

Expanding your Horizon...



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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-
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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

Beautiful Ranch Home with 3 Season Room & Finished Basement!

This property will be offered at Online Only Auction on Tuesday, March 12, 2024 -- 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 \$5,000 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before April 12, 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 \$3,011.00. 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, March 12, 2024

Bidding begins closing out at 6:00 pm!

1624 Channel Pl, Fort Wayne, IN 46825

Washington Township • Allen County

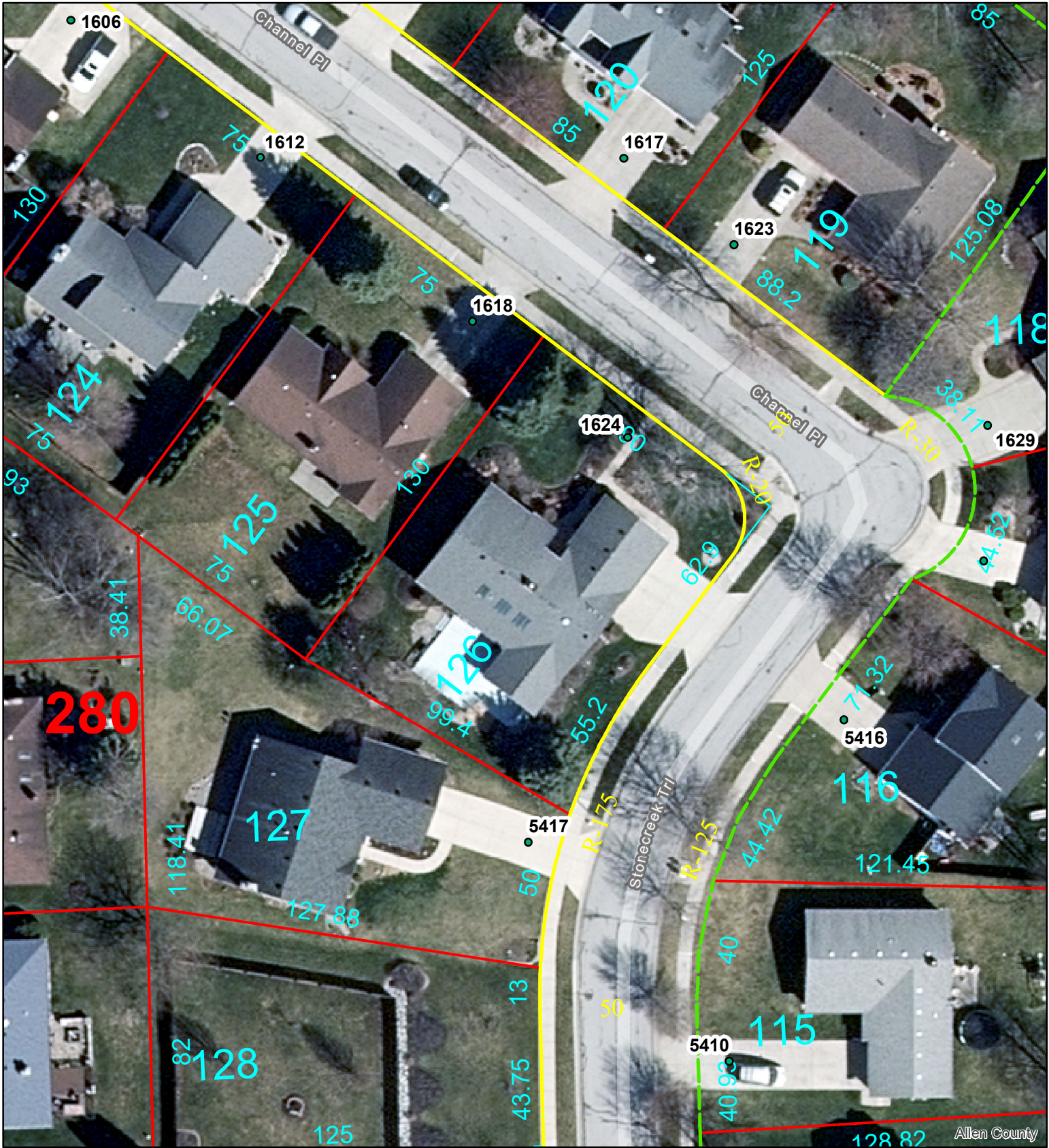
<https://bidmetzger.com/auctions/>



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
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Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
 © 2004 Board of Commissioners of the County of Allen
 North American Datum 1983
 State Plane Coordinate System, Indiana East



