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**PROVIDING PROFESSIONAL AUCTION,  
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OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

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**260-982-0238**

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

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# Commercial & Development Real Estate Auction

via Sealed Bid

# 22 ACRES

Bids Due By 5 PM  
**Sept. 30**

110 E. PRAIRIE ST., WARSAW, IN  
1278 W. LAKE ST., WARSAW, IN

OFFERED IN  
**4 TRACTS**



**TRACT 1:**  
3 UNIT FULLY LEASED  
OFFICE BUILDING

**TRACT 2:**  
18.33 ACRES WITH  
DEVELOPMENT POTENTIAL

**TRACT 3 & 4:**  
TWO 2 ACRE  
BUILDING SITES

COMMERCIAL OR RESIDENTIAL DEVELOPMENT OPPORTUNITY  
**HIGH VISIBILITY LOCATION**  
(ON OLD RD. 30 WEST OF THE ROUND-ABOUT)  
**INCOME PRODUCING BUILDING**  
(INCOME PRODUCING/FULLY LEASED)

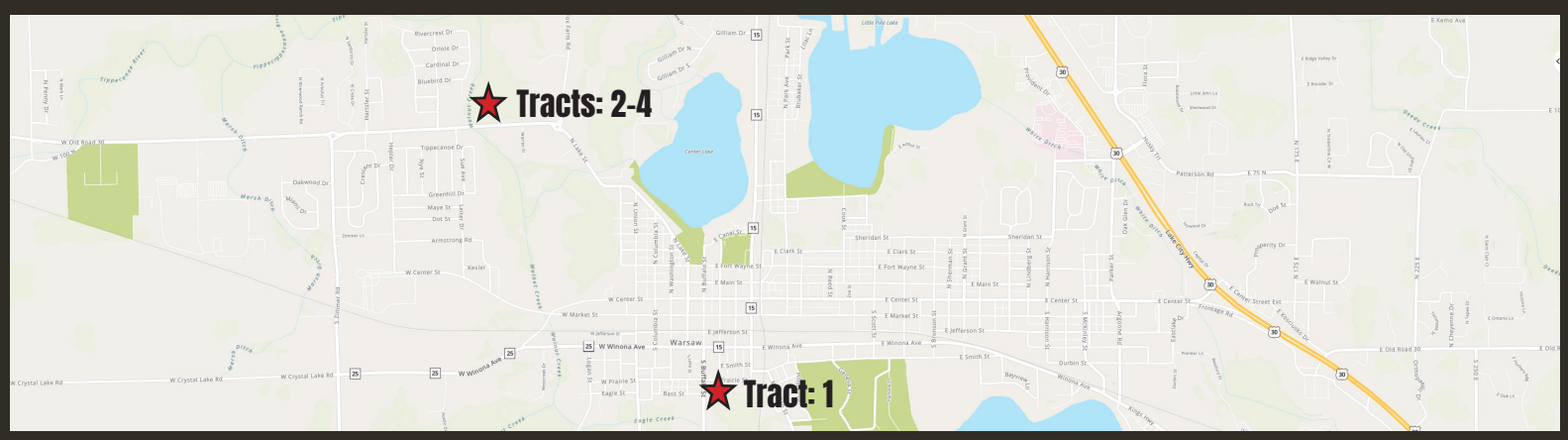


Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes  
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome  
Gary Spangle • Brian Evans • Dustin Dillon  
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau

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# Sealed Bid Auction Information

To receive a purchase packet, inquire by emailing [tiff@metzgerauction.com](mailto:tiff@metzgerauction.com) or call Metzger Property Services at 260-982-0238

Bids due by: **Wednesday, September 30, 2020 at 5:00 pm, no exceptions**

Mail to: **Metzger Property Services  
101 S. River Road  
North Manchester, IN 46962**

Questions: Email [tiff@metzgerauction.com](mailto:tiff@metzgerauction.com)  
Call the office at 260-982-0238

\*It is the Buyer(s) responsibility to make sure Metzger Property Services has received your purchase packet back.



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA  
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★ FARMLAND AUCTIONS   ★ ANTIQUE APPRAISALS  
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Listings as of 09/02/2020

<b>Property Type</b> COMMERCIAL	<b>Status</b> Active	<b>CDOM</b> 2	<b>DOM</b> 2	<b>Auction</b> Yes
<b>MLS #</b> 202035090	110 E Prairie Street	Warsaw	IN 46580	<b>Status</b> Active
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-11-17-400-100.000-032		<b>Type</b> Office
	<b>Cross Street</b>		<b>Age</b> 31	
	<b>REO</b> N	<b>Short Sale</b> No		
	<b>Legal Description</b> 004-078-232 LOT 2 GOOD OIL COMPANY			
	<b>Directions</b> From Winona Avenue, turn South on to Buffalo Street then East onto Prairie Street. Building on South side of road.			
	<b>Inside City Limits</b> Y	<b>City Zoning</b> C2	<b>County Zoning</b>	<b>Zoning Description</b> General Business



**Remarks** INCOME PRODUCING BUILDING is Up For Sealed Bid Auction! Properties offering 22 +/- Acres in 4 Tracts of going up for a Sealed Bid Auction due by Wednesday, September 30, 2020 at 5:00 pm. This is Tract 1 & features a 3 Unit Fully Leased Office Building! This Income Producing Building has 3 rental suites with current signed leases and a large, heated storage shop rental! The entire complex has 4 bathrooms and above ceiling storage easily accessible by stairs. Highly Visible Location! Bid on this Tract individually or in combination with the other Tracts! Current Lease & Sealed Bid Information in Docs!

