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Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
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**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Potential Building Sites Near Webster Lake Offered in 2 Tracts!

This property will be offered at Online Only Auction on Monday, February 14, 2022— Bidding begins closing out at 6:00 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$1,000.00 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 April 1, 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 \$3,080.96 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.

Online Auction: Monday, February 14, 2022
Bidding begins closing out at 6:00 pm!

**Property Location: East of Webster Lake in North Webster on 950 East
Tippecanoe Township • Kosciusko County**
Auction Manager: John Burnau
<https://bidmetzger.com/auctions/>



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

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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TRACT MAP

6214

TRACT 1

TRACT 2

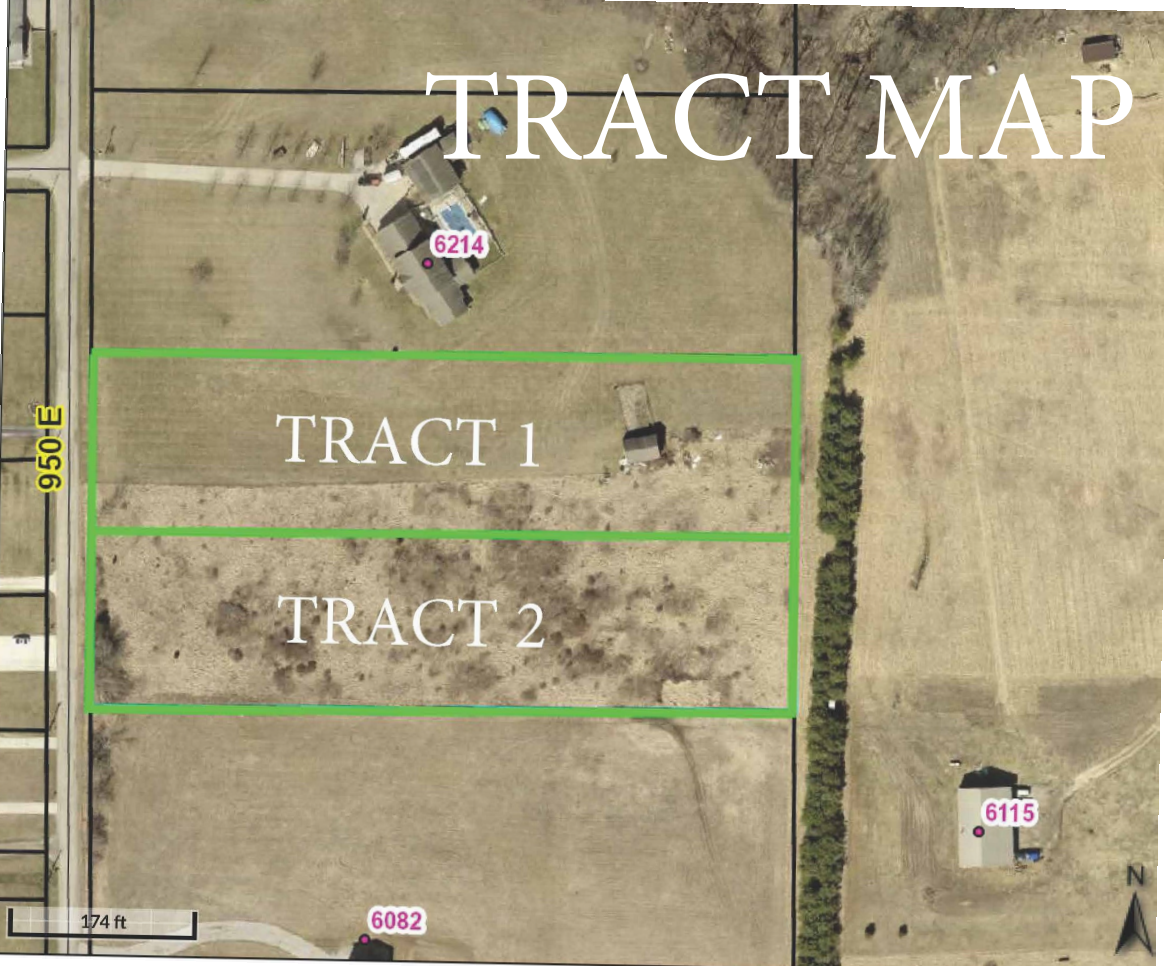
6115

6082

174 ft

950 E

N






Lots & Land Agent Full Detail Report



Listings as of 01/19/2022

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Property Type		LOTS AND LAND		Status		Active		CDOM		0		DOM		0		Auction		Yes	
MLS #		202201769		*		N 950 E		North Webster		IN		46555		Status		Active		LP \$0	
		Area		Kosciusko County		Parcel ID		43-08-12-200-615.000-023		Type		Residential Land		Lot #					
		Sub		None		Cross Street													
		School District		WSC Elem		North Webster		JrH		Wawasee		SrH		Wawasee					
		REO		No		Short Sale		No											
		Legal Description		005-048-012 LOT 3 FINAL PLAT OF THE HLUTKE SD															
Directions		From SR 13, head east on Epworth Forest Rd. Continue until 950 E, turn south onto 950 E. Property will be on the east																	
Inside City Limits		City Zoning		County Zoning		Zoning Description													

Remarks Potential Building Sites offered in 2 Tracts near Webster Lake selling via Online Only Auction on Monday, February 14, 2022 -- Bidding begins closing out at 6 PM! This is Tract 1 which features 2.35+/- Acres to build your Dream Home with a 24x30 Detached Garage with 24X10 Loft already in place for you! Bid in combination with the lot next door for a total of 5+/- Acres! Great Location just minutes from Webster Lake!

