

Expanding your Horizon...



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,
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!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

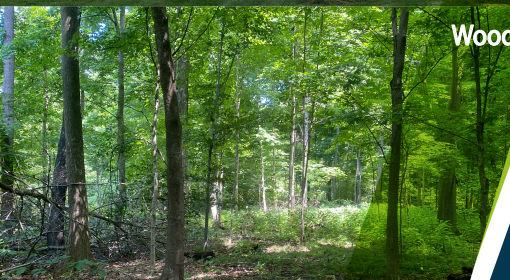
WWW.METZGERAUCTION.COM



Country
Home
Peaceful
Setting



Pole Barn



Woods



Quality
Cropland

94
Acres
Offered in 7 Tracts

Sat.
Sept. 17

Farm Location: **10 AM**
7695 N. 375 E., Rochester, IN

AUCTION



Open House:
Sept. 8 5:30-6 pm
or by appointment



Metzger
Property Services, LLC AG31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockmore
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Doodle Hart • John Bumau

260-982-0238

BidMetzger.com



REAL ESTATE AUCTION TERMS

94+/- Acres with Country Home, Cropland, & Woods offered in 7 Tracts!

This property will be offered at Auction on Saturday, September 17, 2022 at 10:00 am at the property. 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 \$5,000.00 down for Tract 1 & 10% down for the rest of the tracts 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 November 4, 2022. Possession will be at closing for the home & woods & after the 2022 crop harvest for the land. Seller will pay the 2021 due in 2022 taxes with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in 21' due in 22' were approximately \$3,678.86. 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, September 17, 2022 at 10 am
Bid Live In-Person or Online!

7695 N. 375 E., Rochester, IN 46975
Newcastle Township • Fulton County



260-982-0238

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

WWW.METZGERAUCTION.COM

TRACT MAP

Tract 7
1.1 Acres

Tract 6
8 Acres

Tract 5
17 Acres

Tract 4
20 Acres

Tract 3
20 Acres

Tract 2
20 Acres

Tract 1
8 Acres

N 1300 E

N 1400 E

TRACT MAP

Tract 7
1.1 Acres

Tract 6
8 Acres

Tract 5
17 Acres

Tract 4
20 Acres

Tract 3
20 Acres

Tract 2
20 Acres

Tract 1
8 Acres

N 1300 E

N 1400 E

TRACT MAP

Tract 7
1.1 Acres

Tract 6
8 Acres

Tract 5
17 Acres

Tract 4
20 Acres

Tract 3
20 Acres

Tract 2
20 Acres

Tract 1
8 Acres

TRACT MAP

Tract 7
1.1 Acres

Tract 6
8 Acres

Tract 5
17 Acres

Tract 4
20 Acres

Tract 3
20 Acres

Tract 2
20 Acres

Tract 1
8 Acres

TRACT MAP

Tract 7
1.1 Acres

Tract 6
8 Acres

Tract 5
17 Acres

Tract 4
20 Acres

Tract 3
20 Acres

Tract 2
20 Acres

Tract 1
8 Acres

TRACT MAP

Tract 7
1.1 Acres

Tract 6
8 Acres

Tract 5
17 Acres

Tract 4
20 Acres

Tract 3
20 Acres

Tract 2
20 Acres

Tract 1
8 Acres

TRACT MAP

Tract 7
1.1 Acres

Tract 6
8 Acres

Tract 5
17 Acres

Tract 4
20 Acres

Tract 3
20 Acres

Tract 2
20 Acres

Tract 1
8 Acres

N 1300 E

N 1400 E

TRACT MAP

Tract 7
1.1 Acres

Tract 6
8 Acres

Tract 5
17 Acres

Tract 4
20 Acres

Tract 3
20 Acres

Tract 2
20 Acres

Tract 1
8 Acres

N 1300 E

N 1400 E



Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/17/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes	
MLS #	202234244	7695 N 375 E	Rochester	IN	46975	LP	\$0			
	Area	Fulton County	Parcel ID	25-03-03-200-003.000-006	Type	Site-Built Home	Waterfront	No		
	Sub	None	Cross Street		Bedrms	2	F Baths	2	H Baths	0
	Township	Newcastle	Style	One and Half Story	REO	No	Short Sale	No		
	School District	TIP	Elem	Mentone	JrH	Tippe Valley	SrH	Tippe Valley		
	Legal Description	Approximately 8+/- acres part of: MID DIV E DIV NE 3-31-3 28 A								
	Directions	From SR 110, head south on 375 E. Property is on the east side of the road.								
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description			