**Agent Remarks** Sealed Bid Auction. Bids due on 9.30.20 at 5:00 pm. Sealed Bid Information in Docs. TERMS: 10% on Land and \$5,000 on Commercial Building down day of the auction with the balance due 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 to receive

Sec	Lot 2	Township	Wayne	Zoning	Lot Ac/SF/Dim	0.5700 / 24,829 / 214 x 148	Src	N
<b>Year Built</b>	1989	<b>Age</b> 31	<b>New</b> No	<b>Years Established</b>	<b>Exterior</b> Metal	<b>Foundation</b> Slab		
<b>Const Type</b>	Pole			<b>Total # Bldgs</b> 1	<b>Stories</b> 1.0	<b>Total Restrooms</b> 4		
<b>Bldg #1 Total Above Gd SqFt</b>		3,072		<b>Total Below Gd SqFt</b> 0	<b>Story</b> 1	<b>Finished Office SqFt</b> 3,072		
<b>Bldg #2 Total Above Gd SqFt</b>				<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>		
<b>Bldg #3 Total Above Gd SqFt</b>				<b>Total Below Gd SqFt</b>	<b>Story</b>	<b>Finished Office SqFt</b>		
<b>Location</b>				<b>Fire Protection</b> City		<b>Fire Doors</b> No		
<b>Bldg Height</b>				<b>Roof Material</b> Asphalt, Shingle	<b>Int Height</b> 12'			
<b>Interior Walls</b> Drywall				<b>Ceiling Height</b> 12'	<b>Column Spcg</b> YES			
<b>Flooring</b> Carpet, Concrete, Vinyl				<b>Parking</b> Gravel, Lot, Paved	<b>Water</b> City			
<b>Road Access</b> City				<b>Equipment</b> No	<b>Sewer</b> City			
<b>Currently Lsd</b> Yes				<b>Enterprise Zone</b> No	<b>Fuel / Heating</b> Forced Air			
					<b>Cooling</b> Central Air			
					<b>Burglar Alarm</b> No			
					<b>Channel Frtg</b>			
					<b>Water Frtg</b>			

**SALE INCLUDES** Building, Lease  
**INTERNAL ROOMS** Office, Storage  
**SPECIAL FEATURES** Overhead Door 1, Office Space  
**PROPERTY USE** Investment Property

Water Access	Water Name	Lake Type
<b>Water Features</b>		
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC31300015
<b>Occupancy Comm</b> FULLY LEASED	<b>Owner Name</b>	
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$1,241.96	<b>Exemption</b>	<b>Year Taxes Payable</b> 2020
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Possession</b> At Closing
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238		<b>List Agent</b> Chad Metzger - Cell: 260-982-9050
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com	
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showing time by appointment only. 24 hour notice required.		
<b>List Date</b> 8/31/2020	<b>Exp Date</b> 12/31/2020	<b>Publish to Internet</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 1.0%
		<b>Variable Rate</b> No
<b>Virtual Tour</b>		<b>Special Listing Cond.</b> None
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>How Sold</b>
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Selling Agent</b>
	<b>Co-Sell Off</b>	

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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# Current Lease Agreements

110 E Prairie Street, Warsaw, IN 46580

## Tenant Agreements

- Tenants have access to building 24 hours per day.
- Tenant Pays Utilities, Real Estate Taxes, and Insurance.
- Owner approves all Alterations, Repairs & Maintenance by Owner.
- All Tenant Signage on premise is at Tenant Cost.
- Payment is due on the 1<sup>st</sup> of each month w/ a \$25 late fee if after the 1<sup>st</sup>.

## Lease 1 (Suite 1: Approximately 528 sq ft)

- Signed 3-year lease from August 1, 2019 – August 1, 2022
- Tenant will have option to renew lease for 3-year term
- Base Rent \$418.00 per month; Security Deposit will be 1-month Gross Rent
- Real Estate Taxes pro-rated monthly at a rate of \$50.16
- Property Insurance pro-rated monthly at a rate of \$23.32

## Lease 2 (Suites 2&3: Approximately 2192 sq ft)

- Signed 5-year lease from August 1, 2019 – July 31, 2024
- Tenant will have option to renew lease for 2- or 5-year term
- Base Rent \$1735.00 per month; Security Deposit will be 1-month Gross Rent
- Real Estate Taxes pro-rated monthly at a rate of \$208.24
- Property Insurance pro-rated monthly at a rate of \$96.81

## Lease 3

- Signed 2 year lease from August 1, 2019 – August 1, 2021
- Base Rent \$150.00 per month



