

Real Estate

Auction

Franklin Township, Kosciusko County, IN



Metzger
Property Services, LLC AC313000

Real Estate • Auctions • Appraisals

Chad Metzger, CAI • Larry Evans • Rod Metzger
Tim Holmes • Brent Ruckman • Tim Pitts • Jason C
Rainelle Shockome • Gary Spangle • Brian Evar
Dustin Dillon • Michael Gentry • Tiffany Reimer • Dodie

260-982-0238



20^{+/-}
Acres

Open House: July 13 from 5:30-6PM




Fri., July 17 5 pm

8320 W. 1275 S., Akron, IN

www.MetzgerAuction.com

**Country Home,
Pole Barn & Cropland**

Offered in 2 Tracts!

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes				
MLS #	202025059	Address	8320 W 1275 S	City	Akron	IN	46910	Status	Active	LP	\$0		
	Area	Kosciusko County		Parcel ID	43-17-17-200-192.000-005			Type	Site-Built Home				
	Sub	None		Cross Street				Bedrms	3	F Baths	1	H Baths	0
	Location	Rural		Style	One Story			REO	No	Short Sale	No		
	School District	TIP	Elem	Akron	JrH	Tippe Valley		SrH	Tippe Valley				
	Legal Description	Approximately 2.75+/- Acres part of: 15-140-4 PT NW SE 17-30-5 20.75A											
	Directions	From 114, go north onto 800 W. (west side of Rock Lake), turn west onto 1275 S., property will be on the north side of the road. Look											
	Inside City Limits	N		City Zoning				County Zoning	A1	Zoning Description			

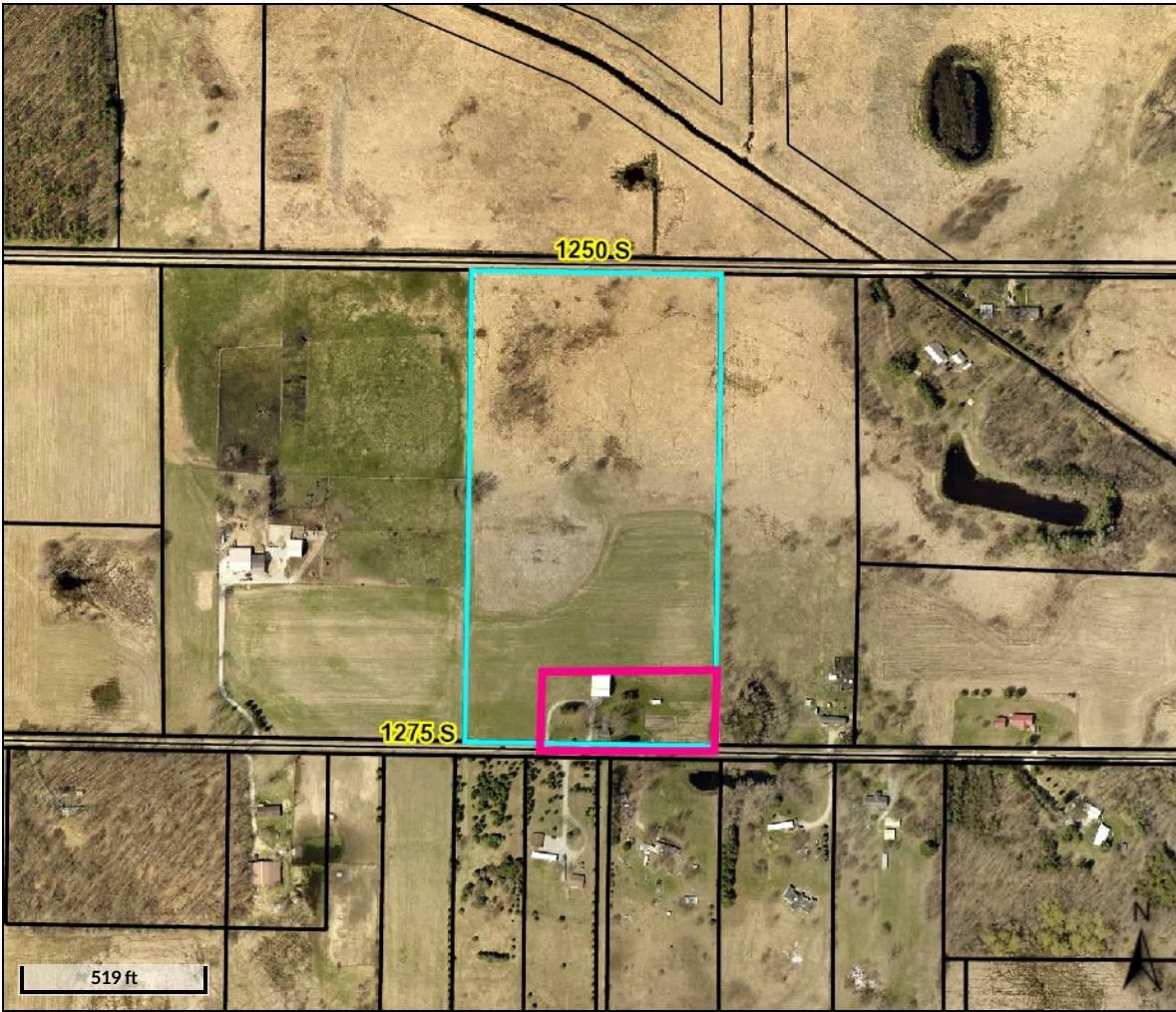
Remarks Peaceful, Country Home with Pole Barn near Rock Lake on 2.75 +/- Acres is Going to Auction on Friday, July 17 at 6:30pm! This property features a 3 bedroom, 1 bath home with main floor laundry and open kitchen & living room area. Pole Barn with Overhead Doors adds storage & shop/workshop areas. Large Yard with Mature trees is a perfect place for kids to play or livestock to raise! This is Tract 1, bid on this tract individually or in combination with tract 2 for your opportunity to get in the country and to own up to 20.75 Acres! OPEN HOUSE: Monday, July 13, 5:30-6pm.

