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**260-982-0238**



## Waterfront Property on Silver Lake & a Cabin at Hill Lake



# April 17<sup>th</sup> 1 pm

Auction Location:  
10484 S. Bouse Dr.,  
Silver Lake, IN

### 10484 S. Bouse Dr., Silver Lake, IN

Great flip potential in this lakefront home on Silver Lake or remodel it for your own lake getaway! The home offers 3 Bedrooms, an open kitchen living area, a one car garage and a gorgeous view of the lake!

### 8777 S. Sunnyside Ln., Silver Lake, IN

Another great flip opportunity in this off lake cabin at Hill Lake or remodel it for a low maintenance rental property! The home offers an open concept and has a view of the lake!

**Great Flip  
Prospects or  
Future Income  
Producing  
Properties!**

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# REAL ESTATE AUCTION TERMS

## ***Waterfront Property on Silver Lake & Cabin at Hill Lake!***

These properties will be offered via Absolute Auction on Saturday, April 17, 2021 at 1:00 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 \$1,000.00 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. 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 May 21, 2021. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 19' due in 20' were approximately \$943.14 for Tract 1 & \$416.68 for Tract 2. 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Absolute Auction: Saturday, April 17, 2021 at 1:00 pm**  
***Bid Live, In Person or Online!***

**Auction Location: 10484 S. Bouse Dr., Silver Lake, IN 46982**  
**Property Location-Tract 1: 10484 S. Bouse Dr., Silver Lake, IN 46982**  
**Property Location-Tract 2: 8777 Sunnyside Ln., Silver Lake, IN 46982**

**Any Questions, Call the Office at 260.982.0238**




**Metzger** PROPERTY SERVICES, LLC  
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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes	
<b>MLS #</b> 202109881	10484 S Bouse Drive	Silver Lake	IN 46982	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-18-06-400-220.000-013	<b>Type</b> Site-Built Home		
	<b>Sub</b> Other	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 1	<b>H Baths</b> 0
	<b>Location</b> Lake	<b>Style</b> One and Half Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> WRS	<b>Elem</b> Claypool	<b>JrH</b> Edgewood	<b>SrH</b> Warsaw	
	<b>Legal Description</b> 035-026-015 Lot 6 Don Bouses 1st Add				
	<b>Directions</b> From SR 14, Head North onto Bouse Drive. Continue on Bouse Drive until it starts to circle around. Turn right to continue around the				
	<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> R1	<b>Zoning Description</b> Residential	

**Remarks** Lakefront Home on Silver Lake selling via ABSOLUTE Auction on Saturday, April 17, 2021 - 1:00 PM! Absolute Auction means this property will sell regardless of price! This home features 3 Bedrooms, 1 Bath, Open Kitchen & Living Area with Gorgeous Views of the Lake! There is a 1-Car Attached Garage that has plenty of space for your vehicles & your lake essentials! Enjoy the lake view while fishing off your private pier! Lots of Potential with this Fixer Upper - Great Opportunity for Flippers, Investors, or renovate to your liking! Bid Live or Online! Open House: Monday, April 12 6-6:30pm.

**Agent Remarks** ABSOLUTE Auction: Sat. 4.17.21 at 1:00 PM Open House: Mon. 4.12.21 6-6:30pm TERMS: \$1,000 down the day of auction. Possession of Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Bid Live or Online!