Date: 1/2/2024 1" = 42'

Property Type RESIDENTIAL Status Active CDO 0 DOM 0 Auction Yes

MLS # 202404759 1624 Channel Place Fort Wayne IN 46825 LP \$0



Area Allen County Parcel ID 02-07-24-280-004.000-073 Type Site-Built Home Waterfront No
 Sub Woodlands of Riverside Cross Street Bedrms 3 F Baths 2 H Baths 1
 Township Washington Style One Story REO No Short Sale No
 School District FWC Elem Northcrest JrH Northwood SrH North Side

Legal Description 5-24-6-128 WOODLANDS OF RIVERSIDE LOT 126

Directions From St Joe Center Rd, head south on Inland Trail. Take a left on Channel Pl, property is on right side of road, corner lot.

Inside City City Zoning County Zoning Zoning Description

Remarks Ranch Home with 3-season room & Finished Basement on a Corner Lot selling via Online Auction on Tues., March 12, 2024 - Begins closing at 6 pm! Step inside to discover a thoughtfully designed layout that seamlessly combines comfort & functionality. The kitchen is complete with an inviting island for casual seating, ample storage & convenient walk-in pantry. It opens to the dining room, which in turn leads to the 3-season room & the spacious living room. Both the 3-season room & living room feature vaulted ceilings, adding an airy & open ambiance to the living spaces. The living room is further enhanced by a cozy gas fireplace, with the option for wood. This home is adorned with skylights & patio doors, ensuring a well-lit and uplifting atmosphere throughout. Step outside from the 3-season room or living room onto the expansive deck, where you can savor the outdoors and entertain guests in style. The home features 3 bedrooms, including a spacious master bedroom, a spacious walk-in closet, and an ensuite bathroom boasting double vanities & a stand-up shower. There

Agent Remarks Estate Property - Online Auction: Tues. 3.12.24 6pm Open House: Wed. 3.6.24 5:30-6pm TERMS: \$5,000 down 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 attend to receive compensation.

Sec	Lot 126	Lot	0.2700	/ 11,532	/ 93X124	Lot Desc	0-2.9999						
Above Gd Fin SqFt	1,771	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	594	Ttl Below Gd SqFt	903	Ttl Fin SqFt	2,365	Year Built	1986		
Age	38	New Const	No	Date Complete		Ext	Brick, Wood	Bsmnt	Partial Basement, Partially Finished	#	6		
Room Dimensions		Baths		Full		Hal		Water	CITY	Basement Material			
	RM DIM	LV	B-Main	2	0	Well Type		Dryer Hookup Gas	No	Fireplace	Yes		
LR	17 x 20		B-Upper	0	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	15 x 12		B-Blw	0	1	Fuel /	Gas, Forced Air	Dryer Hookup G/E	Yes	Split FlrPln	No		
FR	23 x 25	B	Laundry Rm	Baseme		Heating		Disposal	Yes	Ceiling Fan	Yes		
KT	15 x 13		Laundry L/W	12 x 10		Cooling	Central Air	Water Soft-Owned	No	Skylight	Yes		
BK	x		AMENITIES 1st Bdrm En Suite, Ceiling-9+, Ceiling Fan(s), Ceilings-Beamed, Ceilings-Vaulted, Closet(s) Walk-in, Deck Open, Disposal, Dryer Hook Up Gas/Elec, Eat-In Kitchen,				Water Soft-Rented	No	ADA Features	No			
DN	x							Alarm Sys-Sec	No	Fence			
1B	14 x 13							Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 10							Garden Tub	No	Nr Wlkg Trails	No		
3B	12 x 10		Garage	2.0	/ Attached	/ 22 x 26	/ 572.00	Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding 1	None			x	Pool	No	Off Street Pk	Yes		
5B	x		Outbuilding 2				x	Pool Type					
RR	x		Assn Dues	\$75.00	Frequency	Annually		SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Window Treatments, Cooktop-Electric, Oven-Electric, Sump Pump+Battery Backup, Water Heater Gas				
LF	x		Other Fees										
EX	x		Restrictions										

Water Access Wtr Name **Water Frontage** Channel
Water Features **Water Type** Lake Type
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 3/12/2024 **Time** 6 pm **Location** Online Only: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$3,011.58 **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 2/15/2024 **Start Showing Date** **Exp Date** 7/31/2024 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Contract Type Exclusive Right to Sell **Buyer Broker Comp.** 2.0% **Variable Rate** No **Special List Cond.** None
Virtual Tours: **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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 CHAD METZGER, CAI, CAGA