Remarks 94+/- Acres with Country Home, Cropland, & Woods offered in 7 Tracts going to Auction on Saturday, September 17, 2022 at 10 AM! This is Tract 1 which features 8+/- Acres with Country Home & Outbuildings! There are 2 Bedrooms, 2 Baths, & 2+Car Attached Garage. Large Front Porch for enjoying the country views! 57x40 Pole Barn has Overhead Door & 2nd Sliding Barn Door for easy equipment access - great for your workshop! There is also a Large Pond with Island. Bid Live In-Person or Online! Bid on this tract individually, in combination, or the entirety for 94+/- Acres! Open House: Thursday, September 8th 5:30-6pm

Agent Remarks Simulcast Auction: Sat. 9.17.22 10am Open House: Thurs. 9.8.22 5:3-6pm TERMS: \$5,000 down on the home & 10% down on all other tracts the day of the auction with the balance at closing. The Sellers will provide a Personal Representative'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 Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they

Sec	Lot	Lot Ac/SF/Dim	8.0000	/	348,480	/	800x425	Lot Desc	6-9.999					
Above Gd Fin SqFt	1,800	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0		Ttl Below Gd SqFt	900	Ttl Fin SqFt	1,800	Year Built	1932	
Age	90	New Const	No	Date Complete		Ext	Vinyl	Bsm	Full Basement			# Rooms	7	
<u>Room Dimensions</u>		Baths	Full	Half	Water	WELL		<u>Basement Material</u>						
RM DIM	LVL	B-Main	1	0	Sewer	Septic		Dryer Hookup Gas	No	Fireplace	No			
LR	x	B-Upper	1	0	Fuel /	Gas, Forced Air		Dryer Hookup Elec	No	Guest Qtrs	No			
DR	x	B-Blw G	0	0	Heating			Dryer Hookup G/E	No	Split FlrPln	No			
FR	x				Cooling	Central Air		Disposal	No	Ceiling Fan	No			
KT	x	Laundry Rm	Main		x			Water Soft-Owned	No	Skylight	No			
BK	x	AMENITIES	Porch Covered, Porch Open, Washer Hook-Up									ADA Features	No	
DN	x							Water Soft-Rented	No	Fence				
MB	14 x 14	U						Alarm Sys-Sec	No	Golf Course	No			
2B	14 x 12	U						Alarm Sys-Rent	No	Nr Wlkg Trails	No			
3B	x	Garage	2.0	/ Attached	/	33 x 24	/ 792.00	Garden Tub	No	Garage Y/N	Yes			
4B	x	Outbuilding 1	Pole/Post Building		57 x 40			Jet Tub	No	Off Street Pk				
5B	x	Outbuilding 2			x			Pool	No					
RR	x	Assn Dues			Frequency	Not Applicable		Pool Type						
LF	x	Other Fees												
EX	x	Restrictions												

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water Features		Water Type	Lake Type
Auctioneer Name	Chad Metzger	Lic #	AC31300015
Financing	Existing	Auction Date	9/17/2022
Annual Taxes	\$1,206.12	Time	10:00
Possession	At closing	Location	at the property
List Office	Metzger Property Services, LLC - Off: 260-982-0238	Excluded Party	None
Agent E-mail	chad@metzgerauction.com	Assessed Value	
Co-List Office			

Proposed			
Exemptions	Homestead, Mortgage, Supplemental	Year Taxes Payable	2022
List Agent	Chad Metzger - Cell: 260-982-9050		
List Agent - User Code	UP388053395	List Team	
Co-List Agent			
Showing Instr	Showingtime or Open House		
List Date	8/16/2022	Start Showing Date	
Exp Date	12/31/2022	Owner/Seller a Real Estate Licensee	No
Agent/Owner Related	No		
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%
Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None
Lockbox Location	n/a	Type of Sale	
Pending Date		Closing Date	
Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks	
Conc Paid By			
Sell Office		Sell Agent	
Co-Sell Off		Co-Sell Agent	
Sell Team			