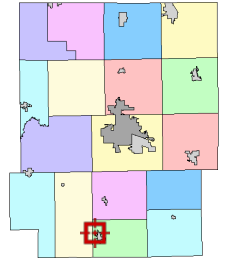
<b>Sec</b> Lot 6	<b>Lot Ac/SF/Dim</b> 0.1600 / 6,970	/ 115 x 80		<b>Src Y</b>	<b>Lot Des</b> 0-2.9999, Lake			
<b>Township</b> Lake	<b>Abv Gd Fin SqFt</b> 1,358		<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 1,358	<b>Year Built</b> 1956		
<b>Age</b> 65	<b>New</b> No	<b>Date Complete</b>		<b>Ext</b> Vinyl	<b>Fndtn</b> Crawl	<b># Rooms</b> 5		
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b> WELL	<b>Basement Material</b>		
<b>DIM</b>	<b>L</b>	<b>B-Main</b>	1	0	<b>Sewer</b> Septic	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b>	Yes
<b>LR</b>	x M	<b>B-Upper</b>	0	0	<b>Fuel</b> Forced Air	<b>Dryer Hookup Elec</b> No	<b>Guest Qtrs</b>	No
<b>DR</b>	x	<b>B-Blw G</b>	0	0	<b>Heating</b>	<b>Dryer Hook Up Gas/Elec</b> No	<b>Split FlrPln</b>	No
<b>FR</b>	x				<b>Cooling</b> None	<b>Disposal</b> No	<b>Ceiling Fan</b>	No
<b>KT</b>	x M	<b>Laundry Rm</b>	Main		x	<b>Water Soft-Owned</b> No	<b>Skylight</b>	No
<b>BK</b>	x	<b>AMENITIES</b>	Deck	Open		<b>Water Soft-Rented</b> No	<b>ADA Features</b>	No
<b>DN</b>	x					<b>Alarm Sys-Sec</b> No	<b>Fence</b>	
<b>MB</b>	12 x 12 M					<b>Alarm Sys-Rent</b> No	<b>Golf Course</b>	No
<b>2B</b>	12 x 11 M	<b>Garage</b>	1.0 / Attached	/ 30 x 13	/ 390.00	<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b>	No
<b>3B</b>	14 x 14 U	<b>Outbuilding</b>	None		x	<b>Jet Tub</b> No	<b>Garage Y/N</b>	Yes
<b>4B</b>	x	<b>Outbuilding</b>			x	<b>Pool</b> No	<b>Off Street Pk</b>	
<b>5B</b>	x	<b>Assn Dues</b>		Not Applicable		<b>Pool Type</b>		
<b>RR</b>	x	<b>Other Fees</b>				<b>FIREPLACE</b> Living/Great Rm		
<b>LF</b>	x	<b>Restrictions</b>						
<b>EX</b>	x	<b>Water Access</b> LAKE		<b>Wtr Name</b> Silver				
<b>WtrType</b> Lake		<b>Wtr Frtg</b> 80.00		<b>Channel Frtg</b> 0.00				
<b>Water Features</b>				<b>Lake Type</b> NOSKI				
<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> \$943.14	<b>Exemptions</b> Over 65, Supplemental			<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 E-mail</b> chad@metzgerauction.com				<b>List Agent - User Code</b> UP388053395				
<b>Co-List Office</b>				<b>Co-List Agent</b>				
<b>Showing Instr</b> Showing time or Open House								
<b>List Date</b> 3/29/2021	<b>Exp Date</b> 5/31/2021	<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>Buyer Broker Comp.</b> 1.5%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None				
<b>Virtual Tours:</b> Unbranded Virtual Tour	<b>Lockbox Type</b> MECH	<b>Lockbox Location</b> Front Door	<b>Type of Sale</b>					
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 1				
<b>Ttl 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>					
	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

<b>Parcel ID</b>	035-026-015	<b>Alternate ID</b>	035-716004-70	<b>Owner Address</b>	LRB Holdings Inc PO Box 874 Warsaw, IN 46581
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	10484 S BOUSE DR SILVER LAKE	<b>Acreage</b>	n/a		
<b>District</b>	Lake				
<b>Brief Tax Description</b>	035-026-015   Lot 6 Don Bouses 1st Add				
	(Note: Not to be used on legal documents)				

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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202109885	8777 S Sunnyside Lane	Silver Lake	IN 46982	<b>Status</b> Active
<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-14-25-200-277.000-021	<b>Type</b> Site-Built Home		
<b>Sub</b> Leiters Sunnyside Park	<b>Cross Street</b>	<b>Bedrms</b> 2	<b>F Baths</b> 1	<b>H Baths</b> 0
<b>Location</b> Lake	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No	
<b>School District</b> TIP	<b>Elem</b> Akron	<b>JrH</b> Tippe Valley	<b>SrH</b> Tippe Valley	
<b>Legal Description</b> 025-068-069 Lots 13, 14 & 15 Leiters Sunnyside Park On Hill Lake & Pt Vac Pub Way S Of Lots				
<b>Directions</b> From SR 15, Head West on 900 South. Turn North onto 425 West, then East onto Hughes Drive. Then turn North onto Sunnyside				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> R1	<b>Zoning Description</b> Residential	



**Remarks** Lake Home just off of Hill Lake selling via ABSOLUTE Auction on Saturday, April 17, 2021 - at 1:00 PM! Absolute Auction means this property will sell regardless of price! This home features 2 Bedrooms & 1 Bath with open concept & View of the Lake! Lots of potential with this Fixer Upper - Great opportunity for Investors, Flippers, or used for a Rental! Bid One This House Individually or in Combination with the Lakefront Silver Lake Home! Bid Live, In Person or Online! AUCTION LOCATION: Bid Live at 10484 S. Bouse Drive, Silver Lake Open House: Monday, April 12 5:30-6pm