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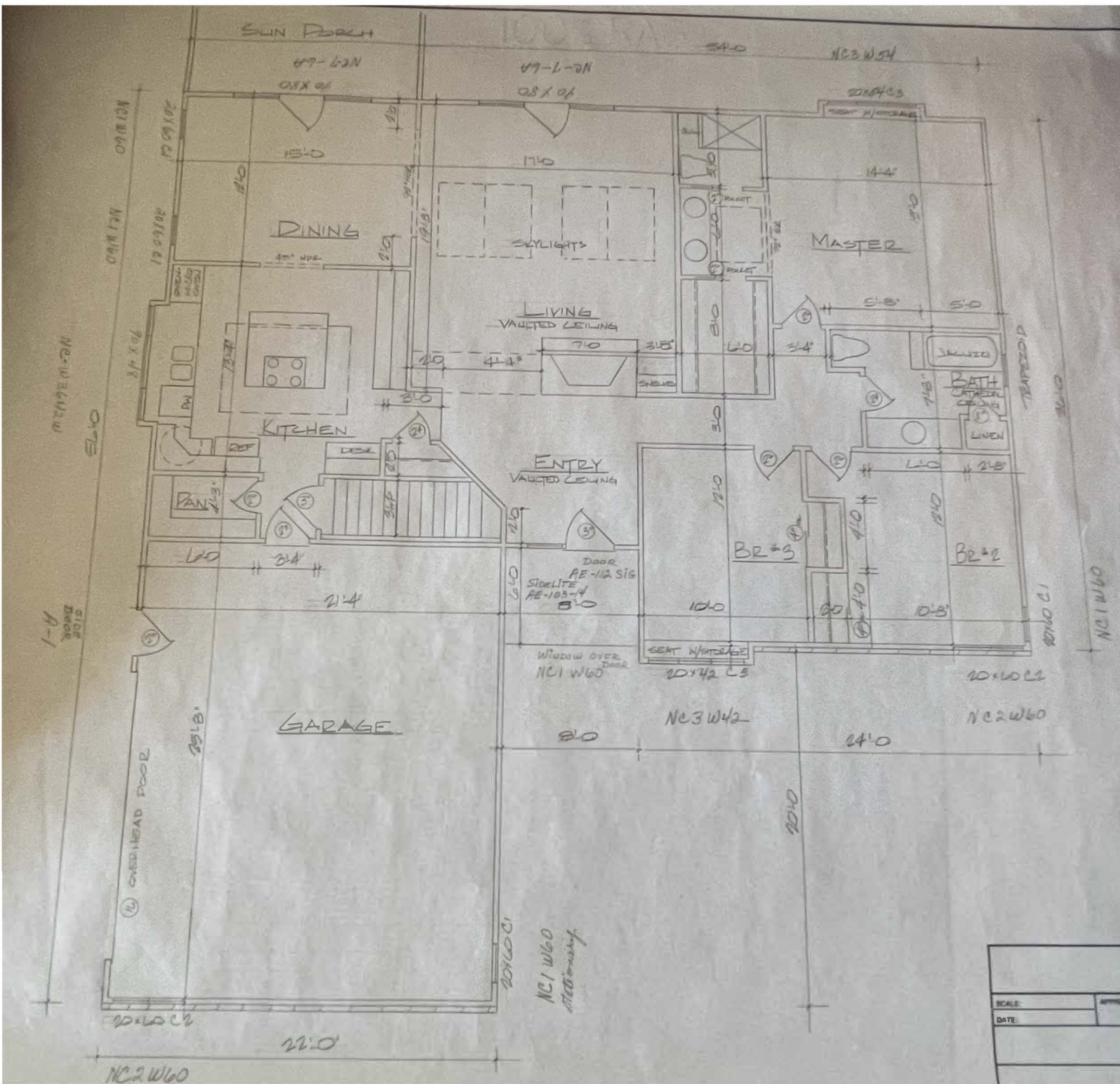
Average Utilities

	Company	Average Amount
Gas	Nipsco - on budget program	\$ 67 / month
Electric	Indiana Michigan Power	\$ 153/month
Water	City Utilities	\$ 69/month
Other		\$
HOA	Annual Dues just paid in January 2024	\$ 75/year