Agent Remarks AUCTION: Friday, 7.17.2020, 6:30pm. TERMS for Tract 1, the Home: \$1,000 down with the balance due at closing. Taxes Prorated. Survey Costs to be shared 50/50. Sold As Is, Where Is not subject to contingencies. Estate Property. RE BROKERS: Must register clients 24 hrs in advance & be present at any and all showings with client including the auction to receive compensation. Client Registration form is in docs. Seller reserves the right to accept an offer prior to auction.

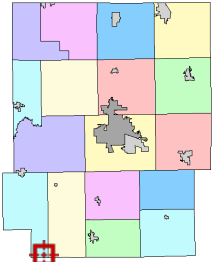
Sec	Lot	Lot Ac/SF/Dim	2.7500	119,790	475x225	/	N	/	Src	Lot Des	Level									
Township	Franklin	Abv Gd Fin SqFt	971	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	486	Ttl Fin SqFt	971	Year Built	1917									
Age	103 New	No		Date Complete		Ext	Vinyl	Fndtn	Crawl, Partial Basement, Unfinished	# Rooms	5									
Room Dimensions	Baths	Full	Half	Water	WELL		Basement Material	Stone												
DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No										
LR	15 x 15	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No									
DR	x	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No										
FR	x				Cooling	Central Air	Disposal	No	Ceiling Fan	No										
KT	15 x 12	M	Laundry Rm	Main	x		Water Soft-Owned	No	Skylight	No										
BK	x		AMENITIES	Dryer Hook Up Electric, Eat-In Kitchen, Porch Covered, Range/Oven Hook Up Gas, Tub/Shower Combination, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook			Water Soft-Rented	No	ADA Features	No										
DN	x						Alarm Sys-Sec	No	Fence											
MB	12 x 12	M					Alarm Sys-Rent	No	Golf Course	No										
2B	12 x 10	M	Garage	/	/	x	Garden Tub	No	Nr Wlkg Trails	No										
3B	10 x 10	M	Outbuilding	Pole/Post	60 x 48		Jet Tub	No	Garage Y/N	No										
4B	x		Outbuilding		x		Pool	No	Off Street Pk	Yes										
5B	x		Assn Dues	Not Applicable			Pool Type													
RR	x		Other Fees																	
LF	x		Restrictions																	
EX	x		Water Access				Wtr Name													
WtrType			Wtr Frtg				Channel Frtg													
Water Features							Lake Type													
Auction	Yes	Auctioneer Name	Chad Metzger			Auctioneer License #	AC31300015													
Owner Name																				
Financing: Existing				Proposed				Excluded Party	None											
Annual Taxes	\$239.48	Exemptions	Homestead, Over 65,			Year Taxes Payable	2020		Assessed Value											
Is Owner/Seller a Real Estate Licensee	No			Possession	house:doc, crops after harvest															
List Office	Metzger Property Services, LLC - office: 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				Co-List Agent																
Showing Instr	Showingtime or Open House																			
List Date	7/1/2020	Exp Date	12/30/2020	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes									
IDX Include	Y	Contract Type	Exclusive Right to Sell			Buyer Broker Comp.	1.5%		Vari.Rate	No	Special List Cond.	None								
Virtual Tours:		Lockbox Type	MECH			Lockbox Location	door		Type of Sale											
Pending Date		Closing Date				Selling Price				How Sold				CDOM	1					
Ttl Concessions Paid																				
Sell Off		Sell Agent				Co-Sell Off				Co-Sell Agent										
		Presented by:			Tiffany Reimer / Metzger Property Services, LLC															

