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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

***60+/- Acres with Luxury Home & Potential Building Site offered in 2 Tracts!***

This property will be offered at Online Only Auction on Friday, November 26, 2021 – Bidding begins closing out at 6 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 \$10,000 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 31, 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 \$17,822.80 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, November 26, 2021**  
***Bidding begins closing out at 6:00 pm***

**Property Location: 11060 County Rd. 10, Middlebury, IN 46540**  
**York Township • Elkhart County**  
***<https://bidmetzger.com/auctions>***



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

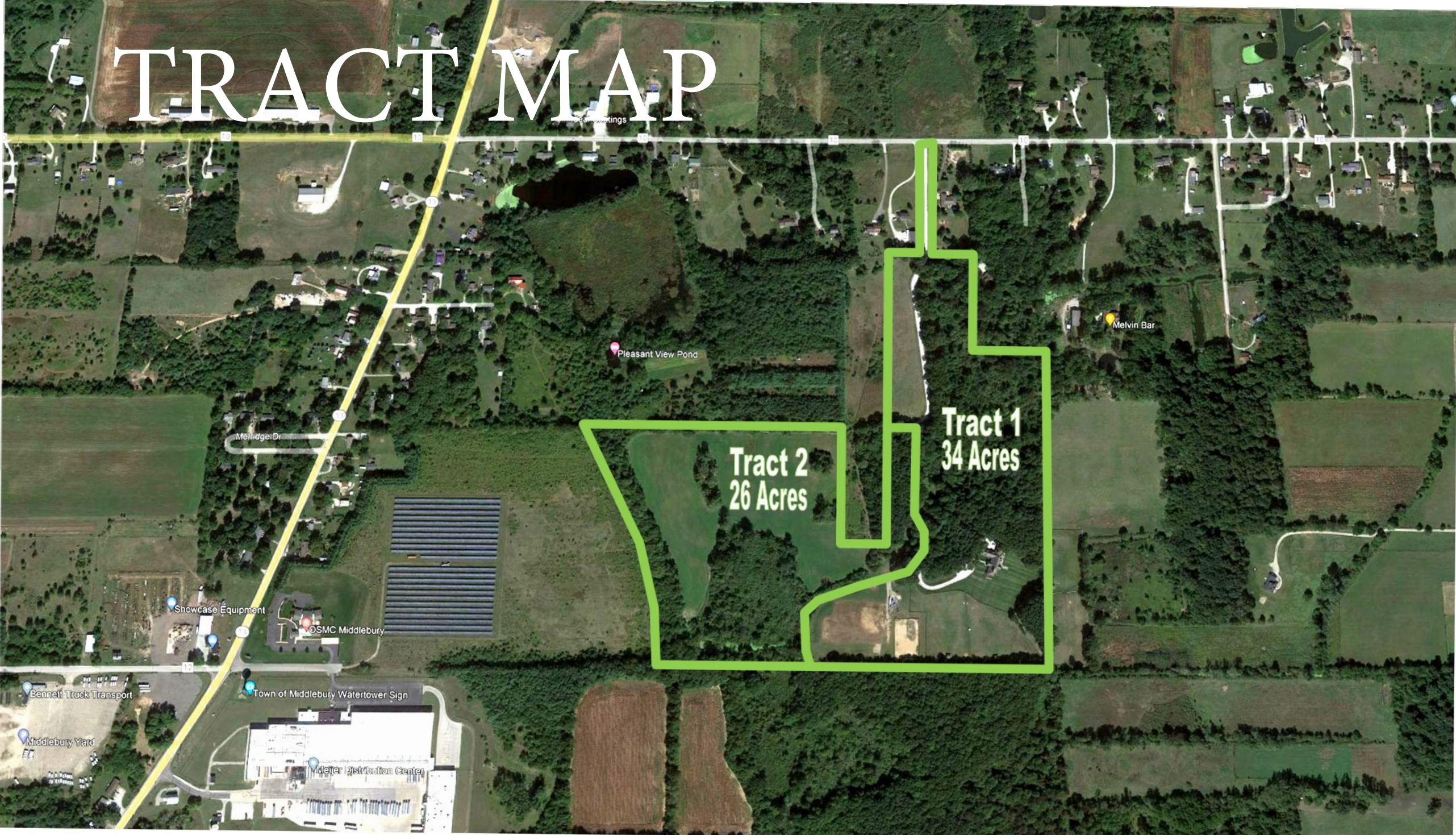
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS  
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# TRACT MAP