Agent Remarks Online Auction: Mon. 2.14.22 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		2.3500	/	102,366	/	160x640					
Parcel Desc	0-2.9999	Platted Development		No				Platted Y/N		Yes			
Township	Tippecanoe	Date Lots Available				Price per Acre		\$0.00					
Type Use	Residential, Recreational	Road Access	County	Road Surface		Tar and Stone		Road Frontage	County				
Type Water	None			Easements		Yes							
Type Sewer	None			Water Frontage									
Type Fuel	None			Assn Dues		Not Applicable							
Electricity	Available			Other Fees									
Features				DOCUMENTS AVAILABLE		Aerial Photo							
				LAND FEATURES		Garage							
Strctr/Bldg Imprv	Yes												
Can Property Be Divided?	No												
Water Access													
Water Name				Lake Type									
Water Features													
Water Frontage				Channel Frontage				Water Access					
Auction	Yes	Auctioneer Name	Chad Metzger & John Burnau				Auctioneer License #		AC31300015				
Owner Name													
Financing:	Existing	Proposed				Excluded Party		None					
Annual Taxes	\$3,080.96	Exemption				Year Taxes Payable		2021		Assessed Value			
Is Owner/Seller a Real Estate Licensee				No		Possession		At Closing					
List Office	Metzger Property Services, LLC - Off: 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													
Showing Instr													
List Date	1/19/2022	Exp Date	3/31/2022	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	2.5%	Variable Rate	No	Special Listing Cond.	None			
Virtual Tours:													
Type of Sale													
Pending Date		Closing Date		Selling Price		How Sold		CDOM				0	
Total 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.




Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 01/19/2022

Page 1 of 1

Property Type		LOTS AND LAND		Status		Active		CDOM		0		DOM		0		Auction		Yes	
MLS #		202201770		** N 950 E		North Webster		IN		46555		Status		Active		LP		\$0	
		Area		Kosciusko County		Parcel ID		43-08-12-200-602.000-023		Type		Residential Land							
		Sub		None		Cross Street										Lot #			
		School District		WSC Elem		North Webster		JrH		Wawasee						SrH		Wawasee	
		REO		No		Short Sale		No											
		Legal Description		005-048-013 LOT 4 FINAL PLAT OF THE HLUTKE SD															
Directions		From SR 13, head east on Epworth Forest Rd. Continue until 950 E, turn south onto 950 E. Property will be on the east																	
Inside City Limits		City Zoning		County Zoning		Zoning Description													

Remarks Potential Building Sites offered in 2 Tracts near Webster Lake selling via Online Only Auction on Monday, February 14, 2022 -- Bidding begins closing out at 6 PM! This is Tract 2 which features 2.35+/- Acres to build your Dream Home! Bid in combination with the lot next door for a total of 5+/- Acres! Great Location just minutes from Webster Lake!

Agent Remarks Online Auction: Mon. 2.14.22 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		2.3500	/	102,366	/	160x640			
Parcel Desc	0-2.9999	Platted Development		No		Platted Y/N					Yes
Township	Tippecanoe	Date Lots Available				Price per Acre		\$ \$0.00			
Type Use	Residential, Recreational	Road Access	County	Road Surface		Tar and Stone		Road Frontage	County		
Type Water	None			Easements		Yes					
Type Sewer	None			Water Frontage							
Type Fuel	None			Assn Dues		Not Applicable					
Electricity	Available			Other Fees							

Features

DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv		No											
Can Property Be Divided?		No											
Water Access													
Water Name				Lake Type									
Water Features													
Water Frontage				Channel Frontage				Water Access					
Auction	Yes	Auctioneer Name		Chad Metzger & John Burnau				Auctioneer License #		AC31300015			
Owner Name													
Financing:		Existing		Proposed				Excluded Party		None			
Annual Taxes		\$3,080.96		Exemption		Year Taxes Payable		2021		Assessed Value			
Is Owner/Seller a Real Estate Licensee				No				Possession		At Closing			
List Office		Metzger Property Services, LLC - Off: 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									
Showing Instr													
List Date	1/19/2022	Exp Date	3/31/2022	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	2.5%	Variable Rate		No	Special Listing Cond.		None
Virtual Tours:													
Pending Date		Closing Date		Selling Price		How Sold		Type of Sale		CDOM 0			
Total Concessions Paid				Sold/Concession Remarks									
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent							

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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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