Information is deemed reliable but not guaranteed.

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Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	015-140-004	Alternate ID	015-719005-10	Owner Address	Strong Lewis M & Florence E
Sec/Twp/Rng	0017-0030-5	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		8320 W 1275 S
Property Address	8320 W 1275 S	Acreage	20.75		Akron, IN 46910
	AKRON				
District	Franklin				
Brief Tax Description	015-140-004 Pt Nw Se 17-30-5 20.75A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/2/2020
 Last Data Uploaded: 7/2/2020 3:49:52 AM

Developed by  **Schneider**
 GEOSPATIAL

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes
MLS # 202025062 **** W** 1275 S **Akron** **IN** 46910 **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-17-17-200-192.000-005 **Type** Agricultural Land
Sub None **Cross Street**
School District TIP Elem Akron **JrH** Tippe Valley **SrH** Tippe Valley
REO No **Short Sale** No
Legal Description Approximately 18+/- Acres part of 015-140-004 Pt Nw Se 17-30-5 20.75A
Directions From 114, go north onto 800 W. (west side of Rock Lake), turn west onto 1275 S., property will be on the north side of
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 18+/- Acres of Tillable Cropland is going to Auction on Friday, July 17 at 6:30pm! Nice Mini-Farm opportunity for 4-H animals or to pasture your own herd! Great piece to own in addition to tract 1 for your 20.75 Acre Country Homestead! Bid on each tract individually or the combination of both! OPEN HOUSE: Monday, July 13, 5:30-6pm.

Agent Remarks AUCTION: Friday, July 17, 6:30pm TERMS for Tract 1, the Home: \$1,000 down with the balance due at closing. Taxes Prorated. TRACT 2, the Land: 10% down with the balance due at closing. Survey Costs to be shared 50/50. Sold As Is, Where Is not subject to contingencies. Estate Property. RE BROKERS: Must register clients 24 hrs in advance & be present at any and all showings with client including the auction to receive compensation. Client Registration form is in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	18.0000 / 784,080 / 1300x675
Parcel Desc	Level, Pasture, Undeveloped, Tillable, 15+ Platted Development			No
Township	Franklin	Date Lots Available		Price per Acre \$ \$0.00
Type Use	Agriculture	Road Access	County	Road Surface Tar and Stone Road Frontage County
Type Water	None	Easements	Yes	
Type Sewer	None	Water Frontage		
Type Fuel	None	Assn Dues	Not Applicable	
Electricity	None	Other Fees		