Listings as of 10/25/2021

| Property Type  | RESIDENTIAL        | Status   | Active       | CDOM                     | 14            | DOM             | 14                 | Auction | Yes     |   |
|--|--------------------|--|--------------|--------------------------|---------------|-----------------|--------------------|---------|---------|---|
| MLS #  | 202142916          | 11060 County Road 10   | Middlebury   | IN                       | 46540         | Status          | Active             | LP      | \$0     |   |
|  | Area               | Elkhart County   | Parcel ID    | 20-04-35-476-004.000-032 | Type          | Site-Built Home |                    |         |         |   |
|  | Sub                | None   | Cross Street |                          | Bedrms        | 5               | F Baths            | 5       | H Baths | 1 |
|  | Location           | Rural  | Style        | Two Story                | REO           | No              | Short Sale         | No      |         |   |
|  | School District    | MIDD Elem  | York         | JrH                      | Northridge    | SRH             | Northridge         |         |         |   |
|  | Legal Description  | Approximately 34+/- Acres part of: PT S1/2 & E1/2 SE1/4 EX ETC EX .97A SEC 35; 45.15A & PT E1/2 SE1/4              |              |                          |               |                 |                    |         |         |   |
|  | Directions         | From SR 13, head East on County Rd. 10. Property is on the South side of the road. Home sits down a long driveway. |              |                          |               |                 |                    |         |         |   |
|  | Inside City Limits | N  | City Zoning  |                          | County Zoning | Elkhart1        | Zoning Description |         |         |   |

**Remarks** 60+/- Acres with Custom Built Luxury Home & Potential Building site offered in 2 tracts selling via Online Only Auction on Friday, November 26, 2021 - Bidding begins closing out at 6:00 PM! Tract 1 is situated down a long driveway, this Luxury Home features 5 Bedrooms, 5.5 Baths, 2.5 Kitchens, Garage Apartment & a Full Basement! The main level opens with a Spacious Foyer with Vaulted Ceilings to a Gourmet Kitchen with Walk-In Pantry & Large Living Room with Stone Fireplace & Library with Custom Built-Ins. Master Bedroom features a Stone Fireplace, Sitting Room with Patio Doors to a Deck, Walk-In Closet & Ensuite. Master Bathroom has 2 separate Vanities, Steam Shower, & Garden Tub. Upstairs has 4 additional bedrooms. The Finished Walk-Out Basement has 9 ft ceilings and includes a Theatre Room, Kitchen, Exercise Room & Sauna! The 3-Car Attached Garage is insulated & has boiler heated floors & a utility sink. The garage has a large apartment above it with Kitchen, Full Bath, & Laundry Area! Cherry Wood floor, trim & cupboards were made using Cherry trees found on the property! The Outbuildings all have electricity with heated automatic water feeders in the pasture. Come see for yourself! Bid on this tract individually or in combination with tract 2 for the entirety! Open House: Wednesday, November 17 5:30-6:30pm