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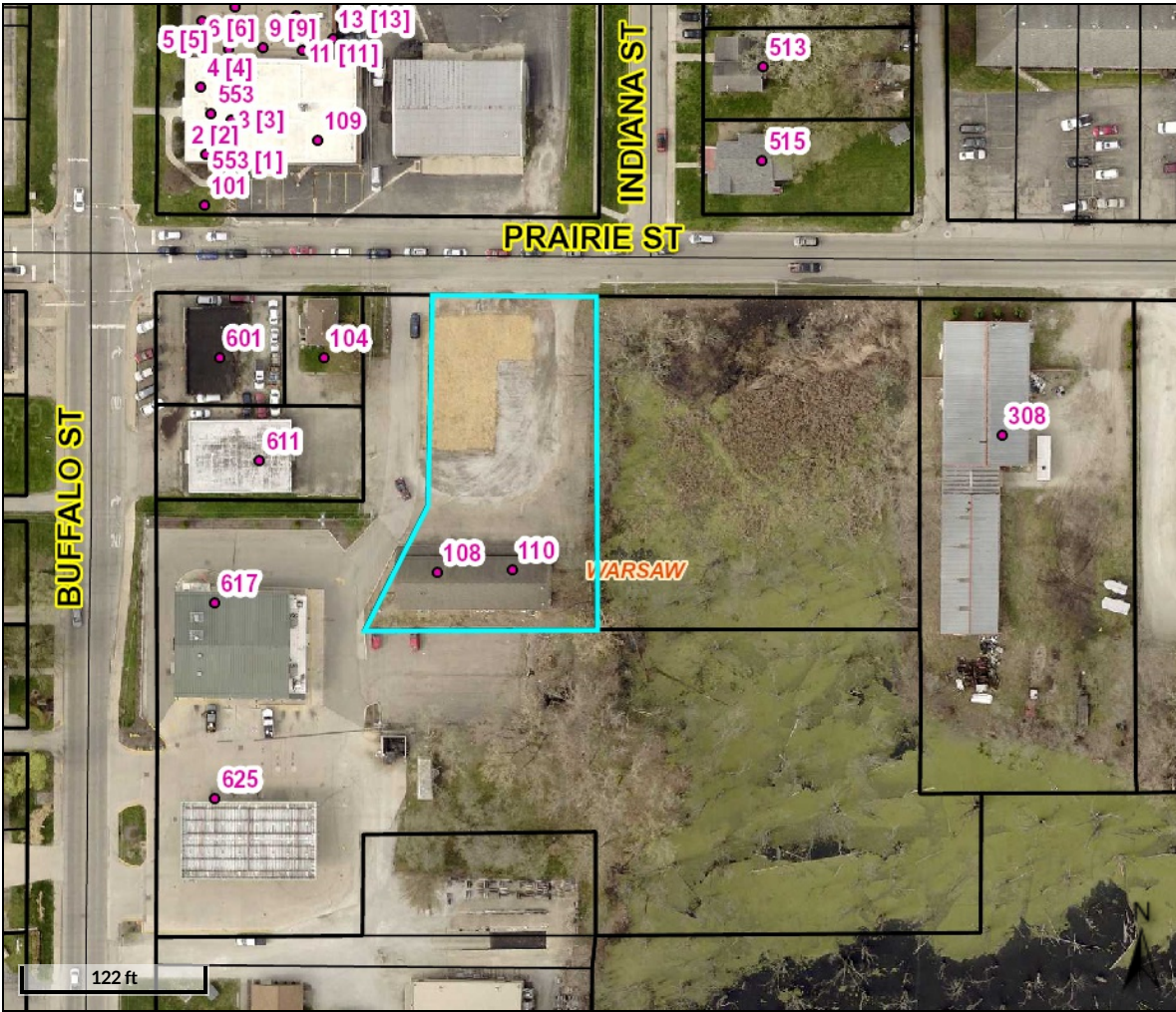
260-982-0238

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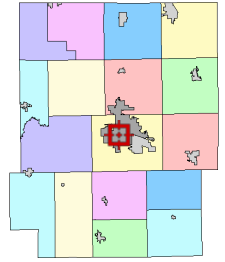
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**Overview**



**Legend**

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

Parcel ID	004-078-232	Alternate ID	004-715001-60	Owner Address	Lake City Holdings LLC
Sec/Twp/Rng	0017-0032-6	Class	COMMERCIAL OTHER STRUCTURE		295 N 450 E
Property Address	110 E PRAIRIE ST WARSAW	Acreeage	n/a		Warsaw, IN 46582
District	Warsaw				
Brief Tax Description	004-078-232   LOT 2 GOOD OIL COMPANY				
	(Note: Not to be used on legal documents)				

Date created: 8/19/2020  
 Last Data Uploaded: 8/19/2020 3:03:31 AM

Developed by 



Disclaimer: The data is provided pursuant to the Indiana Open Records Act. It represents accurate reproductions of the records on file with the Indiana Department of Transportation; however, [... more](#)

List View All DIRs

Record		4	of 4	Goto Record	<input type="text"/>	go
Location ID	R43215	MPO ID	20701			
Type	SPOT	HPMS ID				
On NHS	No	On HPMS	No			
LRS ID	54307140470000001	LRS Loc Pt.	0.511093			
SF Group	U2_SWG	Route Type	City Street			
AF Group	U3_A	Route	Local			
GF Group	U2_SWG	Active	Yes			
Class Dist Grp		Category				
Seas Clss Grp						
WIM Group						
QC Group	Default					
Funct'l Class	Local	Milepost				
Located On	Prairie Street					
Loc On Alias	PRAIRIE ST					
EAST OF	SR 15					
More Detail						
STATION DATA						

Directions:

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	4,930 <sup>3</sup>						Grown from 2018
2018	4,901	448	9	54	4,827 (98%)	73 (1%)	
2017	4,794 <sup>3</sup>		9	53	4,492 (94%)	301 (6%)	Grown from 2016
2016	4,751	450	9	53	4,452 (94%)	298 (6%)	

Travel Demand Model										
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV	


VOLUME COUNT			
Date	Int	Total	
Wed 6/20/2018	15	5,447	
Wed 6/1/2016	15	5,155	
Tue 5/31/2016	15	5,173	