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency, Soil Map

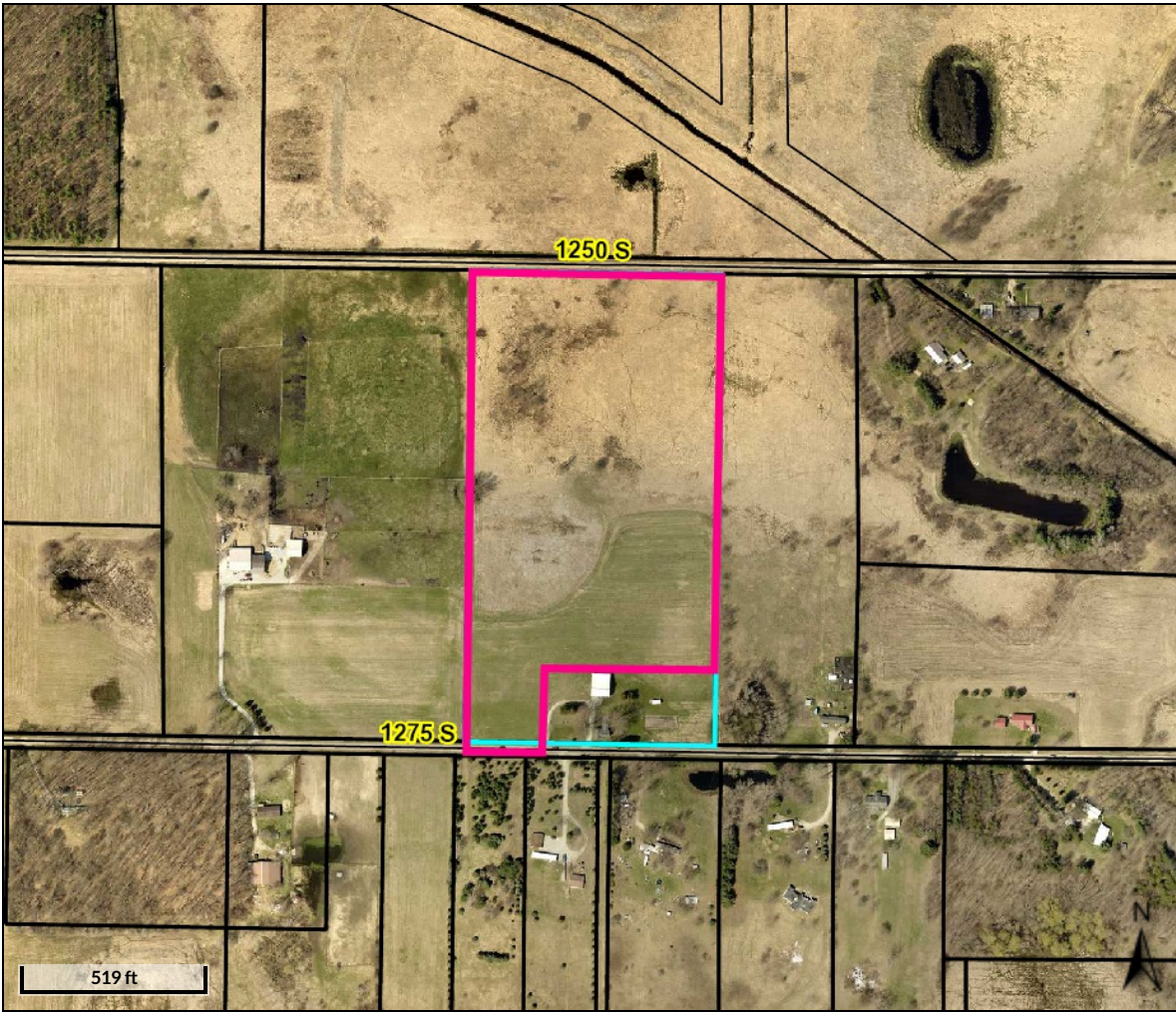
Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Owner Name

Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$239.48 **Exemption** Homestead, Over 65, **Year Taxes Payable** 2020 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** after harvest
List Office Metzger Property Services, LLC - office: 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**

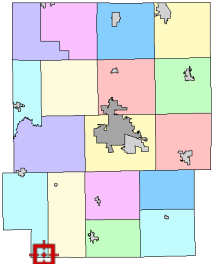
Showing Instr Showingtime or Open House
List Date 7/1/2020 **Exp Date** 12/30/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.5% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC
Information is deemed reliable but not guaranteed.