**Agent Remarks** ABSOLUTE Auction: Sat. 4.17.21 at 1:00pm Open House: Mon. 4.12.21 5:30-6pm TERMS: \$1,000 down the day of auction. Possession of Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. AUCTION LOCATION: Bid Live at 10484 S. Bouse Drive, Silver Lake

<b>Sec</b> Lot 13	<b>Lot Ac/SF/Dim</b> 0.2200 / 9,583	/ 75 x 105		<b>Src</b> N	<b>Lot Des</b> 0-2.9999
<b>Township</b> Seward	<b>Abv Gd Fin SqFt</b> 613	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 613	<b>Year Built</b> 1934
<b>Age</b> 87	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Other	<b>Fndtn</b> Crawl	<b># Rooms</b> 4
<b>Room Dimensions</b>	<b>Baths</b> Full Half	<b>Water</b> WELL	<b>Basement Material</b>		
<b>DIM</b> L	<b>B-Main</b> 1 0	<b>Sewer</b> Septic	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b>	No
<b>LR</b> x M	<b>B-Upper</b> 0 0	<b>Fuel</b> Electric	<b>Dryer Hookup Elec</b> Yes	<b>Guest Qtrs</b>	No
<b>DR</b> x	<b>B-Blw G</b> 0 0	<b>Heating</b>	<b>Dryer Hook Up Gas/Elec</b> No	<b>Split FlrPln</b>	No
<b>FR</b> x		<b>Cooling</b> None	<b>Disposal</b> No	<b>Ceiling Fan</b>	No
<b>KT</b> x M	<b>Laundry Rm</b> N/A	x	<b>Water Soft-Owned</b> No	<b>Skylight</b>	No
<b>BK</b> x	<b>AMENITIES</b> Dryer Hook Up Electric, Porch Covered, Porch		<b>Water Soft-Rented</b> No	<b>ADA Features</b>	No
<b>DN</b> x	Open, Main Level Bedroom Suite, Main Floor Laundry, Washer		<b>Alarm Sys-Sec</b> No	<b>Fence</b>	
<b>MB</b> 12 x 10 M	Hook-Up		<b>Alarm Sys-Rent</b> No	<b>Golf Course</b>	No
<b>2B</b> 10 x 10 M	<b>Garage</b> /	/ x /	<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b>	No
<b>3B</b> x	<b>Outbuilding</b> None	x	<b>Jet Tub</b> No	<b>Garage Y/N</b>	No
<b>4B</b> x	<b>Outbuilding</b>	x	<b>Pool</b> No	<b>Off Street Pk</b>	
<b>5B</b> x	<b>Assn Dues</b>	Not Applicable	<b>Pool Type</b>		
<b>RR</b> x	<b>Other Fees</b>				
<b>LF</b> x	<b>Restrictions</b>				
<b>EX</b> x	<b>Water Access</b>	<b>Wtr Name</b>			
<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>			
<b>Water Features</b>		<b>Lake Type</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> \$416.68	<b>Exemptions</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 E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395				
<b>Co-List Office</b>	<b>Co-List Agent</b>				
<b>Showing Instr</b> Showing time or Open House					
<b>List Date</b> 3/29/2021	<b>Exp Date</b> 5/31/2021	<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>Buyer Broker Comp.</b> 1.5%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None	
<b>Virtual Tours:</b>		<b>Lockbox Type</b> MECH	<b>Lockbox Location</b> Front Door	<b>Type of Sale</b>	
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 1	
<b>Ttl 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>		

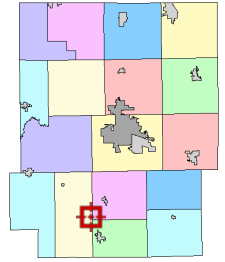
Presented by: Tiffany Reimer / Metzger Property Services, LLC

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**Overview**



**Legend**

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

<b>Parcel ID</b>	025-068-069	<b>Alternate ID</b>	025-719002-60	<b>Owner Address</b>	LRB Holdings Inc PO Box 874 Warsaw, IN 46581
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	8777 S SUNNYSIDE LN SILVER LAKE	<b>Acreage</b>	n/a		
<b>District</b>	Seward				
<b>Brief Tax Description</b>	025-068-069   Lots 13,14 & 15 Leiters   Sunnyside Park On Hill Lake   & Pt Vac Pub Way S Of Lots <i>(Note: Not to be used on legal documents)</i>				

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