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

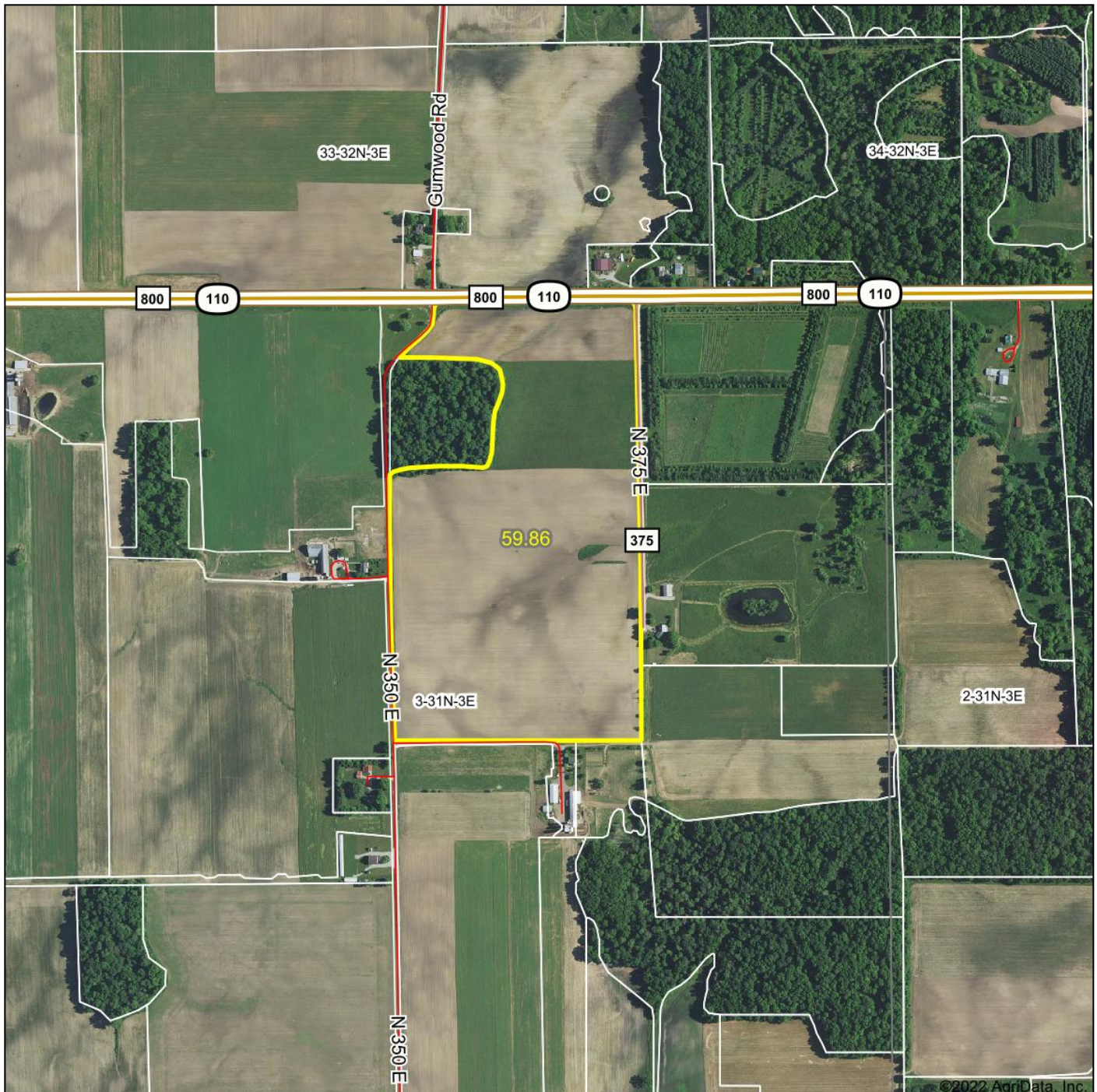
Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

© 2022 IRMLS. All Rights Reserved.