Overview



Legend

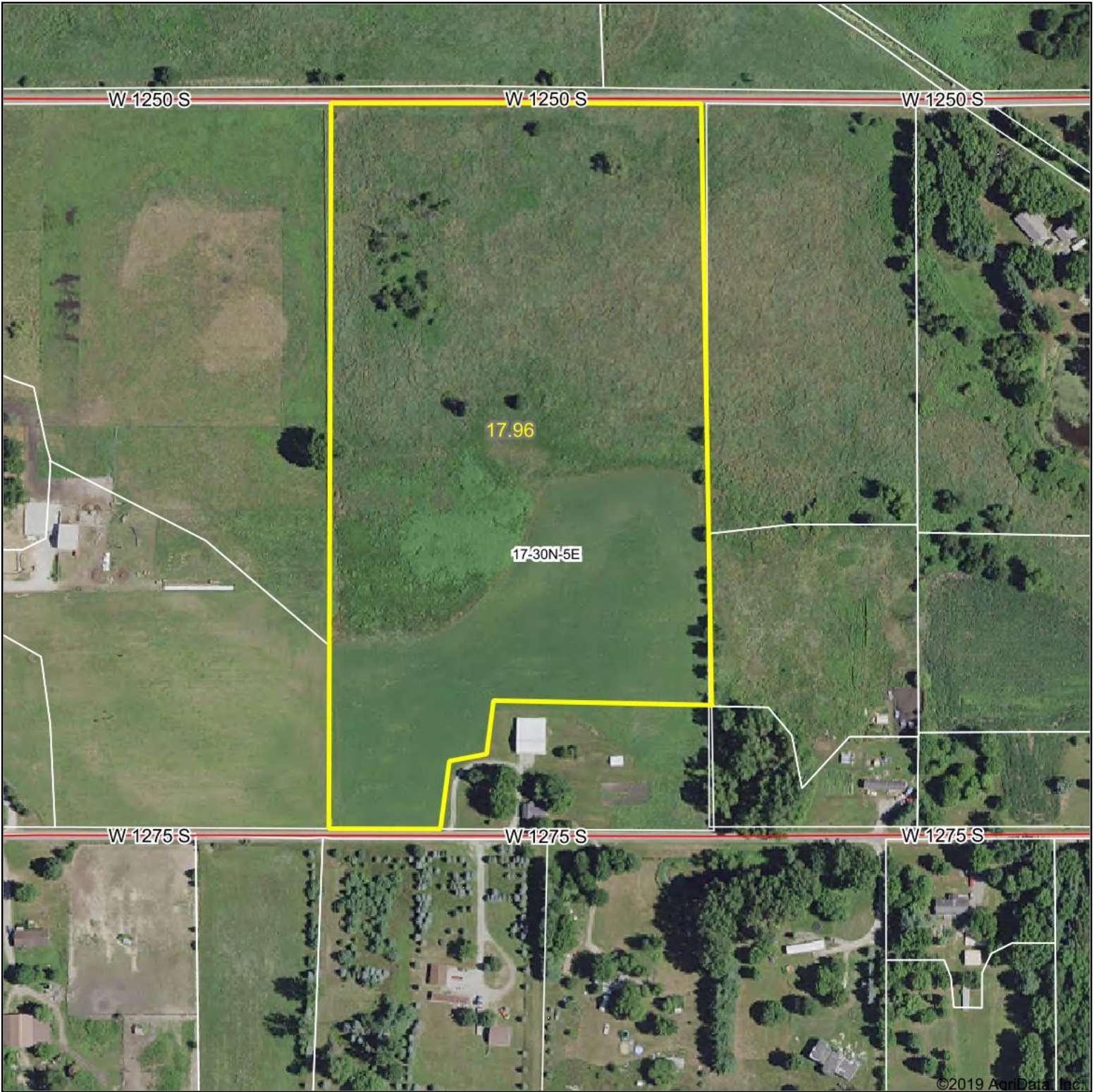
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Parcel ID	015-140-004	Alternate ID	015-719005-10	Owner Address	Strong Lewis M & Florence E
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	<i>(Note: Not to be used on legal documents)</i>				

