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

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REAL ESTATE AUCTION TERMS

Lakefront Home & Vacant Lot offered in 2 Tracts!

This property will be offered at Online Only Auction on Tuesday, April 30, 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 \$10,000 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 May 31, 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 \$751.50 in total. 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, April 30, 2024
Bidding begins closing out at 6:00 pm!

430 Story Lake Dr., Hudson, IN 46747

Fairfield Township • Dekalb County

Auction Manager: Tim Holmes 260.580.5473

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



TRACT MAP

Story Lake Dr


Story Lake Dr

TRACT 1

TRACT 2

Story Lake Dr

430 Story Lake Dr.
Hudson, IN 46747

Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202410015	430 Story Lake Drive	Hudson	IN 46747	LP \$0
	Area Dekalb County	Parcel ID 17-01-03-376-011.000-004	Type Site-Built Home	Waterfront Yes
	Sub None	Cross Street	Bedrms 2	F Baths 1
	Township Fairfield	Style One Story	REO No	Short Sale No
	School District DCU	Elem Country Meadow	JrH Dekalb	SrH Dekalb
Legal Description Approximately 0.65+/- acres part of: PT SW1/4 SW1/4 PER ADD L 2&3 SECTION 3 TWP 35 RANGE 12				
Directions Southwest of Hudson on east side of Upper Story Lake.				

Inside City N	City Zoning	County Zoning R3	Zoning Description
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Remarks Lakefront Home & Vacant Lot offered in 2 Tracts selling via Online Only Auction on Tuesday, April 30, 2024 -- Bidding begins closing out at 6 pm! Tract 1: Lakefront home featuring 2 bedrooms, 1.5 baths on an expansive over half-acre property with over 220+ feet of lake frontage on the serene Upper Story Lake. The large living room, adorned with plenty of windows offering picturesque views of the lake, seamlessly flows into the open kitchen, creating a captivating space for relaxation and entertaining. The property features multiple outbuildings, including a 2+ car detached garage with an insulated and drywalled upstairs, ready to be transformed into the bonus room of your dreams, a single car garage for storage, and a boathouse, providing ample space for vehicles, storage, and watercraft. Step outside to your private dock, where you can easily access the tranquil waters of the lake, and enjoy a large yard and expansive sand beach, perfect for outdoor activities and lakeside leisure. Additionally, this home boasts newer roof and siding, ensuring both aesthetic appeal and

Agent Remarks Online Auction: Tues. 4.30.24 6pm Open House: Sun. 4.21.24 1-2pm TERMS: \$10,000 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 showings they attend including the auction to receive

Sec	Lot	Lot	0.6500	/	28,314	/	240x120	Lot Desc	0-2.9999, Lake, Waterfront-Medium Bank		
Above Gd Fin SqFt	784	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	784	Year Built	1945
Age	79	New Const	No	Date Complete		Ext	Aluminum	Bsmt	Crawl	#	6
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material			
RM DIM	LV	B-Main	1	1	Well Type	Private		Dryer Hookup Gas	No	Fireplace	No
LR	10 x 20	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	No	Guest Qtrs	No
DR	x	B-Blw	0	0	Fuel /	Propane, Wall Heater		Dryer Hookup G/E	No	Split FlrPln	No
FR	14 x 16	Laundry Rm	Main		Heating			Disposal	No	Ceiling Fan	Yes
KT	14 x 16	Laundry L/W	12 x 12	Cooling	Window		Water Soft-Owned	No	Skylight	No	
BK	x	AMENITIES Ceiling Fan(s), Landscaped, Patio Open, Range /Oven Hook Up Gas, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up				Water Soft-Rented	No	ADA Features	No		
DN	x					Alarm Sys-Sec	No	Fence			
1B	11 x 12					Alarm Sys-Rent	No	Golf Course	No		
2B	10 x 12					Garden Tub	No	Nr Wlkg Trails	No		
3B	x	Garage	2.0	/	Detached	/	30 x 30	/	900.00	Jet Tub	No
4B	x	Outbuilding 1	2nd Detached		20 x 22		Pool	No	Off Street Pk		
5B	x	Outbuilding 2			x		Pool Type				
RR	x	Assn Dues			Frequency	Not Applicable					
LF	x	Other Fees									
EX	x	Restrictions									

Water Access LAKE	Wtr Name UpperStry	Water Frontage 220.00	Channel 0.00
Water Features		Water Type Lake	Lake Type Non Ski Lake
Auctioneer Name Chad Metzger & Tim Holmes	Lic # AC31300015	Auction Date 4/30/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$734.84	Exemption Disabled Vet, Homestead,	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
	Co-List Office	List Team
	Co-List Agent	
Showing Instr Showingtime or Open House		
List Date 3/26/2024	Start Showing Date	Exp Date 7/31/2024
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%	Owner/Seller a Real Estate Licensee No
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location back door
Pending Date	Closing Date	Selling Price
Ttl Concessions Paid	Sold/Concession Remarks	How Sold
Sell Office	Sell Agent	Conc Paid By
Co-Sell Office	Co-Sell Agent	Sell Team

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

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Listings as of 03/27/2024

Property Type LOTS AND LAND Status Active CDOM 1 DOM 1 Auction Yes

MLS 202410017 ** Story Lake Drive Hudson IN 46747 Status Active LP \$0



Area Dekalb County Parcel ID 17-01-03-377-001.000-004 Type Residential Land
 Sub None Cross Street Lot #
 School District DCU Elem Country Meadow JrH Dekalb SrH Dekalb
 REO No Short Sale No Waterfront Y/N N
 Legal Description PT E1/2 SW1/4 SECTION 3 TWP 35 RANGE 12 ACRES 0.1160
 Directions Southwest of Hudson on east side of Upper Story Lake.
 Inside City Limits N City County Zoning R3 Zoning Description

Remarks Lakefront Home & Vacant Lot offered in 2 Tracts selling via Online Only Auction on Tuesday, April 30, 2024 -- Bidding begins closing out at 6 pm! Tract 2: Vacant Lot on 0.12+/- acres across the street from Upper Story Lake! Potential building site for your home with water views! Bid on each tract individually or for the entirety!

Agent Remarks Online Auction: Tues. 4.30.24 6pm TERMS: \$10,000 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 showings they attend including the

Sec Lot Lot Ac/SF/Dim 0.1200 / 5,053 / 60x130
 Parcel Desc 0-2.9999 Platted Development No Platted Y/N Yes
 Township Fairfield Date Lots Available Price per Acre \$0.00
 Type Use Residential, Recreational Road Access County Road Surface Tar and Stone Road Frontage County
 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? No
 Water Access
 Water Name Lake Type
 Water Features
 Water Frontage Channel Frontage Water Access
 Auction Yes Auctioneer Name Chad Metzger & Tim Holmes Auctioneer License # AC31300015
 Auction Location Online Only: bidmetzger.com Auction Start Date 4/30/2024
 Financing: Existing Proposed Excluded Party None
 Annual Taxes \$16.66 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 3/26/2024 Exp Date 7/31/2024
 Contract Type Exclusive Right to Sell BBC 1.5% Variable Rate No Special Listing Cond. None
 Virtual Tours: Type of Sale
 Pending Date Closing Date Selling Price How Sold CDOM 1
 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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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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