Page 1 of 1

08/17/2022 09:23 AM

Aerial Map



©2022 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

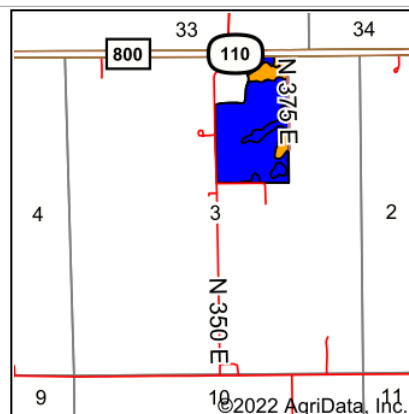
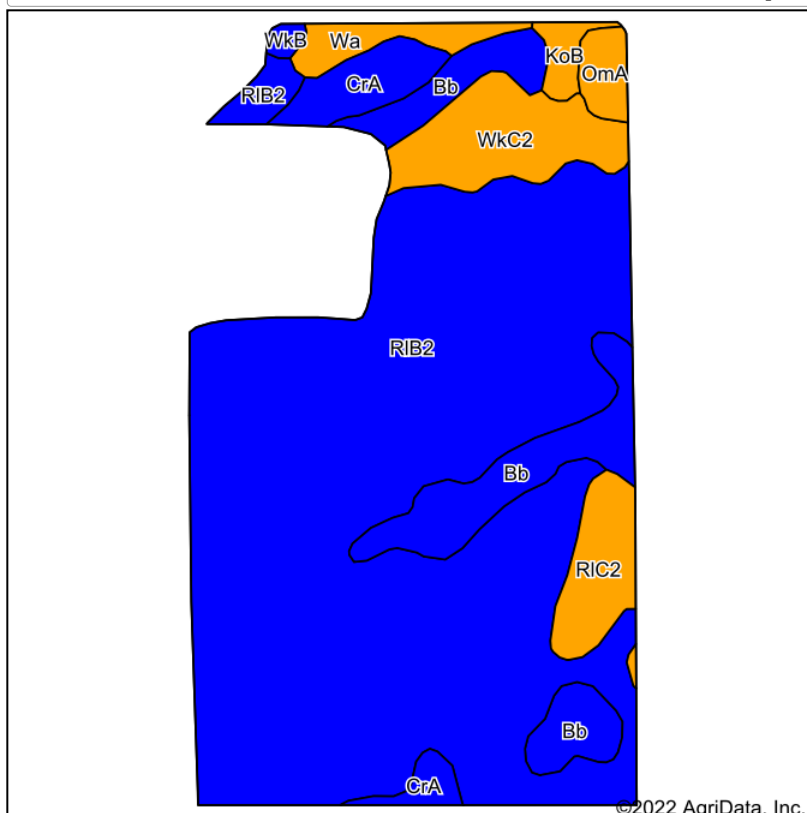
Map Center: 41° 10' 7.1, -86° 10' 30.81

3-31N-3E
Fulton County
Indiana

0ft 812ft 1623ft



Soils Map



State: **Indiana**
 County: **Fulton**
 Location: **3-31N-3E**
 Township: **Newcastle**
 Acres: **59.86**
 Date: **8/5/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IN049, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
RIB2	Riddles fine sandy loam, 2 to 6 percent slopes	43.16	72.1%		Ile	141	49	59
Bb	Barry loam	5.98	10.0%		Ilw	175	49	71
WkC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	3.59	6.0%		Ille	130	46	56
CrA	Crosier loam, 0 to 2 percent slopes	2.16	3.6%		Ilw	154	50	54
RIC2	Riddles fine sandy loam, 6 to 12 percent slopes, eroded	2.16	3.6%		Ille	113	40	60
Wa	Walkill silt loam	1.19	2.0%		Illw	175	49	81
OmA	Ormas loamy sand, 0 to 2 percent slopes	0.81	1.4%		Ills	90	32	38
KoB	Kosciusko-Ormas complex, 2 to 6 percent slopes	0.60	1.0%		Ille	91	32	47
WkB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.21	0.4%		Ile	145	51	65
Weighted Average					2.14	142.7	48.1	*n 59.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