VOLUME TREND	
Year	Annual Growth
2019	1%
2018	2%
2017	1%

SPEED					
Date	Int	Pace	85th	Total	
Wed 6/1/2016	15	20 - 30	27	5,155	
Tue 5/31/2016	15	20 - 30	27	5,173	

CLASSIFICATION			
Date	Int	Total	
Wed 6/20/2018	15	5,447	
Wed 6/1/2016	15	5,155	
Tue 5/31/2016	15	5,173	



WEIGH-IN-MOTION 				
	Date	Axles	Avg GVW	Total
No Data				

PER VEHICLE				
	Date	Axles	85th	Total
No Data				

GAP			
	Date	Int	Total
No Data			

**PARTIAL COUNT**

**Date      Int                      24-Hr Total**

NOTES/FILES			
	Note	Date	

43-11-17-400-100.000-032

LAKE CITY HOLDINGS LLC

110 E PRAIRIE ST

499, Other Commercial Structures

WARSAW COMMERCIAL M 1/2

General Information

Parcel Number 43-11-17-400-100.000-032

Local Parcel Number 0471500160

Tax ID:

Routing Number 004-078-232.

Property Class 499 Other Commercial Structures

Year: 2020

Location Information

County Kosciusko

Township WAYNE

District 032 (Local 032 ) WARSAW CITY-WAYNE TOWNSH

School Corp 4415 WARSAW COMMUNITY

Neighborhood 408500-032 WARSAW COMMERCIAL MISC

Section/Plat 17-32-6

Location Address (1) 110 E PRAIRIE ST WARSAW, IN 46580

Zoning C-2 GENERAL GENERAL BUSINE

Subdivision

Lot

Market Model WARSAW COMM MISC

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, March 26, 2020 Review Group 2020

Ownership

LAKE CITY HOLDINGS LLC 295 N 450 E WARSAW, IN 46582

Legal

4-78-232 LOT 2 GOOD OIL COMPANY



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

Table with columns for Assessment Year (2020, 2019, 2018, 2017, 2016), Reason For Change (AA), As Of Date (01/01/2020, 01/01/2019, 01/01/2018, 01/01/2017, 01/01/2016), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$78,300, \$51,200, \$129,500).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (11), Pricing Method (A), Soil (Soil), Act Front. (0), Size (0.57), Factor (1.43), Rate (\$78,000), Adj. Rate (\$111,540), Ext. Value (\$63,578), Infl. % (0%), Res Elig % (0%), Market Factor (1.2322), Value (\$78,340).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/01/2019 to 03/10/1994.

Commercial

Notes

6/27/2019 MEM: 2020 REMEASURED PAVING, REMOVED CONCRETE PER PICTOMETRY
4/29/2019 SPLT: 2020 PLAT SPLITS LOT 1 .21 A TO 004-703032-80
12/15/2015 REA: 2016 ADDED A/C TO REST OF BLDG PER PICTOMETRY
1/8/2015 2015: 2015 REMOVED SHED PER PICTOMETRY & FIELD CHECK
10/20/2009 BP: #4147 07-16-97 REMODEL 20,000
10/20/2009 COMM: NORTH LAKE MARKET PLACE

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.57, Actual Frontage 0, Developer Discount, Parcel Acreage 0.57, 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 0.57, 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 \$0, CAP 2 Value \$0, CAP 3 Value \$78,300, Total Value \$78,300).



**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	GCK
<b>Description</b>	C/I Building C 01	<b>Pre. Framing</b>	Pole Frame
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
-----------	----------	----------	----------

<b>Wall Type</b>	1: 1(256')
<b>Heating</b>	3072 sqft
<b>A/C</b>	3072 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

	#	TF	#	TF
<b>Full Bath</b>	0	0	0	0
<b>Half Bath</b>	0	0	0	0
<b>Kitchen Sinks</b>	0	0	0	0
<b>Water Heaters</b>	0	0	13	13
<b>Add Fixtures</b>	0	0	13	13
<b>Total</b>	0	0	13	13

**Roofing**

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

**GCK Adjustments**

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input checked="" type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

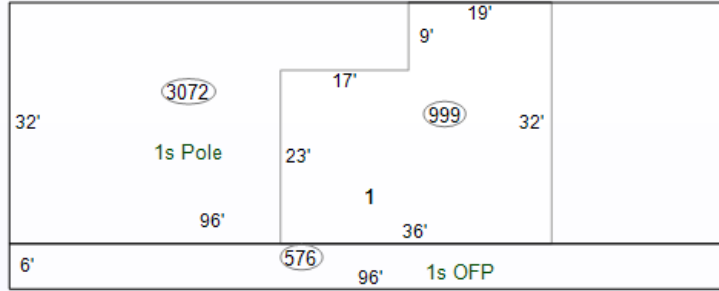
Description	Area	Value
Porch, Open Frame	576	\$15,200

**Special Features**

Description	Value
Mezz 999sqft	\$12,008

**Other Plumbing**

Description	Value



**Floor/Use Computations**

Pricing Key	GCK	GCK
Use	GCK	GCK
Use Area	1049 sqft	2023 sqft
Area Not in Use	0 sqft	0 sqft
Use %	34.1%	65.9%
Eff Perimeter	256'	256'
PAR	8	8
# of Units / AC	0 / N	0 / N

Avg Unit sz dpth		
Floor	1	1
Wall Height	12'	12'