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Aerial Map



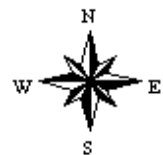
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 **Metzger** Auctioneers
& Appraisers
Property Services, LLC

Map Center: 41° 2' 50.11, -85° 59' 24.74



17-30N-5E
Kosciusko County
Indiana

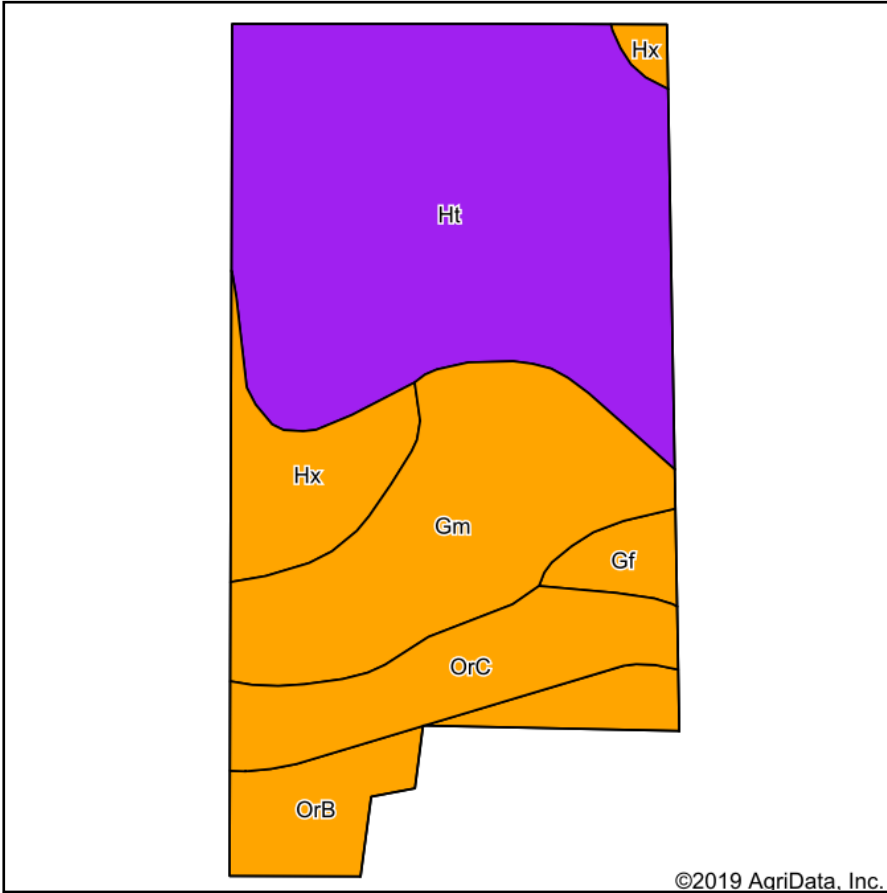


2/27/2020

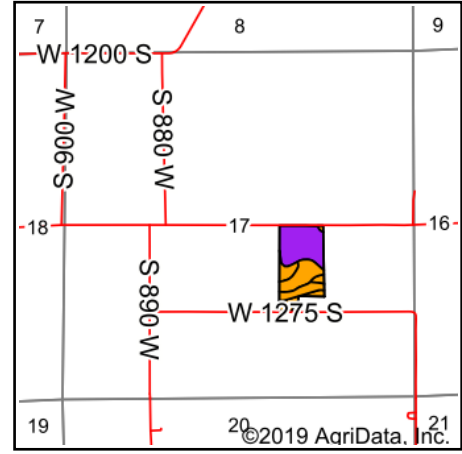
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **17-30N-5E**
 Township: **Franklin**
 Acres: **17.96**
 Date: **7/2/2020**



