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

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REAL ESTATE AUCTION TERMS

Beautiful Ranch Home with Full Basement!

This property will be offered at Online Only Auction on Thursday, December 14, 2023 -- Bidding begins closing out at 5:30 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 \$3,000 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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 January 19, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$1,475.80. 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: Thursday, December 14, 2023
Bidding begins closing out at 5:30 pm!


72385 Amber Dr., Milford, IN 46542

Jackson Township • Elkhart County

Auction Manager: John Burnau 574.376.5340

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



Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202342452	72385 Amber Drive	Milford	IN 46542	LP \$0
	Area Elkhart County	Parcel ID 20-15-32-177-013.000-018	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 4	F Baths 3
	Township Jackson	Style One Story	REO No	H Baths 0
	School District FAIRF	Elem New Paris	JrH Fairfield	SrH Fairfield
	Legal Description HORIZON PLACE SECTION 1 LOT 27			
	Directions From SR 15, head west on Hwy 6. Turn south on Adam St., then east on Joseph Ct. & south on Amber Dr.			
	Inside City N	City Zoning	County Zoning Elkhart1	Zoning Description

Remarks Beautiful Ranch Home with Full Basement selling via Online Only Auction on Thursday, December 14, 2023 -- Bidding begins closing out at 5:30 pm! This beautiful ranch home boasts 4 spacious bedrooms and 3 full baths, providing ample space for comfortable living. As you step inside, you'll be captivated by the open concept layout, complete with vaulted ceilings that create an airy and inviting atmosphere. The dining room features patio doors that beckon you to step outside to discover the large backyard & patio area. The 2-car attached garage provides ample storage and shelter for your vehicles. There is also a full finished basement that hosts one of the bedrooms and a full bathroom. It offers endless opportunities for recreation, relaxation, or even a home office. The possibilities are truly endless in this versatile space. Great location in a quiet rural neighborhood close to Nappanee, Syracuse, & Milford! Come see for yourself! Open House: Wednesday, December 6th 5:30-6pm

Agent Remarks Online Auction: Thurs. 12.14.23 5:30 pm Wed. 12.6.23 5:30-6pm TERMS: \$3,000 down the day of the auction with the balance at closing. The Sellers will provide a Warranty 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 attend including the auction to receive compensation. Client

Sec Lot 27	Lot 0.4600	Lot Area / 19,863	Lot Desc / 108X184	Lot Desc 0-2.9999
Above Gd Fin SqFt 1,288	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 1,288	Ttl Below Gd SqFt 1,288	Ttl Fin SqFt 2,576
Age 8	New Const No	Date Complete	Ext Vinyl	Bsmnt Full Basement, Partially Finished
Room Dimensions	Baths	Full	Hal	Water WELL
RM DIM	LV	B-Main 2	0	Well Type Private
LR 20 x 17		B-Upper 0	0	Sewer Septic
DR 10 x 11		B-Blw 1	0	Fuel / Gas, Forced Air
FR x		Laundry Rm	Baseme	Heating
KT 10 x 10		Laundry L/W x		Cooling Central Air
BK x		AMENITIES Ceiling Fan(s), Disposal, Dryer Hook Up Electric		
DN x		, Garage Door Opener, Open Floor Plan, Porch Covered,		
1B 13 x 11		Porch Open, Range/Oven Hook Up Elec, Stand Up Shower,		
2B 11 x 10				
3B 10 x 10		Garage 2.0	/ Attached	/ 22 x 24 / 528.00
4B 12 x 12	B	Outbuilding 1	None	x
5B x		Outbuilding 2		x
RR x		Assn Dues	Frequency	Not Applicable
LF x		Other Fees		
EX x		Restrictions		