<b>Base Rate</b>	<b>\$14.59</b>	<b>\$14.59</b>
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$14.59</b>	<b>\$14.59</b>
BPA Factor	1.00	1.00

<b>Sub Total (rate)</b>	<b>\$14.59</b>	<b>\$14.59</b>
Interior Finish	\$23.52	\$40.90
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$2.45	\$2.45
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00

Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$3.05	\$3.05
<b>S.F. Price</b>	<b>\$43.61</b>	<b>\$60.99</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$45,747</b>	<b>\$123,383</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$169,130</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$217,138</b>
Plumbing	\$20,800	Quality (Grade)	\$217,139
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$12,008	<b>Repl. Cost New</b>	<b>\$199,767</b>
Exterior Features	\$15,200		

**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: C/I Building C 01	0%	1	Pole	C	1989	1989	31 A		0.92		3,072 sqft	\$199,767	80%	\$39,950	0%	100%	1.000	1.1800	\$47,100
2: Paving C 01	0%	1	Crushed Stone	C	1989	1989	31 A	\$0.49	0.92	\$0.49	6,108 sqft	\$2,753	80%	\$550	0%	100%	1.000	1.1800	\$600
3: Paving C 01	0%	1	Asphalt	C	1989	1989	31 A	\$2.58	0.92	\$2.58	6,278 sqft	\$14,901	80%	\$2,980	0%	100%	1.000	1.1800	\$3,500





**Tract 2**  
18.33 Acres

**Tract 3**  
2 Acres

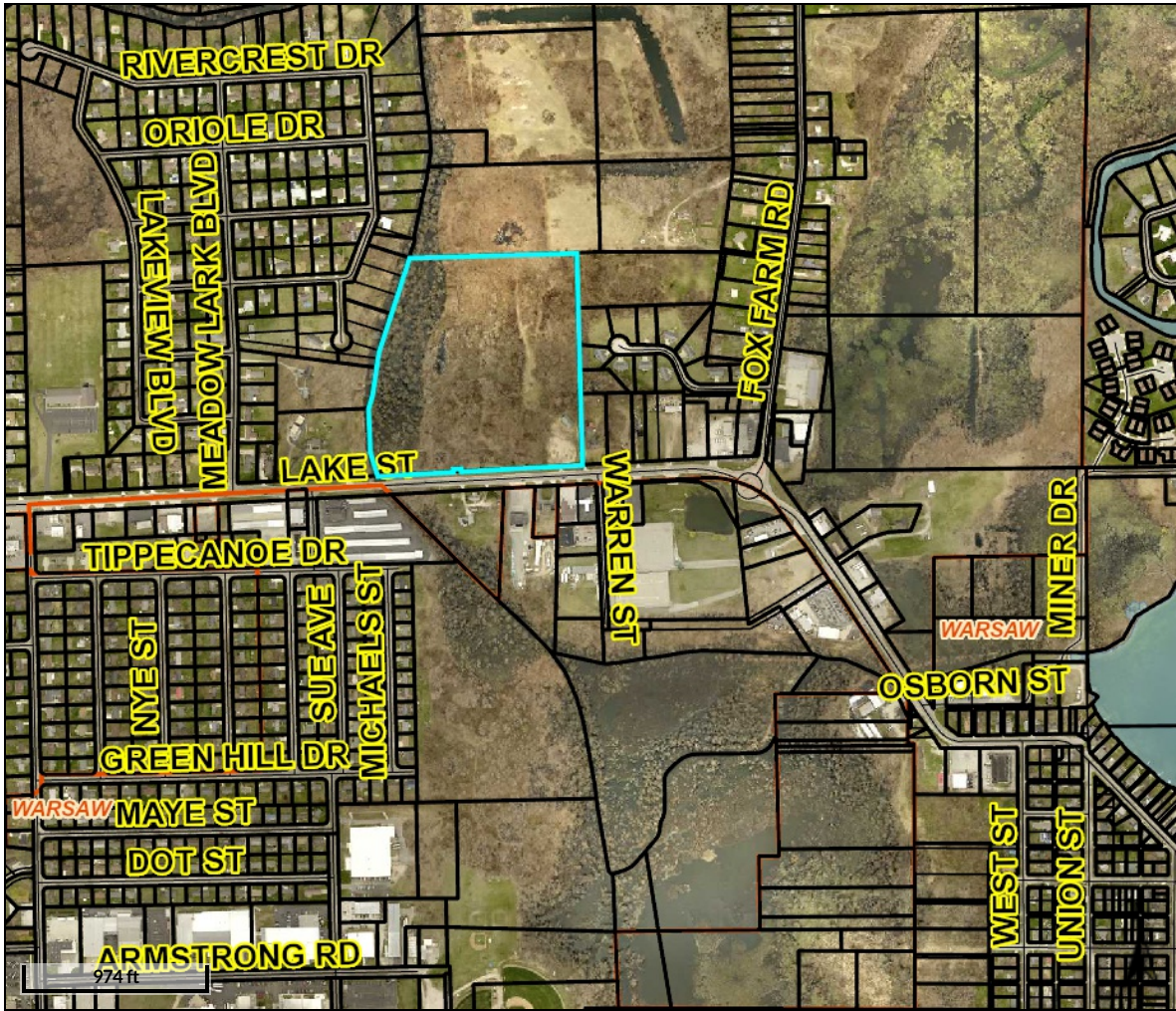
**Tract 4**  
2 Acres

**W. Old Rd. 30**

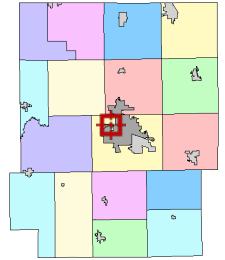
**Fox Farm Rd.**

**Lake St.**





Overview



Legend

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

Parcel ID 003-023-007  
 Sec/Twp/Rng 0006-0032-6  
 Property Address 1278 W LAKE ST  
 WARSAW

