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Property Services, LLC

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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

Ideal, Secluded Building Site on 11.34+/- Acres near Lake Manitou!

This property will be offered at Online Only Auction on Tuesday, February 13, 2024 -- Bidding begins closing out at 6 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 10% 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 March 15, 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 \$350.62. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Tuesday, February 13, 2024

Bidding begins closing out at 6:00 pm!

Corner of Wabash Ave. & Westside Rd., Rochester, IN 46975

Rochester Township • Fulton County

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



Rochester Township,
Fulton Co., IN

Tues., Feb. 13
6 pm

Building Site **Auction**

Online Only Auction

Property Location: On Wabash Ave. just north of the intersection of West Side Ave. in Rochester, IN. Watch for auction signs!

11.34^{+/-} Acres

Secluded Wooded Building Site - Prime Location

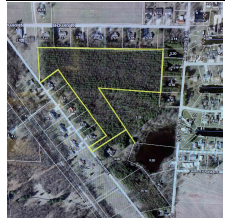
www.BidMetzger.com



Listings as of 01/16/2024

Property Type LOTS AND LAND Status Active CDOM 0 DOM 0 Auction Yes

MLS 202401603 * Wabash Avenue Rochester IN 46975 Status Active LP \$0



Area Fulton County Parcel ID 25-07-16-400-003.010-008 Type Agricultural Land

Sub None Cross Street Lot #

School District ROC Elem Columbia / Riddle JrH Rochester SrH Rochester

REO No Short Sale No Waterfront Y/N N

Legal Description NE COR SE 1/4, 16-30-3; 11.34A

Directions From US 31, head north on Wabash Ave. Property is on the east side of the road.

Inside City Limits N City County Zoning OT Zoning Description SR

Remarks 11.34+/- Acres of Recreational Woods selling via Online Only Auction on Tuesday, February 13, 2024 -- Bidding begins closing out at 6 pm! Ideal secluded building site - Perfect for development! 11.34+/- acres of woods near Lake Manitou. The location of this property is truly exceptional, with Lake Manitou just a stone's throw away. With 11 acres at your disposal, the possibilities are endless. Great location close to town - City utilities available. Don't miss the chance to own this remarkable 11.34+/- acre woodland property near Lake Manitou.

Agent Remarks Online Auction: Tues. 2.13.24 6 pm TERMS: 10% down 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 to receive compensation. Client

Sec Lot Lot Ac/SF/Dim 11.3400 / 493,970 / 1130x820

Parcel Desc Heavily Wooded, 10-14.999 Platted Development No Platted Y/N Yes

Township Rochester Date Lots Available Price per Acre \$0.00

Type Use Residential, Recreational Road Access City Road Surface Asphalt Road Frontage City

Water Type None Well Type Easements Yes

SEWER TYPE 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? Yes

Water Access Water Name Lake Type

Water Features Water Frontage Channel Frontage Water Access

Auction Yes Auctioneer Name Chad Metzger Auctioneer License # AC31300015

Auction Location Online Only: bidmetzger.com Auction Start Date 2/13/2024

Financing: Existing Proposed Excluded Party None

Annual Taxes \$350.62 Exemption No Exemptions Year Taxes Payable 2023 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 1/16/2024 Exp Date 4/30/2024

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 Office Sell Agent Sell Team

Co-Sell Co-Sell Agent

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

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25-07-16-400-003.010-008

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
OwnerName	Cannedy Earl E Jr & Pia
StateParcelNumber	25-07-16-400-003.010-008
PropertyNumber	009-119157-05
MapNumber	
LegalDescription	Ne Cor Se 1/4, 16-30-3; 11.34a
Acreage	11.3400
InstrumentNumber	202102841
BookNumber	
PageNumber	

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**

General Information

Parcel Number 25-07-16-400-003.010-008

Local Parcel Number 009-119157-05

Tax ID:

Routing Number

Property Class 502 Vacant - Unplatted (10 to 19.99 Acr

Year: 2023

Location Information

County Fulton

Township ROCHESTER TOWNSHIP

District 008 (Local 009) ROCHESTER TOWNSHIP

School Corp 2645 ROCHESTER COMMUNITY

Neighborhood 09000-008 Rochester Twp Res Acreage Default

Section/Plat 0016

Location Address (1) WABASH AVE & WEST SIDE RD ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 09000-008

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, July 19, 2023

Review Group 3

Ownership

Cannedy Earl E Jr & Pia PO Box 313 Rochester, IN 46975

Legal

Ne Cor Se 1/4, 16-30-3; 11.34a



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

Table with columns for Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total. Includes values for 2023 and 2022.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I. Lists transfer records from 09/13/2021 to 03/08/2005.

Res

Notes

9/29/2021 22RS: Split 22 pay 23: Parcel #009-119157-00 (2.34a) & #009-119157-05 (11.34a) Land Type adjustment -kah

Land Computations

Table with columns for Land Computations and values. Includes items like Calculated Acreage (11.34), Total Acres Farmland (0.00), and Total Value (\$24,000).

...Generation after Generation



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