Fireplace is currently set up for Gas, can be converted back to wood if wanted

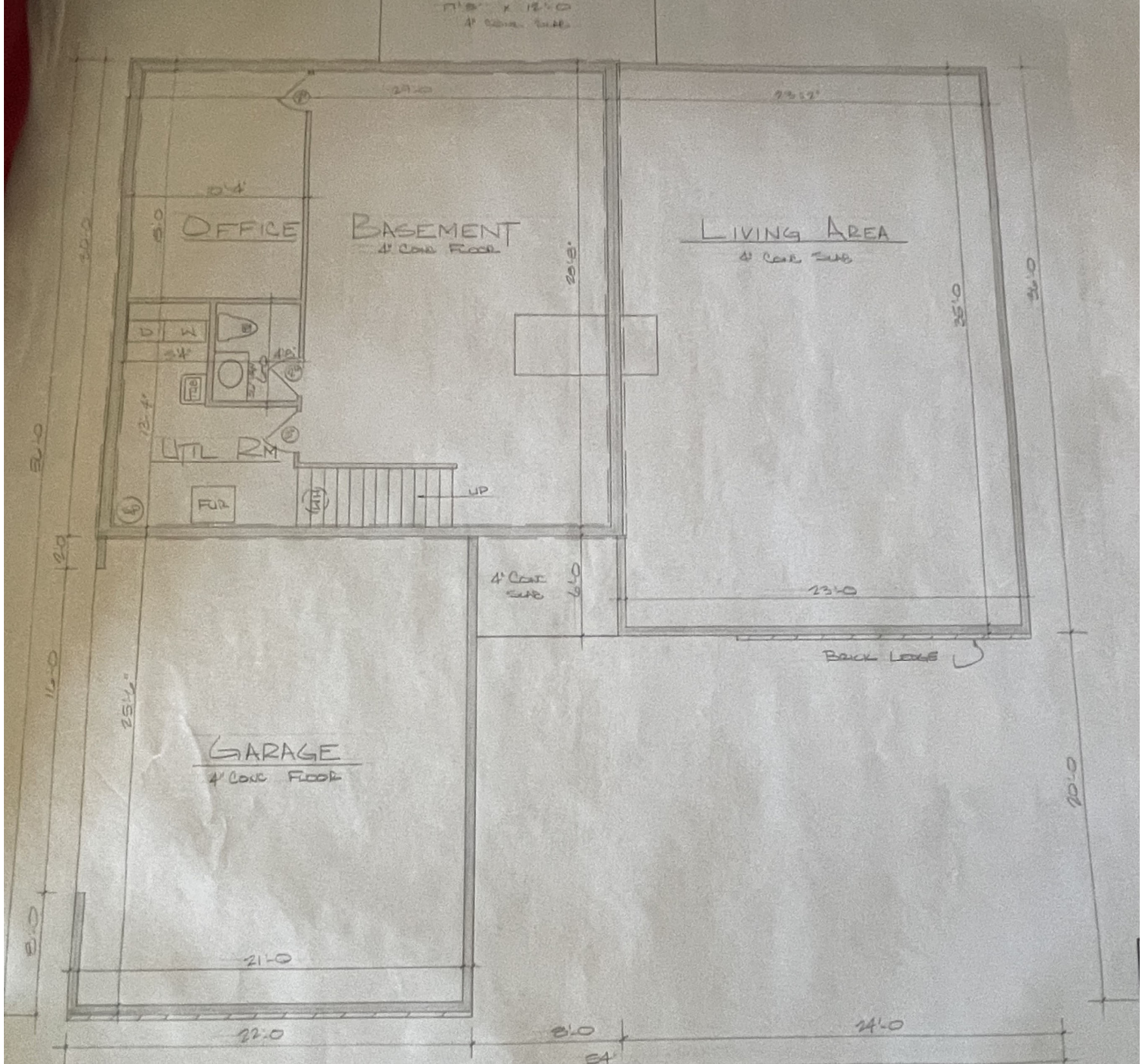
Estate Property for the Original Owners who had the home built, floor plans available

**Main Level
Floor Plans**



SCALE	INCHES
DATE	

Lower Level Floor Plan



General Information

Parcel Number 02-07-24-280-004.000-073
Local Parcel Number 80-4484-0126

Tax ID:

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Allen

Township WASHINGTON TOWNSHIP

District 073 (Local 080)
073 FT WAYNE WASHINGTON (80)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 733602-073
WOODLANDS OF RIVERSIDE RE

Section/Plat 0243112

Location Address (1)
1624 CHANNEL PL
FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 13, 2023

Review Group 2020

Ownership

WONG MILTON W & GLENNAVERE E
1624 CHANNEL PL
FORT WAYNE, IN 46825-5935

Legal

5-24-6-128
WOODLANDS OF RIVERSIDE
LOT 126



Transfer of Ownership

Date 01/01/1900 Owner WONG MILTON W &
Doc ID Code Book/Page Adj Sale Price V/I
WD / \$0 I

Res

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

Table with 7 columns: Year (2023-2021), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values include dollar amounts and percentages.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 80' X 131', CI 80' X 131')

Table with 11 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Values include 90, 93x124, 0.97, \$425, \$412, \$38,316, -10%, 100%, 1.0000, \$34,480.