**Agent Remarks** Online Auction: Fri. 11.26.21 6pm Open House: Wed. 11.17.21 5:30-6:30pm TERMS: \$10,000 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   | 34.0000  | /   | 1,481,040          | /                   | 2075 x 1110   | Src N                                      | Lot Des  | Rolling, 15+, Pasture, Wooded |              |                |      |  |  |
|--|---|-----------------|--|---|--------------------|---------------------|---|--|--|-------------------------------|--------------|----------------|------|--|--|
| Township                               | York  | Abv Gd Fin SqFt | 5,018  | Below Gd Fin SqFt                                 | 3,364              | Ttl Below Gd SqFt   | 3,364   | Ttl Fin SqFt                               | 8,382  | Year Built                    | 2000         |                |      |  |  |
| Age                                    | 21  | New             | No   | Date Complete                                     | Ext                | Stone               | Fndtn   | Full Basement, Walk-Out Basement, Finished |  |                               |              | # Rooms        | 15   |  |  |
| Room                                   | Dimensions  | Baths           | Full   | Half  | Water              | CITY                | Basement Material   |  |  |                               |              |                |      |  |  |
|  | DIM   | L               | B-Main   | 2   | 1                  | Sewer               | City  | Dryer Hookup Gas                           | No   | Fireplace                     | Yes          |                |      |  |  |
| LR                                     | x   | M               | B-Upper  | 2   | 0                  | Fuel                | Hot Water   | Dryer Hookup Elec                          | Yes  | Guest Qtrs                    | Yes          |                |      |  |  |
| DR                                     | x   | M               | B-Blw G  | 1   | 0                  | Heating             |   | Dryer Hook Up Gas/Elec                     | No   | Split Firpln                  | No           |                |      |  |  |
| FR                                     | x   |                 |  |   |                    | Cooling             | Attic Fan, Central Air,                                       | Disposal                                   | Yes  | Ceiling Fan                   | Yes          |                |      |  |  |
| KT                                     | x   | B               | Laundry Rm   | Main  |                    | x                   |   | Water Soft-Owned                           | Yes  | Skylight                      | No           |                |      |  |  |
| BK                                     | x   |                 | AMENITIES  | 1st Bdrm En Suite, Built-In Speaker System, Built |                    |                     |   |  |  |                               |              |                |      |  |  |
| DN                                     | x   |                 | -In Bookcase, Built-In Home Theatre, Ceiling-9+, Ceiling Fan(s), |   |                    |                     |   |  |  |                               |              |                |      |  |  |
| MB                                     | 20 x 16   | M               | Ceilings-Beamed, Ceilings-Vaulted, Central Vacuum System,        |   |                    |                     |   |  |  |                               |              |                |      |  |  |
| 2B                                     | 18 x 16   | U               | Garage   | 3.0   | / Attached         | / 44                | x 25  | / 1,100.00                                 | Water Soft-Rented  | No                            | ADA Features | No             |      |  |  |
| 3B                                     | 20 x 18   | U               | Outbuilding  | Outbuilding                                       | 32 x 14            |                     |   |  | Alarm Sys-Sec  | No                            | Fence        | Farm, PVC      |      |  |  |
| 4B                                     | 20 x 16   | U               | Outbuilding  | Outbuilding                                       | 16 x 10            | 160                 |   |  | Alarm Sys-Rent   | No                            | Golf Course  | No             |      |  |  |
| 5B                                     | 14 x 14   | U               | Assn Dues  | Not Applicable                                    |                    |                     |   |  |  | Garden Tub                    | No           | Nr Wlkg Trails | No   |  |  |
| RR                                     | x   |                 | Other Fees   |   |                    |                     |   |  |  | Jet Tub                       | No           | Garage Y/N     | Yes  |  |  |
| LF                                     | x   |                 | Restrictions   |   |                    |                     |   |  |  | Pool                          | No           | Off Street Pk  |      |  |  |
| EX                                     | x   |                 | Water Access   |   |                    |                     |   | Wtr Name                                   | SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Freezer, Kitchen Exhaust Hood, Sump Pump, Water Heater Gas, Water Softener-Owned, Sauna |                               |              |                |      |  |  |
| WtrType                                |   |                 | Wtr Frtg   |   |                    | Channel Frtg        | FIREPLACE Family Rm, Living/Great Rm, 1st Bdrm, Wood Burning, |  |  |                               |              |                |      |  |  |
| Water Features                         |   |                 |  |   |                    |                     |   |  |  |                               |              |                |      |  |  |
| Auction                                | Yes   | Auctioneer Name | Chad Metzger & John Burnau                                       |   |                    |                     |   | Auctioneer License #                       | AC31300015   |                               |              |                |      |  |  |
| Owner Name                             |   |                 |  |   |                    |                     |   |  |  |                               |              |                |      |  |  |
| Financing:                             | Existing  |                 |  |   | Proposed           |                     |   |  | Excluded Party   |                               |              |                | None |  |  |
| Annual Taxes                           | \$17,822.8  | 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                              | 10/11/2021  | 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. | 1.0%                |   | Vari.Rate                                  | No   | Special List Cond.            | None         |                |      |  |  |
| Virtual Tours:                         | Unbranded Virtual Tour                                |                 | Lockbox Type   | MECH  |                    | Lockbox Location    | Front Door  |  | Type of Sale   |                               |              |                |      |  |  |
| Pending Date                           |   |                 | Closing Date   |   |                    | Selling Price       |   |  | How Sold   |                               |              | CDOM           | 14   |  |  |
| 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.