Alternate ID 003-719034-80  
 Class RESIDENTIAL OTHER STRUCTURES  
 Acreage 22.33

Owner Address Manns Dustin  
 295 N 450 E  
 Warsaw, IN 46582

District Wayne  
 Brief Tax Description 003-023-007 | S P T E RIVER SW | 6-32-6 22.33A  
 (Note: Not to be used on legal documents)

Date created: 8/19/2020  
 Last Data Uploaded: 8/19/2020 3:03:31 AM

Developed by Schneider  
 GEOSPATIAL



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List View All DIRs

Record		4	of 8	Goto Record	<input type="text"/>	go
Location ID	R43182		MPO ID	30088		
Type	SPOT		HPMS ID			
On NHS	No		On HPMS	No		
LRS ID			LRS Loc Pt.			
SF Group	U2_SWG		Route Type			
AF Group	U2_A		Route			
GF Group	U2_SWG		Active	Yes		
Class Dist Grp			Category			
Seas Clss Grp						
WIM Group						
QC Group	Default					
Funct'l Class	Other Principal Arterial (OPA)		Milepost			
Located On	Lake Street					
Loc On Alias						
AT	Walnut Creek Bridge					
More Detail						
STATION DATA						

Directions:

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	10,785 <sup>3</sup>						Grown from 2018
2018	10,721	1,036	10	51	10,350 (97%)	370 (3%)	
2017	11,109 <sup>3</sup>		9	54	10,228 (92%)	880 (8%)	Grown from 2016
2016	11,010 <sup>3</sup>		9	54	10,137 (92%)	872 (8%)	Grown from 2015
2015	10,977	1,022	9	54	10,107 (92%)	869 (8%)	

Travel Demand Model										
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV	


VOLUME COUNT			
Date	Int	Total	
Wed 8/29/2018	15	12,025	
Wed 7/15/2015	15	11,826	
Tue 7/14/2015	15	11,821	


VOLUME TREND	
Year	Annual Growth
2019	1%
2018	-3%
2017	1%
2016	0%

SPEED				
Date	Int	Pace	85th	Total
Wed 7/15/2015	15	40 - 50	47	11,826
Tue 7/14/2015	15	40 - 50	47	11,821

CLASSIFICATION			
Date	Int	Total	
Wed 8/29/2018	15	12,025	
Wed 7/15/2015	15	11,826	
Tue 7/14/2015	15	11,821	

	
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WEIGH-IN-MOTION 			
Date	Axles	Avg GVW	Total
No Data			

PER VEHICLE				
Date	Axles	85th	Total	
No Data				

GAP			
Date	Int	Total	
No Data			

**PARTIAL COUNT**

Date	Int	24-Hr Total
No Data		

NOTES/FILES			
Note	Date		
No Data			



**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 2      **DOM** 2      **Auction** Yes  
**MLS #** 202035111      **\*\*1278 W Lake Street**      **Warsaw**      **IN 46580**      **Status** Active      **LP** \$0



**Area** Kosciusko County      **Parcel ID** 43-11-06-300-001.000-031      **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** WRS Elem      **Madison**      **JrH** Edgewood      **Lot #**      **SrH** Warsaw  
**REO** No      **Short Sale** No  
**Legal Description** Approximately 18.33 +/- acres part of 003-023-007 S PT E RIVER SW 6-32-6 22.33A  
**Directions** Head East on Old Rd 30, continue through the round-about to Lake Street. Property will be on the North side of the  
**Inside City Limits**      **City Zoning**      **County Zoning** A1      **Zoning Description** Agriculture

**Remarks** DEVELOPMENT POTENTIAL! Property offering 22 +/- Acres in 4 Tracts is going up for a Sealed Bid Auction! Bids are due on Wednesday, September 30, 2020 at 5:00 pm. Tract 2 offers 18.33+/- Acres with Commercial or Residential Development Potential! Highly Visible Location on Old Rd 30 just west of the round -about! This lot features scenic trails and a beautiful creek along the edge of the property! Bid on this Tract individually or in combination with the other Tracts! Sealed Bid Information in Docs.

**Agent Remarks** Sealed Bid Auction. Bids due on 9.30.20 at 5:00 pm. Sealed Bid Information in Docs. TERMS: 10% on Land and \$5,000 on Commercial Building down day of the auction with the balance due 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 to receive

**Sec**      **Lot**      **Zoning**      **Lot Ac/SF/Dim** 18.3300 / 798,455 / 850 x 1130  
**Parcel Desc** Heavily Wooded, Undeveloped, 15+,      **Platted Development** No      **Platted Y/N** Yes  
**Township** Wayne      **Date Lots Available**      **Price per Acre** \$ \$0.00  
**Type Use** Agriculture, Commercial,      **Road Access** City      **Road Surface** Paved      **Road Frontage** City  
**Type Water** None      **Easements** Yes  
**Type Sewer** None      **Water Frontage** 10.00  
**Type Fuel** Available      **Assn Dues** Not Applicable  
**Electricity** Available      **Other Fees**