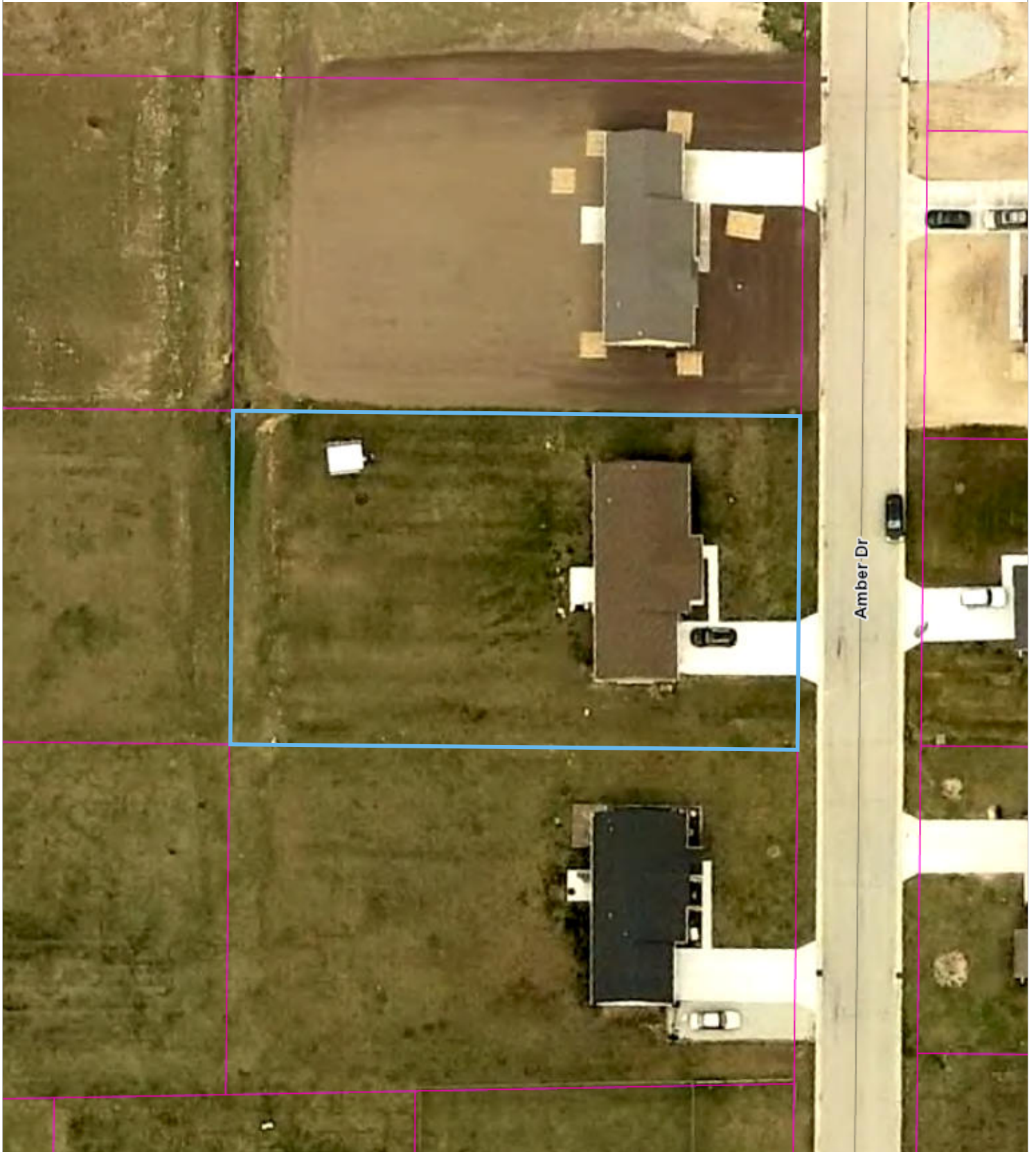
Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger & John Burnau	Lic # AC31300015	Auction Date 12/14/2023	Time 5:30
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,475.80	Exemption Homestead, Supplemental	Year Taxes Payable 2023	Assessed Value
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	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 11/20/2023	Start Showing Date	Exp Date 1/31/2024	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%	Variable Rate No	Special List Cond. None
Virtual Tours: Unbranded Virtual Tour	Lockbox Type Mechanical/Combo	Lockbox Location front door	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid By
Sell Office	Sell Agent		Sell Team
Co-Sell Office	Co-Sell Agent		