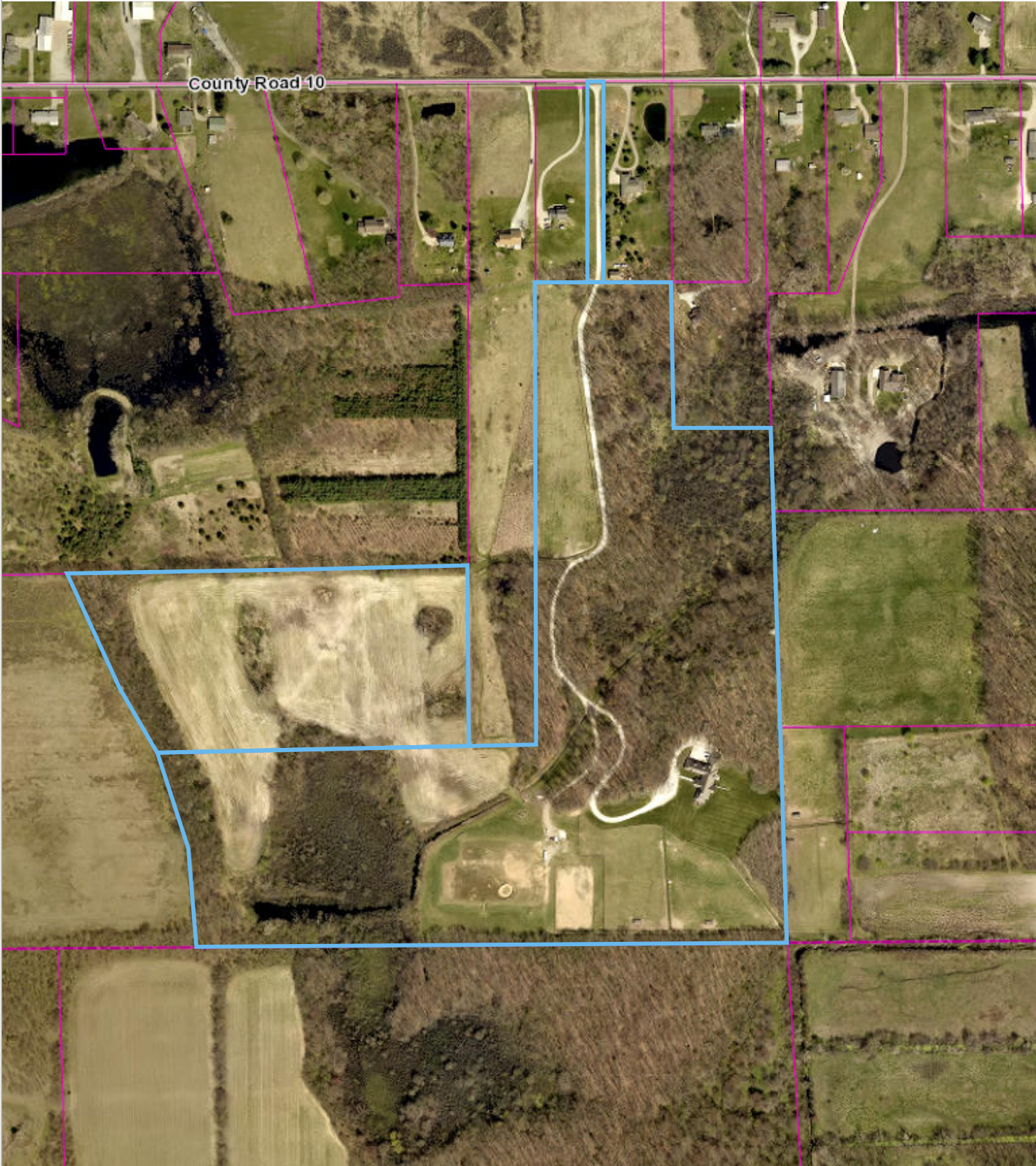
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Featured properties may not be listed by the office/agent presenting this brochure.



