Lake, IN 46982

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.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern			✓	
Septic Field / Bed	✓		✓	
Hot Tub	✓		✓	
Plumbing			✓	
Aerator System			✓	
Sump Pump	✓		✓	
Irrigation Systems	✓			
Water Heater / Electric			✓	
Water Heater / Gas			✓	
Water Heater / Solar			✓	
Water Purifier			✓	
Water Softener			✓	
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?		✓	
Are the structures connected to a public sewer system?		✓	
Are there any additions that may require improvements to the sewage disposal system?		✓	
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	✓		✓	
Hot Water Heat			✓	
Furnace Heat / Gas				
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)
<i>2021 J. Smith</i>	08-26-21		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Camie D. Smith</i>	08-26-21		
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)

868 E. SR 14, Silver Lake, IN 46982

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>2015</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:			
<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"/>	

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

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### Average Utilities

	Company	Average Amount
Gas	1100 gal	\$
Electric		\$ 200.00
Water		<del>\$</del>
Other		<del>\$</del> N/A
HOA		\$



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