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

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** No  
**Water Access** Creek  
**Water Name**      **Lake Type**  
**Water Features**  
**Water Frontage** 10.00      **Channel Frontage**      **Water Access** NONE  
**Auction** Yes      **Auctioneer Name** Chad Metzger      **Auctioneer License #** AC313000015  
**Owner Name**

**Financing:**      **Existing**      **Proposed**      **Excluded Party** None  
**Annual Taxes** \$840.05      **Exemption**      **Year Taxes Payable** 2020      **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No      **Possession** At Closing  
**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** Showing time by appointment only.  
**List Date** 8/31/2020      **Exp Date** 12/31/2020      **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** 1.0%      **Variable Rate** No      **Special Listing Cond.** None  
**Virtual Tours:**      **Type of Sale**

**Pending Date**      **Closing Date**      **Selling Price**      **How Sold**      **CDOM** 2  
**Total Concessions Paid**      **Sold/Concession Remarks**  
**Sell Off**      **Sell Agent**      **Co-Sell Off**      **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 2      **DOM** 2      **Auction** Yes  
**MLS #** 202035091      \*\*\*1278 W Lake Street      Warsaw      IN 46580      **Status** Active      **LP** \$0



**Area** Kosciusko County      **Parcel ID** 43-11-06-300-001.000-031      **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** WRS Elem Madison      JrH Edgewood      **SrH** Warsaw  
**REO** No      **Short Sale** No  
**Legal Description** Approximately 2+/- acres part of 003-023-007 S PT E RIVER SW 6-32-6 22.33A  
**Directions** Head East on Old Rd 30, continue through the round-about to Lake Street. Property will be on the North side of the  
**Inside City Limits**      **City Zoning**      **County Zoning** A1      **Zoning Description** Agriculture

**Remarks** DEVELOPMENT POTENTIAL! Property offering 22 +/- Acres in 4 Tracts of going up for a Sealed Bid Auction due by Wednesday, September 30, 2020 at 5:00 pm. Tract 3 offers 2 +/- Acres! Highly Visible Location on Old Rd 30 just west of the round-about! Great Potential for Commercial or Residential Development! Bid on this Tract individually or in combination with the other Tracts! Sealed Bid Information in Docs.

**Agent Remarks** Sealed Bid Auction. Bids due on 9.30.20 at 5:00 pm. Sealed Bid Information in Docs. TERMS: 10% on Land and \$5,000 on Commercial Building down day of the auction with the balance due 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 to receive

**Sec**      **Lot**      **Zoning**      **Lot Ac/SF/Dim** 2.0000 / 87,120 / 340 x 240  
**Parcel Desc** Partially Wooded, 0-2.9999      **Platted Development** No      **Platted Y/N** Yes  
**Township** Wayne      **Date Lots Available**      **Price per Acre** \$0.00  
**Type Use** Agriculture, Commercial,      **Road Access** City      **Road Surface** Paved      **Road Frontage** City  
**Type Water** None      **Easements** Yes  
**Type Sewer** None      **Water Frontage**  
**Type Fuel** Available      **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      **Auctioneer License #** AC31300015  
**Owner Name**  
**Financing:**      **Existing**      **Proposed**      **Excluded Party** None  
**Annual Taxes** \$840.05      **Exemption**      **Year Taxes Payable** 2020      **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No      **Possession** At Closing  
**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** Showing time by appointment only.  
**List Date** 8/31/2020      **Exp Date** 12/31/2020      **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** 1.0%      **Variable Rate** No      **Special Listing Cond.** None  
**Virtual Tours:** Unbranded Virtual Tour      **Type of Sale**  
**Pending Date**      **Closing Date**      **Selling Price**      **How Sold**      **CDOM** 2  
**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.

Listings as of 09/02/2020

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 2	<b>DOM</b> 2	<b>Auction</b> Yes
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<b>MLS #</b> 202035086	****1278 W Lake Street	Warsaw	IN 46580	<b>Status</b> Active	<b>LP</b> \$0
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<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-11-06-300-001.000-031	<b>Type</b> Agricultural Land			
<b>Sub</b> None	<b>Cross Street</b>		<b>Lot #</b>		
<b>School District</b> WRS Elem	Madison	JrH Edgewood	<b>SrH</b> Warsaw		
<b>REO</b> No	<b>Short Sale</b> No				
<b>Legal Description</b> Approximately 2+/- acres part of 003-023-007 S PT E RIVER SW 6-32-6 22.33A					
<b>Directions</b> Head East on Old Rd 30, continue through the round-about to Lake Street. Property will be on the North side of the					
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b> Agriculture		

**Remarks** DEVELOPMENT POTENTIAL! Property offering 22 +/- Acres in 4 Tracts of going up for Sealed Bid Auction with bids due by Wednesday, September 30, 2020 at 5:00 pm. This is Tract 4 and it offers 2 +/- Acres and 63 x 36 Pole Barn! Highly Visible Location on Old Rd 30 just west of the round-about! Great Potential for Commercial or Residential Development! Bid on this Tract individually or in combination with the other Tracts being offered. Sealed Bid Information in Docs!