Aerial

11060 County Rd. 10, Middlebury, IN 46540



Metzger Property Services, LLC



20-04-35-476-004.000-032

General Information

Parcel Number  
20-04-35-476-004.000-032

Local Parcel Number  
04-35-476-004-032

Tax ID:  
0435H

Routing Number

Property Class 515  
1 Family Dwell - Unplatted (40 or M

Year: 2021

Location Information

County  
Elkhart

Township  
YORK TOWNSHIP

District 032 (Local 032)  
YORK TOWNSHIP

School Corp 2275  
MIDDLEBURY COMMUNITY

Neighborhood 3250000-032  
3250000-Residential Acreage defau

Section/Plat

Location Address (1)  
11060 COUNTY ROAD 10  
MIDDLEBURY, IN 46540

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
All ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Static

Printed Sunday, April 11, 2021

Review Group 2017

HERBSTER STEVEN L & TAMAR

Ownership

HERBSTER STEVEN L & TAMARA C  
P O BOX 398  
MIDDLEBURY, IN 465400398

Legal

PT S1/2 & E1/2 SE1/4 EX ETC EX .97A SEC 35  
45.15A



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                       |
| 02/23/2021       | As Of Date          | 01/01/2021               | 01/01/2020               | 04/09/2019               | 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$180,200        | Land                | \$180,200                | \$180,200                | \$163,000                | \$178,600                | \$123,300                |
| \$26,900         | Land Res (1)        | \$26,900                 | \$26,900                 | \$26,900                 | \$26,900                 | \$26,900                 |
| \$0              | Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$153,300        | Land Non Res (3)    | \$153,300                | \$153,300                | \$136,100                | \$151,700                | \$96,400                 |
| \$1,544,200      | Improvement         | \$1,544,200              | \$1,424,800              | \$1,233,700              | \$1,153,000              | \$1,160,200              |
| \$1,535,100      | Imp Res (1)         | \$1,535,100              | \$1,416,700              | \$1,226,100              | \$1,145,900              | \$1,154,100              |
| \$0              | Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$9,100          | Imp Non Res (3)     | \$9,100                  | \$8,100                  | \$7,600                  | \$7,100                  | \$6,100                  |
| \$1,724,400      | Total               | \$1,724,400              | \$1,605,000              | \$1,396,700              | \$1,331,600              | \$1,283,500              |
| \$1,562,000      | Total Res (1)       | \$1,562,000              | \$1,443,600              | \$1,253,000              | \$1,172,800              | \$1,181,000              |
| \$0              | Total Non Res (2)   | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$162,400        | Total Non Res (3)   | \$162,400                | \$161,400                | \$143,700                | \$158,800                | \$102,500                |