25-03-03-200-003.000-006

General Information

Parcel Number
25-03-03-200-003.000-006

Local Parcel Number
00711800600

Tax ID:

Routing Number
03-03-000-002

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2022

Location Information

County
Fulton

Township
NEWCASTLE TOWNSHIP

District 006 (Local 007)
NEWCASTLE TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 07000-006
Newcastle Res Acreage Default

Section/Plat

Location Address (1)
7695 N 375 E
ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model
07000-006

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
Electricity

Streets or Roads TIF
Unpaved

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 26, 2022
Review Group 1

Smith Ellen Mae 2011 Revocable

Ownership

Smith Ellen Mae 2011 Revocable Trust
1210 S Aberdeen Dr.
Franklin, IN 46131

Legal

MID DIV E DIV NE 3-31-3 28 A



Valuation Records (Work In Progress values are not certified values and are subject to change)

2022	Assessment Year	2022	2021	2021	2020	2019
WIP	Reason For Change	AA	Inf	AA	AA	AA
02/16/2022	As Of Date	03/08/2022	09/20/2021	03/12/2021	03/10/2020	04/04/2019
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	☐	☒	☐	☐	☐
\$48,800	Land	\$48,800	\$44,400	\$46,500	\$46,300	\$52,600
\$17,300	Land Res (1)	\$17,300	\$17,300	\$17,300	\$17,400	\$17,300
\$31,500	Land Non Res (2)	\$31,500	\$27,100	\$29,200	\$28,900	\$35,300
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$119,900	Improvement	\$119,900	\$100,900	\$100,900	\$89,600	\$80,700
\$103,900	Imp Res (1)	\$103,900	\$86,100	\$86,100	\$74,800	\$65,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$16,000	Imp Non Res (3)	\$16,000	\$14,800	\$14,800	\$14,800	\$14,800
\$168,700	Total	\$168,700	\$145,300	\$147,400	\$135,900	\$133,300
\$121,200	Total Res (1)	\$121,200	\$103,400	\$103,400	\$92,200	\$83,200
\$31,500	Total Non Res (2)	\$31,500	\$27,100	\$29,200	\$28,900	\$35,300
\$16,000	Total Non Res (3)	\$16,000	\$14,800	\$14,800	\$14,800	\$14,800

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' 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	1.0000	1.00	\$16,500	\$16,500	\$16,500	0%	100%	1.0500	\$17,330
4	A	RIB2	0	4.4000	0.94	\$1,500	\$1,410	\$6,204	0%	0%	1.0000	\$6,200
4	A	RIC2	0	10.160	0.85	\$1,500	\$1,275	\$12,954	0%	0%	1.0000	\$12,950
4	A	Bb	0	2.5000	1.19	\$1,500	\$1,785	\$4,463	0%	0%	1.0000	\$4,460
4	A	CrA	0	2.3000	1.02	\$1,500	\$1,530	\$3,519	0%	0%	1.0000	\$3,520
4	A	KoC	0	2.0000	0.51	\$1,500	\$765	\$1,530	-50%	0%	1.0000	\$770
4	A	Wa	0	2.5700	0.85	\$1,500	\$1,275	\$3,277	-50%	0%	1.0000	\$1,640
4	A	Ho	0	0.3400	0.50	\$1,500	\$750	\$255	0%	0%	1.0000	\$260
4	A	OmA	0	0.4000	0.60	\$1,500	\$900	\$360	0%	0%	1.0000	\$360
4	A	OmB	0	0.1500	0.60	\$1,500	\$900	\$135	0%	0%	1.0000	\$140
4	A	Wh	0	0.1900	1.11	\$1,500	\$1,665	\$316	0%	0%	1.0000	\$320
71	A		0	0.2100	1.00	\$1,500	\$1,500	\$315	-40%	0%	1.0000	\$190
72	A	WtR	0	1.5300	0.50	\$1,500	\$750	\$1,148	-40%	0%	1.0000	\$690
82	A		0	0.2500	1.00	\$1,500	\$1,500	\$375	-100%	0%	1.0000	\$00