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

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Aerial

72385 Amber Dr., Milford, IN



Metzger Property Services, LLC



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

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) **72385 Amber Drive, Milford, IN 46542**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="radio"/>				Cistern				<input checked="" type="radio"/>	
Clothes Dryer			<input checked="" type="radio"/>		Septic Field/Bed			<input checked="" type="radio"/>		
Clothes Washer			<input checked="" type="radio"/>		Hot Tub	<input checked="" type="radio"/>				
Dishwasher			<input checked="" type="radio"/>		Plumbing			<input checked="" type="radio"/>		
Disposal			<input checked="" type="radio"/>		Aerator System	<input checked="" type="radio"/>				
Freezer	<input checked="" type="radio"/>				Sump Pump			<input checked="" type="radio"/>		
Gas Grill	<input checked="" type="radio"/>				Irrigation Systems	<input checked="" type="radio"/>				
Hood	<input checked="" type="radio"/>				Water Heater/Electric	<input checked="" type="radio"/>				
Microwave Oven			<input checked="" type="radio"/>		Water Heater/Gas			<input checked="" type="radio"/>		
Oven			<input checked="" type="radio"/>		Water Heater/Solar	<input checked="" type="radio"/>				
Range			<input checked="" type="radio"/>		Water Purifier	<input checked="" type="radio"/>				
Refrigerator			<input checked="" type="radio"/>		Water Softener			<input checked="" type="radio"/>		
Room Air Conditioner(s)	<input checked="" type="radio"/>				Well			<input checked="" type="radio"/>		
Trash Compactor	<input checked="" type="radio"/>				Septic and Holding Tank/Septic Mound			<input checked="" type="radio"/>		
TV Antenna/Dish	<input checked="" type="radio"/>				Geothermal and Heat Pump	<input checked="" type="radio"/>				
Other:					Other Sewer System (Explain)	<input checked="" type="radio"/>				
					Swimming Pool & Pool Equipment	<input checked="" type="radio"/>				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			<input checked="" type="radio"/>		
					Are the structures connected to a public sewer system?			<input checked="" type="radio"/>		
					Are there any additions that may require improvements to the sewage disposal system?			<input checked="" type="radio"/>		
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?			<input checked="" type="radio"/>		
					Are the improvements connected to a private/community sewer system?			<input checked="" type="radio"/>		
					D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
					Attic Fan	<input checked="" type="radio"/>				
					Central Air Conditioning			<input checked="" type="radio"/>		
					Hot Water Heat			<input checked="" type="radio"/>		
					Furnace Heat/Gas			<input checked="" type="radio"/>		
					Furnace Heat/Electric	<input checked="" type="radio"/>				
					Solar House-Heating	<input checked="" type="radio"/>				
					Woodburning Stove	<input checked="" type="radio"/>				
					Fireplace	<input checked="" type="radio"/>				
					Fireplace Insert			<input checked="" type="radio"/>		
					Air Cleaner	<input checked="" type="radio"/>				
					Humidifier	<input checked="" type="radio"/>				
					Propane Tank	<input checked="" type="radio"/>				
					Other Heating Source	<input checked="" type="radio"/>				

NOTE: Means a condition that would have a significant "Defect" 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 <i>Christy I Scott</i>	Date (mm/dd/yy) 11/13/2023	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Scotty D Huffer II</i>	Date (mm/dd/yy) 11/12/2023	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) **72385 Amber Drive, Milford, IN 46542**

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="radio"/>	
Is there present damage to the roof?		<input checked="" type="radio"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="radio"/>	
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?		<input checked="" type="radio"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="radio"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="radio"/>	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			

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

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Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.



General Information

Parcel Number 20-15-32-177-013.000-018
Local Parcel Number 15-32-177-013-018
Tax ID: 1532B
Routing Number

Ownership

HUFFER SCOTTY D II & CHRISTY L S
72385 AMBER DRIVE
MILFORD, IN 46542
Legal
HORIZON PLACE SECTION 1 LOT 27

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 10/25/2021 to 01/01/1900.

Notes

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2023

Location Information

County Elkhart
Township JACKSON TOWNSHIP
District 018 (Local 018) JACKSON TOWNSHIP
School Corp 2155 FAIRFIELD COMMUNITY
Neighborhood 1853202-018 1853202-Horizon Place (018)
Section/Plat
Location Address (1) 72385 AMBER DRIVE MILFORD, IN 46542

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

Table with columns: 2023, 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1288 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	100	\$4,900
Patio, Concrete	100	\$600

Plumbing

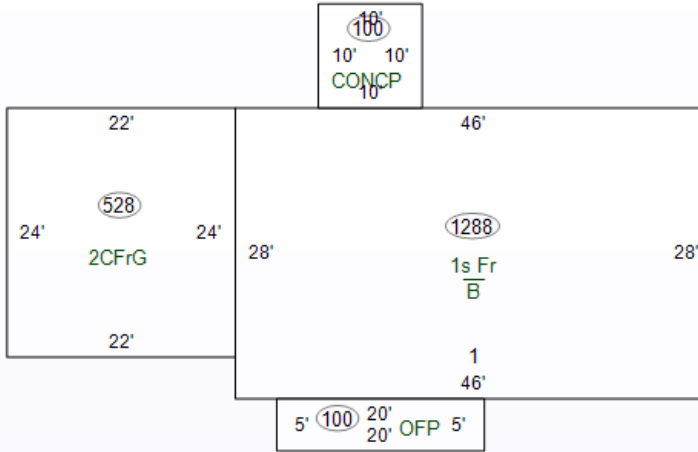
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1288	1288	\$94,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1288	0	\$31,500	
Crawl					
Slab					

Total Base \$126,000

Adjustments 1 Row Type Adj. x 1.00 \$126,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1288	\$3,300
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$131,700

Sub-Total, 1 Units

Exterior Features (+)	\$5,500	\$137,200
Garages (+) 528 sqft	\$16,200	\$153,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$141,128

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: Residential Dwelling	100%	1	Wood Frame	C	2015	2015	8 A		0.92		2,576 sqft	\$141,128	7%	\$131,250	0%	100%	1.510 1.0000	\$198,200

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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