Archived Soils Ending 10/31/2019
 Area Symbol: IN085. Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Soybeans	*n NCCPI Soybeans
Ht	Houghton muck, undrained, 0 to 1 percent slopes	8.62	48.0%		Vw			22
Gm	Gilford mucky sandy loam, gravelly substratum	3.89	21.7%		IIIw	150	33	54
OrC	Ormas loamy sand, 6 to 12 percent slopes	1.98	11.0%		IIIe	90	32	36
OrB	Ormas loamy sand, 2 to 6 percent slopes	1.54	8.6%		IIIe	100	35	38
Hx	Houghton muck, drained	1.48	8.2%		IIIw	159	42	89
Gf	Gilford sandy loam, gravelly substratum	0.45	2.5%		IIIw	150	33	53
Weighted Average						67.8	18	*n 38.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

General Information

Parcel Number 43-17-17-200-192.000-005

Local Parcel Number 1571900510

Tax ID:

Routing Number 015-140-004.

Property Class 101 Cash Grain/General Farm

Year: 2019

Location Information

County Kosciusko

Township FRANKLIN TOWNSHIP

District 005 (Local 005) FRANKLIN TOWNSHIP

School Corp 4445 TIPPECANOE VALLEY

Neighborhood 1506000-005 FRANKLIN TWP ACREAGE

Section/Plat 17-30-5

Location Address (1) 8320 W 1275 S AKRON, IN 46910

Ownership

STRONG LEWIS M & FLORENCE E 8320 W 1275 S AKRON, IN 46910

Legal

15-140-4 PT NW SE 17-30-5 20.75A



Transfer of Ownership

Date 01/01/1900 Owner STRONG LEWIS M & Doc ID Code Book/Page Adj Sale Price V/I WD / \$0 I

Notes

8/21/2018 REA: 2019 CHANGED EFYR ON HOUSE, CHANGED CARSHED TO UTLSHED, CHANGED T2 BARN CONDITION TO AVERAGE.

9/10/2014 2015: ADDED .70A RES/EXCESS & ADDED SOME TILLABLE FARM GROUND & CHANGED THE FLCNPY TO A CORN CRIB PER PICTOMETRY

9/10/2014 REA: 2015 ADDED .70A RES/EXCESS & ADDED SOME TILLABLE FARM GROUND & CHANGED THE FLCNPY INTO A CORN CRIB PER PICTOMETRY

11/10/2011 MEM: 2012 PAY 2013 REMOVED 12x29 CARSHED PER TAXPAYER

8/11/2011 CE: CORRECTED PART OF AG LAND TO NON-TILLABLE PER AERIAL FOR 2011 PAY 2012.

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

Table with 7 columns: Year, 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 are provided for years 2019, 2018, 2017, 2016, and 2015.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with 13 columns: Land Type, Pricing Method ID, Soil, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include various land parcels with their respective characteristics.

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 9, 2019 Review Group 2019

Data Source N/A

Collector

Appraiser

Land Computations

Table with 2 columns: Land Computations, Value. Rows include Calculated Acreage (20.75), Actual Frontage (0), Developer Discount, Parcel Acreage (20.75), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.31), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.70), Total Acres Farmland (18.74), Farmland Value (\$12,440), Measured Acreage (18.74), Avg Farmland Value/Acre (664), Value of Farmland (\$12,440), Classified Total (\$0), Farm / Classified Value (\$12,400), Homesite(s) Value (\$12,400), 91/92 Value (\$3,500), Supp. Page Land Value, CAP 1 Value (\$12,400), CAP 2 Value (\$12,400), CAP 3 Value (\$3,500), Total Value (\$28,300).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 11 1 story older
Finished Area 971 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint 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
Patio, Concrete	60	\$300
Porch, Open Frame	25	\$2,500

