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**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.**

**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

This property will be offered at Online Only Auction on Friday, February 18, 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 \$2,500.00 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 March 18, 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 \$146.60 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, February 16, 2022**  
***Bidding begins closing out at 6:00 pm!***

**Property Location: 305 S. Fosler Ave., South Whitley, In 46787**  
**Cleveland Township • Whitley County**

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

The banner features a green and yellow color scheme. On the left, there is a logo with a red star inside a yellow circle, followed by the word "Metzger" in a large, bold, black serif font. Below "Metzger" is "CHAD METZGER, CAI, CAGA" in a smaller, black, sans-serif font. Above "Metzger" is "PROPERTY SERVICES, LLC" in a small, black, sans-serif font. To the right of the logo, the phone number "260-982-0238" is displayed in a large, black, sans-serif font. Below the phone number is a photograph of a sunlit field with rows of crops. At the bottom left, there is a list of services: "★ FARMLAND AUCTIONS", "★ FARM SALES", "★ REAL ESTATE APPRAISALS", "★ ANTIQUE APPRAISALS", "★ PERSONAL PROPERTY AUCTIONS", and "★ REAL ESTATE SALES". At the bottom right, the website "WWW.METZGERAUCTION.COM" is written in a white, sans-serif font.

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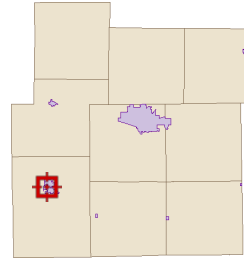


Beacon™

Whitley County, IN



#### Overview



#### Legend

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

<b>Parcel ID</b>	92-08-04-114-017.000-002	<b>Alternate ID</b>	92-08-04-114-017.000-002
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
<b>Property Address</b>	305 S Fosler Ave South Whitley	<b>Acreage</b>	n/a
<b>District</b>	South Whitley Town		
<b>Brief Tax Description</b>	LOTS 17 & 18 R L PAULL SUBDIVISION (Note: Not to be used on legal documents)		

**Owner Address**

Kreider, Tod L  
6335 S 950 W  
South Whitley, IN 46787

Date created: 1/10/2022  
Last Data Uploaded: 1/10/2022 1:22:30 AM

Developed by Schneider  
GEOSPATIAL






# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 01/26/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	2	DOM	2	Auction	Yes
MLS #	202202526	305 S Fosler Avenue	South Whitley	IN	46787	Status	Active	LP	\$0
	Area	Whitley County	Parcel ID	92-08-04-114-017.000-002					
	Type	Site-Built Home							
	Sub	None	Cross Street	Bedrms	2	F Baths	1	H Baths	0
	Location	City/Town/Suburb	Style	One Story	REO	No	Short Sale	No	
	School District	WTK	Elem	South Whitley	JrH	Whitko	SrH	Whitko	
	Legal Description	LOTS 17 & 18 R L PAULL SUBDIVISION							
	Directions	From SR 5, head west on Wayne St. Then turn south on Fosler Ave. Property is on the east side of the road.							
Inside City Limits	Y	City Zoning	R1	County Zoning	Zoning Description				

**Remarks** Ranch Home with 2-Car Attached Garage selling via Online Only Auction on Friday, February 18, 2022 -- Bidding begins closing out at 6 PM! This home features 2 Bedrooms, 1 Bath & 2-Car Attached Garage! Large Living Room has Beamed Ceiling & Fireplace! Screened-In Back Porch is great for enjoying the backyard! Great Location near schools! Open House: Tuesday, February 8th 5:30-6pm