**Agent Remarks** Sealed Bid Auction. Bids due on 9.30.20 at 5:00 pm. Sealed Bid Information in Docs. TERMS: 10% on Land and \$5,000 on Commercial Building down day of the auction with the balance due 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 to receive

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 2.0000 / 87,120 / 340 x 240			
<b>Parcel Desc</b>	Partially Wooded, 0-2.9999	<b>Platted Development</b>	No	<b>Platted Y/N</b>	Yes	
<b>Township</b>	Wayne	<b>Date Lots Available</b>		<b>Price per Acre</b>	\$ \$0.00	
<b>Type Use</b>	Agriculture, Commercial,	<b>Road Access</b>	City	<b>Road Surface</b>	Paved	<b>Road Frontage</b> City
<b>Type Water</b>	None	<b>Easements</b>	Yes			
<b>Type Sewer</b>	None	<b>Water Frontage</b>				
<b>Type Fuel</b>	Available	<b>Assn Dues</b>	Not Applicable			
<b>Electricity</b>	Available	<b>Other Fees</b>				

**Features** **DOCUMENTS AVAILABLE** Aerial Photo  
**LAND FEATURES** Pole Barn

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

<b>Owner Name</b>		<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None	
<b>Annual Taxes</b> \$840.05	<b>Exemption</b>	<b>Year Taxes Payable</b> 2020	<b>Assessed Value</b>		
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b> At Closing			
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050				
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com				
<b>Co-List Office</b>	<b>Co-List Agent</b>				

**Showing Instr** Showing time by appointment only.

<b>List Date</b> 8/31/2020	<b>Exp Date</b> 12/31/2020	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 1.0%	<b>Variable Rate</b> No	<b>Special Listing Cond.</b> None	

<b>Virtual Tours:</b>					
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 2	
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>		

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Information is deemed reliable but not guaranteed.

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General Information

Parcel Number 43-11-06-300-001.000-031

Local Parcel Number 0371903480

Tax ID:

Routing Number 003-023-007.

Property Class 599 Other Residential Structures

Year: 2020

Location Information

County Kosciusko

Township WAYNE

District 031 (Local 031 ) WAYNE TOWNSHIP

School Corp 4415 WARSAW COMMUNITY

Neighborhood 308853-031 WAYNE TWP ACREAGE

Section/Plat 6-32-6

Location Address (1) W LAKE ST WARSAW, IN 46580

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography High, Rolling Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, March 26, 2020

Review Group 2020

Ownership

MANN'S DUSTIN 295 N 450 E WARSAW, IN 46582

Legal

3-23-7 SPT E RIVER SW 6-32-6 22.33A



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

Table with columns for Assessment Year (2020, 2019, 2018, 2017, 2016), Reason For Change (AA), As Of Date (01/01/2020, 01/01/2019, 01/01/2018, 01/01/2017, 01/01/2016), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$105,000, \$18,100, \$123,100).

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

Table with columns for Land Pricing Soil Type, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value (\$92,580, \$12,420).

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I. Includes entries for 12/12/2018, 05/19/2005, 12/12/2002, 01/25/1993, 12/07/1990, and 01/01/1900.

Res

Notes

3/17/2020 2020: 2020 CHANGED LAND TO RES EXCESS & ADDED INFL FACTORS TO 6.90A FOR DESIGNATED WETLANDS & FLOOD HAZARD. 3/21/2019 AFF: 2019 AFF OF DEST. REMOVED ALL STRUCTURES EXCEPT T3AW AND REMOVED HOMESITE 12-12-18. 10/22/2015 REA: 2016 CHANGED EFF YR ON HOUSE FOR REASSESSMENT. 11/18/2014 2015: ADDED NEW CONSTRUCTION A POLE BARN. 11/18/2014 BP: #140444 7/7/2014 POLE BARN \$13,000. 6/9/2011 SPLT: 2012 SPLIT 1.09A TO 0372601749

Land Computations

Table with columns for Calculated Acreage (22.33), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (22.33), 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 (22.33), 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 (\$105,000), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$105,000), Total Value (\$105,000).

Data Source N/A

Collector

Appraiser

**General Information**

Occupancy Barn, Pole (T3)  
 Description Barn, Pole (T3)  
 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

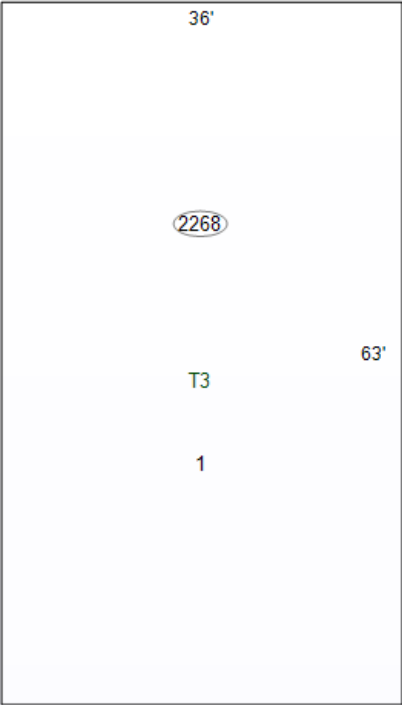
**Plumbing**

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

**Accommodations**

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				

**Adjustments** **Total Base**  
 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)  
 Location Multiplier 0.92  
**Replacement Cost** \$16,013

**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: Barn, Pole (T3)	0%	1	T3AW	D	2014	2014	6 A	\$13.75	0.92	\$9.59	63' x 36' x 12'	\$16,013	15%	\$13,610	0%	100%	1.330 1.0000	\$18,100

*...Generation after Generation*



**Metzger**  
Property Services, LLC

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