Plumbing

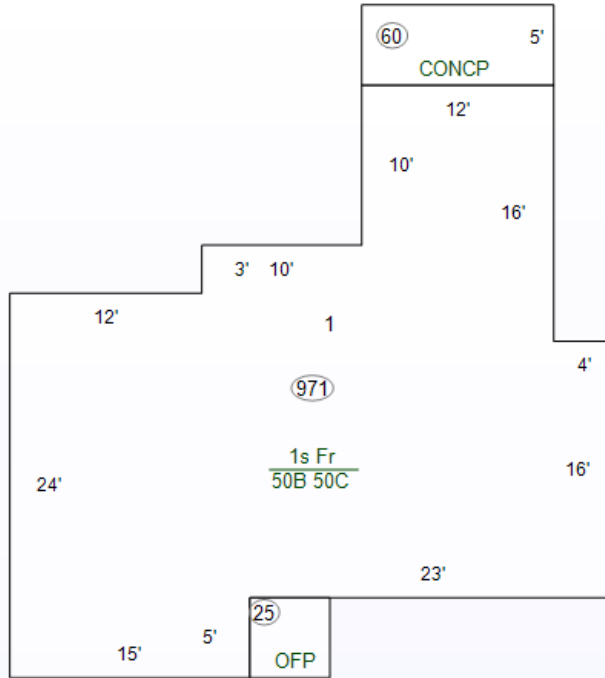
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accomodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	971	971	\$72,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	486	0	\$16,600	
Crawl	486	0	\$4,000	
Slab				

Total Base \$93,000

Adjustments 1 Row Type Adj. x 1.00 \$93,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:971	\$2,700
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$95,700

Sub-Total, 1 Units

Exterior Features (+)	\$2,800	\$98,500
Garages (+) 0 sqft	\$0	\$98,500
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92

Replacement Cost \$77,027

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 R 01	100%	1	Wood Frame	D+1	1917	1960	59 A		0.92		1,457 sqft	\$77,027	45%	\$42,360	0%	100%	1.180 1.0000	\$50,000

General Information

Occupancy Utility Shed
 Description Utility Shed
 Story Height 0
 Style N/A
 Finished Area
 Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint 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

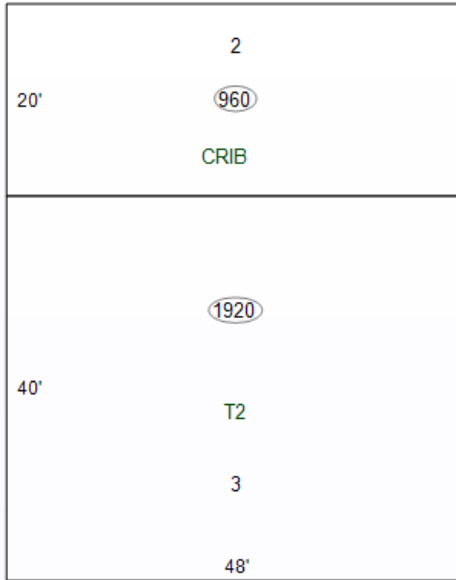
Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accomodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base

Adjustments

Row Type	Adj.
Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
Replacement Cost		\$3,013

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: Utility Shed	0%	1		D	1966	1966	53 A	\$17.06	0.92	\$17.06	12'x20'	\$3,013	65%	\$1,050	0%	100%	1.180	1.0000	\$1,200
2: Corn Crib, Frame R 01	0%	1	Free Standing	D	1966	1966	53 A	\$17.76	0.92	\$17.76	20' x48'	\$12,549	65%	\$4,390	0%	100%	1.180	1.0000	\$5,200
3: Barn, Bank & Flat (T2)	0%	1		D	1966	1966	53 A	\$29.05	0.92	\$22.19	-40' x -48' x 10'	\$31,351	65%	\$10,970	40%	100%	1.180	1.0000	\$7,800



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initially)

Initial: _____

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:
Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

X Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller
Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: _____

X Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial: _____

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

_____ Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

cu Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

John Stone 2-27-20
Seller's Signature Date

Charlotta R. Mendeman 2-27-20
Seller's Signature Date

Chad 2-27-20
Agent's Signature Date

Agent's Signature Date

Purchaser's Signature Date

Purchaser's Signature Date



Metzger Property Services, LLC

Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC and Chad Metzger represent,
(MPS, LLC Agent)

The Owner: The Purchaser: (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

John Strong 2-27-20
Owner Date

Charlotta R. Verdeman 2-27-20
Owner Date

Purchaser Date

Purchaser Date