**Agent Remarks** Online Auction: Fri. 2.18.22 6pm Open House: Tues. 2.8.22 5:30-6pm TERMS: \$2,500 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 17	Lot Ac/SF/Dim	0.2369	/	10,320	/	120x85	Src N	Lot Des	0-2.9999				
Township	Cleveland	Abv Gd Fin SqFt		1,308	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	840	Ttl Fin SqFt	1,308	Year Built	1955	
Age	67	New	No	Date Complete		Ext	Vinyl	Fndtn	Crawl, Partial Basement, Unfinished			# Rooms	6	
Room Dimensions		Baths	Full	Half	Water	CITY		Basement Material						
	DIM	L	B-Main	1	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	Yes			
LR	x		B-Upper	0	0	Fuel	Hot Water	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	x					Cooling	None	Disposal	No	Ceiling Fan	Yes			
KT	x		Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES Ceiling Fan(s), Ceilings-Beamed, Porch Covered,					Water Soft-Rented	No	ADA Features	No			
DN	x		Porch Screened, Range/Oven Hook Up Elec, Main Floor					Alarm Sys-Sec	No	Fence				
MB	14 x 14	M	Laundry, Washer Hook-Up					Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 12	M	Garage	2.0	/ Attached	/ 24	x 24	Garden Tub	No	Nr Wlkg Trails	No			
3B	x		Outbuilding	None			x	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					FIREPLACE	Living/Great Rm, Wood Burning					
LF	x		Restrictions											
EX	x		Water Access		Wtr Name									
WtrType		Wtr Frtg			Channel Frtg									
Water Features				Lake Type										
Auction	Yes	Auctioneer Name		Chad Metzger				Auctioneer License #		AC31300015				
Owner Name														
Financing: Existing				Proposed				Excluded Party		None				
Annual Taxes	\$146.60	Exemptions	Homestead, Over 65,				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 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	1/24/2022	Exp Date	6/30/2022	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: Unbranded Virtual Tour		Lockbox Type	NONE				Lockbox Location	n/a		Type of Sale				
Pending Date		Closing Date		Selling Price		How Sold		CDOM 2						
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.





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### Average Utilities

	Company	Average Amount
Gas	NipSCO	\$ 90
Electric		\$
Water	SW. Utility	\$ 120
Other		\$
HOA		\$

260-248-7777



1/2

Total Value	\$15,700
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General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

20

Finished Area

1308 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joint

☒ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

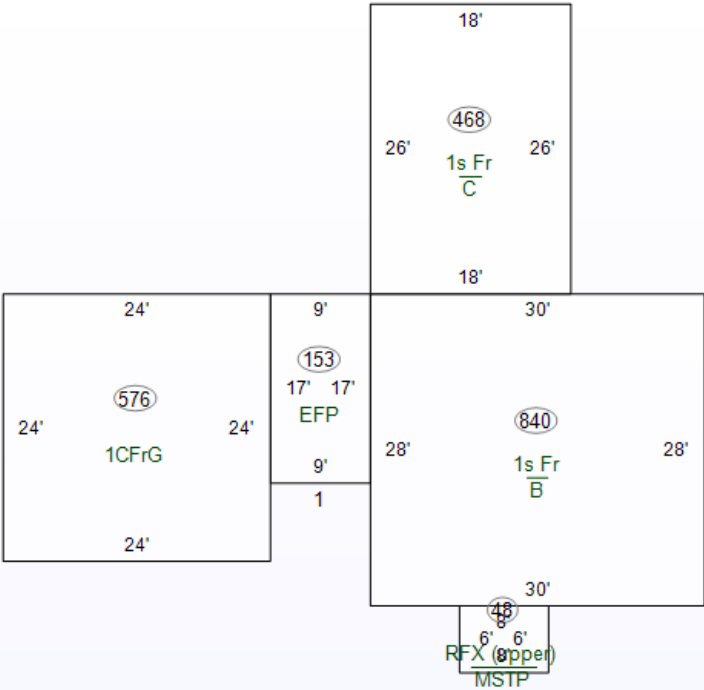
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	153	\$8,100
Stoop, Masonry	48	\$1,700
Canopy, Roof Extension	48	\$700



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1308	1308	\$86,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		840	0	\$22,100	
Crawl		468	0	\$4,000	
Slab					
				Total Base	\$112,400
Adjustments				1 Row Type Adj. x 1.00	\$112,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,300
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$116,700
				Sub-Total, 1 Units	
Exterior Features (+)				\$10,500	\$127,200
Garages (+) 576 sqft				\$16,700	\$143,900
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.95	
				Replacement Cost	\$123,035

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	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+2	1955	1955	66 A		0.95		2,148 sqft	\$123,035	47%	\$65,210	0%	100%	1.220	1.0000	\$79,600



# 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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