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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          | 1.000000  | 1.00   | \$26,900 | \$26,900  | \$26,900   | 0%      | 100%       | 1.0000        | \$26,900 |
| 91        | A              |         | 0          | 5.000000  | 1.00   | \$15,000 | \$15,000  | \$75,000   | 0%      | 0%         | 1.0000        | \$75,000 |
| 3         |                | BTEA    | 0          | 39.150000 | 1.00   | \$2,000  | \$2,000   | \$78,300   | 0%      | 0%         | 1.0000        | \$78,300 |

11060 COUNTY ROAD 10

515, 1 Family Dwell - Unplatted (40 or M

Transfer of Ownership

| Date       | Owner           | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-----------------|--------|------|-----------|----------------|-----|
| 06/22/2016 | HERBSTER STEVEN | 3109   | SW   | /         | \$821,950      | I   |
| 07/31/2015 | HSBC BANK USA   | 2995   | SH   | /         | \$977,541      | I   |
| 01/01/1900 | HERBSTER STEVEN | 2995   | SH   | /         | \$977,541      | I   |

Res

3250000-Residential Acrea 1/2

Notes

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 45.15                    |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 45.15                    |
| 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             | 44.15                    |
| 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       | \$26,900                 |
| 91/92 Value             | \$153,300                |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$26,900                 |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$153,300                |
| Total Value             | \$180,200                |



