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101 S. RIVER RD.  
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# REAL ESTATE AUCTION TERMS

## *Unique Properties overlooking Cedar Creek in NW Allen County!*

This property will be offered at Online Only Auction on Wednesday, December 15, 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 \$5,000.00 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 21, 2022. 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 \$1,979.24. 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: Wednesday, December 15, 2021**

***Bidding begins closing out at 6:00 pm!***

**Property Location: 1421 Glacier Ridge Rd., Fort Wayne, IN 46845**

**Perry Township • Allen County**

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

***Auction Manager: Tim Holmes 260.580.5473***



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1421 Glacier Ridge Rd., Fort Wayne, IN



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East



Date: 11/15/2021 1" = 83'






# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 11/19/2021

Page 1 of 1

Property Type	RESIDENTIAL			Status	Active		CDOM	3		DOM	3		Auction	Yes			
MLS #	202148208		1421 Glacier Ridge Road		Fort Wayne		IN		46845		Status	Active		LP	\$0		
	<b>Area</b>			Allen County		<b>Parcel ID</b>		02-02-10-200-015.000-057		<b>Type</b>		Site-Built Home					
	<b>Sub</b>			None		<b>Cross Street</b>				<b>Bedrms</b>		3		<b>F Baths</b>		1	
	<b>Location</b>					<b>Style</b>		One Story		<b>REO</b>		No		<b>Short Sale</b>		No	
	<b>School District</b>		NWA		<b>Elem</b>		Cedar Canyon		<b>JrH</b>		Maple Creek		<b>SrH</b>		Carroll		
	<b>Legal Description</b>			2.50a Irr Tr Of W 221.8 Ft Ne 1/4 & Of E 40 Ft Nw 1/4 S Of Ced Crk & N Of S 189.3 Ft Sec 10													
<b>Directions</b>			From Coldwater Rd, head east on Cedar Canyons Rd. Turn north onto T Tarn Trl. Turn north onto Glacier Ridge Rd. Property is														
<b>Inside City Limits</b>			N		<b>City Zoning</b>				<b>County Zoning</b>		A3		<b>Zoning Description</b>				

**Remarks** 3.9+/- Acres with Ranch Home & Building Site in Northwest Allen County is being offered via Online Only Auction on Wednesday, December 15, 2021 - Bidding begins closing out at 6 pm! This is Tract 1 which features a Ranch Home with 2-Car Attached Garage & Barn on 2.5+/- Acres! Main Floor has 3 Bedrooms, 1.5 Baths & Back Deck to take in the peaceful views of beautiful Cedar Creek! The basement is partially finished including a Game Room, Family Room with Wood Fireplace, Storage Room & Office! Great location in a quiet neighborhood but only minutes from restaurants & shopping in Northwest Allen County! Great opportunity and location! Bid on this tract individually or in combination with the vacant lot / building site next door. Open Houses: Sunday, December 5, 1 - 2 pm or Wed. December 8, 5:30-6pm

**Agent Remarks** Online Auction: December 15 at 6 pm! Open Houses: Sunday, December 5, 1 - 2 pm or Wed. December 8, 5:30-6pm TERMS: \$5,000 down the day of the auction. The Sellers will provide a Trustee's Deed at Closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title the costs shall be split 50/50 by the Seller and the Buyer(s). 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

Sec	Lot	Lot Ac/SF/Dim	2.5000	/	108,900	/	175x450	Src Y	Lot Des	Partially Wooded, 0-2.9999, Pasture, Water View			
Township	Perry	Abv Gd Fin SqFt		1,548	Below Gd Fin SqFt		1,548	Ttl Below Gd SqFt	1,548	Ttl Fin SqFt	3,096	Year Built	1972
Age	49	New	No	Date Complete		Ext	Brick, Vinyl	Fndtn	Daylight, Full Basement, Walk-Out Basement,			# Rooms	6
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material					
	DIM	L	B-Main	1	1	Sewer	City	Dryer Hookup Gas		No	Fireplace	Yes	
LR	x	M	B-Upper	0	0	Fuel	Radiant	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	Window	Disposal		Yes	Ceiling Fan	No	
KT	x	M	Laundry Rm	Main		x		Water Soft-Owned		Yes	Skylight	No	
BK	x		AMENITIES Deck Open, Disposal, Dryer Hook Up Electric, Porch Covered, Porch Open, Range/Oven Hook Up Elec, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up					Water Soft-Rented		No	ADA Features	No	
DN	x							Alarm Sys-Sec		No	Fence		
MB	16 x 14	M						Alarm Sys-Rent		No	Golf Course	No	
2B	14 x 12	M	Garage	2.0	/ Attached	/ 34	x 24 / 816.00	Garden Tub		No	Nr Wlkg Trails	No	
3B	14 x 12	M	Outbuilding	Barn		24 x 14		Jet Tub		No	Garage Y/N	Yes	
4B	x		Outbuilding			x		Pool		No	Off Street Pk		
5B	x		Assn Dues	Not Applicable					Pool Type				
RR	x		Other Fees						SALE INCLUDES Dishwasher, Refrigerator, Washer, Kitchen Exhaust Hood, Water Heater Electric, Water Softener-Owned				
LF	x		Restrictions						FIREPLACE Wood Burning				
EX	x		Water Access	FRNT		Wtr Name	Other						
WtrType	Creek		Wtr Frtg	170.00		Channel Frtg							
Water Features			Lake Type										
Auction	Yes	Auctioneer Name		Chad Metzger & Tim Holmes				Auctioneer License #		AC31300015			
Owner Name													
Financing: Existing			Proposed							Excluded Party		None	
Annual Taxes	\$1,768.08	Exemptions	Homestead, Supplemental				Year Taxes Payable	2020	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	11/16/2021	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.	1.0%	Vari.Rate	No	Special List Cond.	None		
Virtual Tours:		Unbranded Virtual Tour	Lockbox Type	MECH			Lockbox Location	Door	Type of Sale				
Pending Date		Closing Date			Selling Price			How Sold		CDOM 3			
Ttl Concessions Paid			Sold/Concession Remarks										
Sell Off		Sell Agent			Co-Sell Off			Co-Sell Agent					
			Presented by:		Chad Metzger / Metzger Property Services, LLC								