Notes

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.26), Actual Frontage (90), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$34,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$34,500).

General Information

Occupancy Single-Family
Description Single-Family (2365 S
Story Height 1
Style 71 Newer Conv 1 stor
Finished Area 2365 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
Stoop, Masonry	56	\$1,800
Porch, Enclosed Frame	216	\$11,400
Patio, Treated Pine	612	\$2,800

Plumbing

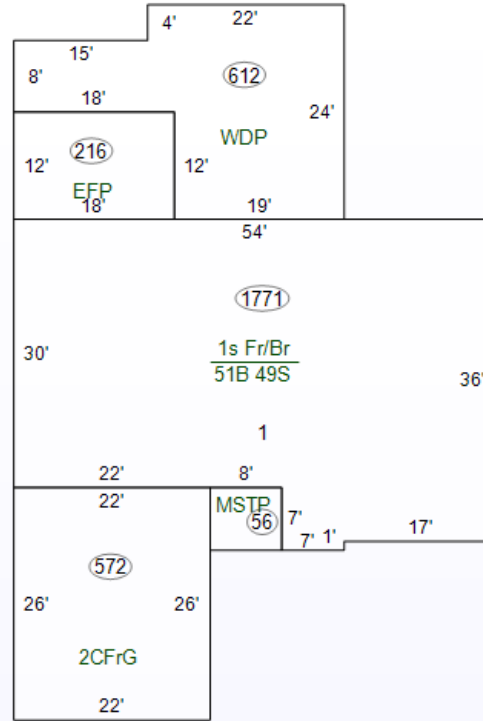
#	TF
Full Bath 2	6
Half Bath 0	0
Kitchen Sinks 1	1
Water Heaters 1	1
Add Fixtures 0	0
Total 4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1771	1771	\$117,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	903	594	\$44,900	
Crawl				
Slab	868	0	\$0	
Total Base			\$162,000	

Adjustments

1 Row Type Adj. x 1.00	\$162,000
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1771 \$4,100
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$173,200

Sub-Total, 1 Units

Exterior Features (+)	\$16,000	\$189,200
Garages (+) 572 sqft	\$16,200	\$205,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.93
Replacement Cost		\$191,022

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 (2365 Sq	100%	1	1/6 Masonry	C	1986	1986	37 A		0.93		2,674 sqft	\$191,022	28%	\$137,540	0%	100%	1.8300 1.0000	\$251,700

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**



Broker Compensation Agreement

3 This agreement is entered into and shall initiate on March 12, 2024 by Listing Broker, Metzger Property Services, LLC,
4 on behalf of Listing Licensee, Chad Metzger and Selling Broker, _____ on
5 property situated in Washington Township in the County of Allen, State of Indiana, to wit: 5-24-6-128 WOODLANDS
6 OF RIVERSIDE LOT 126, more commonly known as 1624 Channel Pl, Fort Wayne, IN 46825

7 **Potential Buyer/Client's Name:** _____

8 **In order to split commission, buyer representative must be present at the open house, all showings prior to the**
9 **auction. Buyer representative must turn in this form completed, 24 hours in advance of the auction.** In the event
10 the above listed Selling Broker represents a purchaser who enters into a Purchase Agreement which results in a closing
11 on the above-mentioned property, the above-mentioned Listing Broker agrees to pay the Selling Broker 2.0% of the
12 selling/exchange price or option selling price.

13

14 **LISTING BROKER:**

15 Metzger Property Services, LLC
16 BROKER COMPANY NAME

Chad Metzger
ACCEPTED BY: MANAGING BROKER

17

18 Chad Metzger
19 LISTING BROKER

20

21 101 S. River Road
22 ADDRESS

North Manchester, IN 46962
CITY, STATE, ZIP

23

24 260-982-0238
25 PHONE

chad@metzgerauction.com
EMAIL ADDRESS

26

27

28 **SELLING BROKER:**

29

30 _____
31 BROKER COMPANY NAME

ACCEPTED BY: MANAGING BROKER

32

33 _____
34 SELLING BROKER

35

36 _____
37 ADDRESS

38

39 _____
40 PHONE

41

42

43

44

45

This is a legally binding contract, if not understood seek legal advice.

...Generation after Generation



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