General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

5018 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☐ Carpet

☐ Sub & Joint

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

6

18

Half Bath

0

0

Kitchen Sinks

3

3

Water Heaters

3

3

Add Fixtures

0

0

Total

12

24

Accommodations

Bedrooms

5

Living Rooms

1

Dining Rooms

0

Family Rooms

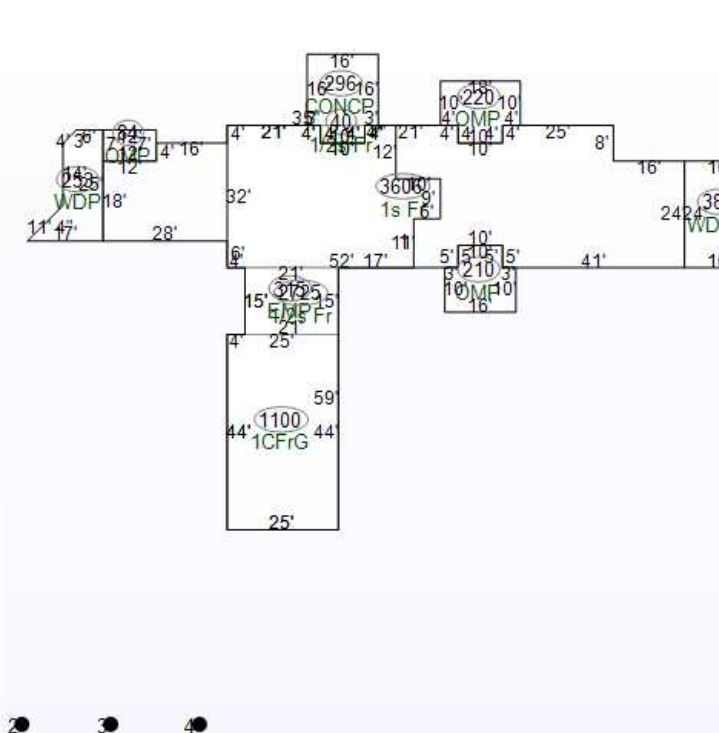
0

Total Rooms

15

Heat Type

Central Warm Air



| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

| Cost Ladder                       |                        |                     |        |                     |             |
|-----------------------------------|------------------------|---------------------|--------|---------------------|-------------|
| Floor                             | Constr                 | Base                | Finish | Value               | Totals      |
| 1                                 | 8                      | 3364                | 3364   | \$196,000           |             |
| 2                                 | 8                      | 1654                | 1654   | \$61,100            |             |
| 3                                 |                        |                     |        |                     |             |
| 4                                 |                        |                     |        |                     |             |
| 1/4                               |                        |                     |        |                     |             |
| 1/2                               |                        |                     |        |                     |             |
| 3/4                               |                        |                     |        |                     |             |
| Attic                             |                        |                     |        |                     |             |
| Bsmt                              |                        | 3364                | 0      | \$58,000            |             |
| Crawl                             |                        |                     |        |                     |             |
| Slab                              |                        |                     |        |                     |             |
|                                   |                        | Total Base          |        |                     | \$315,100   |
| Adjustments                       | 1 Row Type Adj. x 1.00 |                     |        |                     | \$315,100   |
| Unfin Int (-)                     |                        |                     |        |                     | \$0         |
| Ex Liv Units (+)                  |                        |                     |        | C:2                 | \$16,200    |
| Rec Room (+)                      |                        |                     |        |                     | \$0         |
| Loft (+)                          |                        |                     |        |                     | \$0         |
| Fireplace (+)                     |                        |                     |        | MS:1 MO:2           | \$7,700     |
| No Heating (-)                    |                        |                     |        |                     | \$0         |
| A/C (+)                           |                        |                     |        | 1:3364 2:1654       | \$9,700     |
| No Elec (-)                       |                        |                     |        |                     | \$0         |
| Plumbing (+ / -)                  |                        |                     |        | 24 – 15 = 9 x \$800 | \$7,200     |
| Spec Plumb (+)                    |                        |                     |        |                     | \$0         |
| Elevator (+)                      |                        |                     |        |                     | \$0         |
|                                   |                        | Sub-Total, One Unit |        |                     | \$355,900   |
|                                   |                        | Sub-Total, 1 Units  |        |                     |             |
| Exterior Features (+)             |                        |                     |        | \$45,000            | \$400,900   |
| Garages (+)                       | 1056 sqft              |                     |        | \$25,600            | \$426,500   |
| Quality and Design Factor (Grade) |                        |                     |        |                     | 3.00        |
| Location Multiplier               |                        |                     |        |                     | 0.92        |
| Replacement Cost                  |                        |                     |        |                     | \$1,177,140 |

| Summary of Improvements |             |              |              |       |            |          |         |       |           |      |          |            |             |          |               |         |      |       |        |
|-------------------------|-------------|--------------|--------------|-------|------------|----------|---------|-------|-----------|------|----------|------------|-------------|----------|---------------|---------|------|-------|--------|
| Description             | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Age | Co nd | Base Rate | LCM  | Adj Rate | Size       | RCN         | Norm Dep | Remain. Value | Abn Obs | PC   | Nbhd  | Mrkt   |
| 1: Residential Dwelling | 100%        | 2            | Stone        | AA+2  | 2000       | 2000     | 21      | A     |           | 0.92 |          | 8,382 sqft | \$1,177,140 | 19%      | \$953,480     | 0%      | 100% | 1.610 | 1.0000 |
| 2: Utility Shed         | 0%          | 1            |              | D     | 2001       | 2001     | 20      | A     | \$19.36   | 0.92 | \$19.36  | 10'x12'    | \$1,710     | 50%      | \$850         | 0%      | 100% | 1.610 | 1.0000 |
| 3: Utility Shed         | 0%          | 1            |              | D     | 2003       | 2003     | 18      | A     | \$15.61   | 0.92 | \$15.61  | 14'x32'    | \$5,147     | 50%      | \$2,570       | 0%      | 100% | 1.610 | 1.0000 |
| 2x4: Utility Shed       | 0%          | 1            |              | D     | 2003       | 2003     | 18      | A     | \$18.89   | 0.92 | \$18.89  | 10'x16'    | \$2,224     | 50%      | \$1,110       | 0%      | 100% | 1.610 | 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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