Presented by: Chad Metzger / Metzger Property Services, LLC

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# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

11-15-2021

**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)

421 Glacuir Ridge Rd, Fort Wayne, IN 46845

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

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			X	Woods Repl
Water Heater / Gas				
Water Heater / Solar				
Water Purifier				
Water Softener			X	4"
Well				
Septic & Holding Tank/Septic Mound				
Geothermal and Heat Pump				
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment				

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

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			X	
Woodburning Stove				
Fireplace			X	
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				ELEC ceiling cable

**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)

1421 Glacier Ridge Rd., Fort Wayne, IN 46845

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>48</u> Years.			
Does the roof leak?	?		✓
Is there present damage to the roof?			✓
Is there more than one layer of shingles on the house?		✓	
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:			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
Are the furnace/woodstove/chimney/flue all in working order?	✓		
Is the property in a flood plain?		✓	
Do you currently pay flood insurance?		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate salesperson or broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓	
Is the property located within one (1) mile of an airport?		✓	

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)

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 <i>Christine D. Budenberg</i>	Date (mm/dd/yy) <u>11/15/21</u>	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)





# Metzger

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### Average Utilities

	Company	Average Amount
Gas		\$ <u>0</u>
Electric		\$ <u>250<sup>00</sup> Budget</u>
Water		\$ <u>0</u>
Other	<u>Public Sewer</u>	\$ <u>125/mo</u>
HOA		\$ <u>0</u>

*Metzger*






# Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 11/19/2021

Page 1 of 1

Property Type	LOTS AND LAND	Status	Active	CDOM	2	DOM	2	Auction	Yes
MLS #	202148210	** Glacier Ridge Road	Fort Wayne	IN	46845	Status	Active	LP	\$0
	Area	Allen County	Parcel ID	02-02-10-100-026.000-057					
	Type	Residential Land							
	Sub	None	Cross Street	Lot #					
	School District	NWA Elem	Cedar Canyon	JrH	Maple Creek	SrH	Carroll		
	REO	No	Short Sale	No					
Legal Description		43a S Of Crk Mid Pt Ex W 8.73a & Ex Other Trs Sec 10							
Directions		From Coldwater Rd, head east on Cedar Canyons Rd. Turn north onto T Tarn Trl. Turn north onto Glacier Ridge Rd.							
Inside City Limits		N	City Zoning	County Zoning	A1	Zoning Description			

**Remarks** 1.4+/- Acre Vacant Lot in Northwest Allen County is being offered via Online Only Auction on Wednesday, December 15, 2021 - Bidding begins closing out at 6 pm! This is Tract 2 which features 1.4+/- Acres. Great Potential Building Site to build your dream home or to possibly develop as lines have been ran for public sewer. This is a gorgeous lot with beautiful views of Cedar Creek running behind it. Great location in a quiet neighborhood but only minutes from restaurants & shopping! Bid on this tract individually or in combination with Tract 1, the ranch house next door for the entirety! Open Houses: Sunday, December 5, 1 - 2 pm or Wed. December 8, 5:30-6pm

**Agent Remarks** Online Auction: December 15 at 6 pm. Open Houses: Sunday, December 5, 1 - 2 pm or Wed. December 8, 5:30-6pm TERMS: \$5,000 down the day of the auction. The Sellers will provide a Trustee's Deed at Closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title the costs shall be split 50/50 by the Seller and the Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all

Sec	Lot	Lot Ac/SF/Dim	1.4100	/	61,420	/	150x445		
Parcel Desc	0-2.9999	Platted Development	No						
Township	Perry	Date Lots Available							
Type Use	Residential, Recreational	Road Access	Easement	Road Surface	Other	Price per Acre	\$ \$0.00	Platted Y/N	Yes
Type Water	None	Easements	Yes						
Type Sewer	Public, Available	Water Frontage	140.00						
Type Fuel	None	Assn Dues	Not Applicable						
Electricity	Available	Other Fees							

**Features** **DOCUMENTS AVAILABLE** Aerial Photo, Agency

Strctr/Bldg Imprv		No			
Can Property Be Divided?		No			
Water Access		Creek			
Water Name		Other		Lake Type	
Water Features					
Water Frontage		140.00		Channel Frontage	
				Water Access	
FRNT					
Auction		Yes		Auctioneer Name	
				Chad Metzger & Tim Holmes	
				Auctioneer License #	
				AC31300015	
Owner Name					
Financing:		Existing		Proposed	
				Excluded Party	
				None	
Annual Taxes		\$211.16		Exemption	
				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 ID		RB14045939		Agent E-mail	
				chad@metzgerauction.com	
Co-List Office				Co-List Agent	

List Date	11/17/2021	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	BBC	1.0%	Variable Rate	No	Special Listing Cond.	None		
Virtual Tours:	Unbranded Virtual Tour										
Pending Date	Closing Date			Selling Price		How Sold			CDOM 2		
Total 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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# 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**



*...Generation after Generation*



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