Data Source External Only Collector Appraiser 12/10/2014 TYLER

7695 N 375 E

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/22/2011	Smith Ellen Mae 2011	201102082	QC	/	\$0	I
12/30/2008	SMITH ELLEN MAE		WDC	/	\$0	I
06/21/2005	REED THOMAS R & E		WD	/	\$0	I

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

Newcastle Res Acreage De 1/2

Notes

9/9/2021 22RS: PER APPEAL APPLIED A -50% TO 4.57 AC OF LAND DUE TO BEING WET. TAXPAYER AND ASSESSOR AGREE TO CHANGES. APPEAL SETTLED. 9-9-21 JD

1/10/2019 : PER CYCLICAL REVIEW BY JB LAND CHANGED TO TYPE 4. THIS IS ALL PASTURE. PBAW NBHD FROM .65 TO 1.00. NO OTHER CHANGES SEEN. 1-10-19 JD

5/7/2013 : NO CHGS PER REVIEW 11/12 RAD. 5-7-13 JD

3/1/2009 : RTO,TTO, 8-26-2008, CYC/REV., CHANGED GR TO D+ ADDED C/A.

Land Computations

Calculated Acreage	28.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	28.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.25
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	26.75
Farmland Value	\$31,500
Measured Acreage	26.75
Avg Farmland Value/Acre	1178
Value of Farmland	\$31,510
Classified Total	\$0
Farm / Classified Value	\$31,500
Homesite(s) Value	\$17,300
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$17,300
CAP 2 Value	\$31,500
CAP 3 Value	\$0
Total Value	\$48,800

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1 1/2

Style

N/A

Finished Area

1800 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☐ Sub & Joist

☒ Unfinished

☒ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☒ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

2

Living Rooms

Dining Rooms

0

Family Rooms

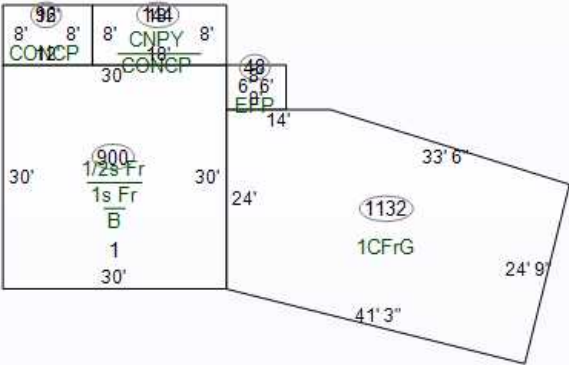
0

Total Rooms

7

Heat Type

Central Warm Air



Exterior Features		
Description	Area	Value
Canopy, Shed Type	144	\$1,000
Patio, Concrete	144	\$900
Patio, Concrete	96	\$600
Porch, Enclosed Frame	48	\$4,900

Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	900	900	\$74,300	
2					
3					
4					
1/4					
1/2	1Fr	900	900	\$29,700	
3/4					
Attic					
Bsmt		900	0	\$25,000	
Crawl					
Slab					
				Total Base	\$129,000
Adjustments				1 Row Type Adj. x 1.00	\$129,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:900 1/2:450	\$3,900
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$135,300
				Sub-Total, 1 Units	
Exterior Features (+)				\$7,400	\$142,700
Garages (+) 1132 sqft				\$30,900	\$173,600
Quality and Design Factor (Grade)				0.85	
Location Multiplier				0.88	
				Replacement Cost	\$129,853

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
1: Single-Family	100%	1 1/2	Wood Frame	D+1	1900	1932	90	A		0.88		2,700 sqft	\$129,853	50%	\$64,930	0%	100%	1.000	1.6000
2: PB-All Walls	0%	1	T3AW	C	1995	1995	27	A	\$16.34	0.88	\$0.00	57' x 40' x 12'	\$32,011	50%	\$16,010	0%	100%	1.000	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**

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM