Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Established Income Producing Mobile Home Park
8 Rental Lots & Lake Views of Barbee Lake!



Take advantage of an excellent investment opportunity with this established mobile home park situated on 0.75+/- acres in the heart of the Barbee Chain of Lakes!

Featuring 8 mobile home lots and existing residents, this property offers an opportunity to acquire both the real estate and an operating rental business in a desirable lake-area location. Tenant information will be provided to the new owners, offering a look at the park's existing rental operations.

Positioned among the beautiful Barbee Chain of Lakes, the property offers views of three lakes, with additional lake access available within walking distance. This convenient setting provides an appealing location for residents while adding to the property's overall investment appeal.



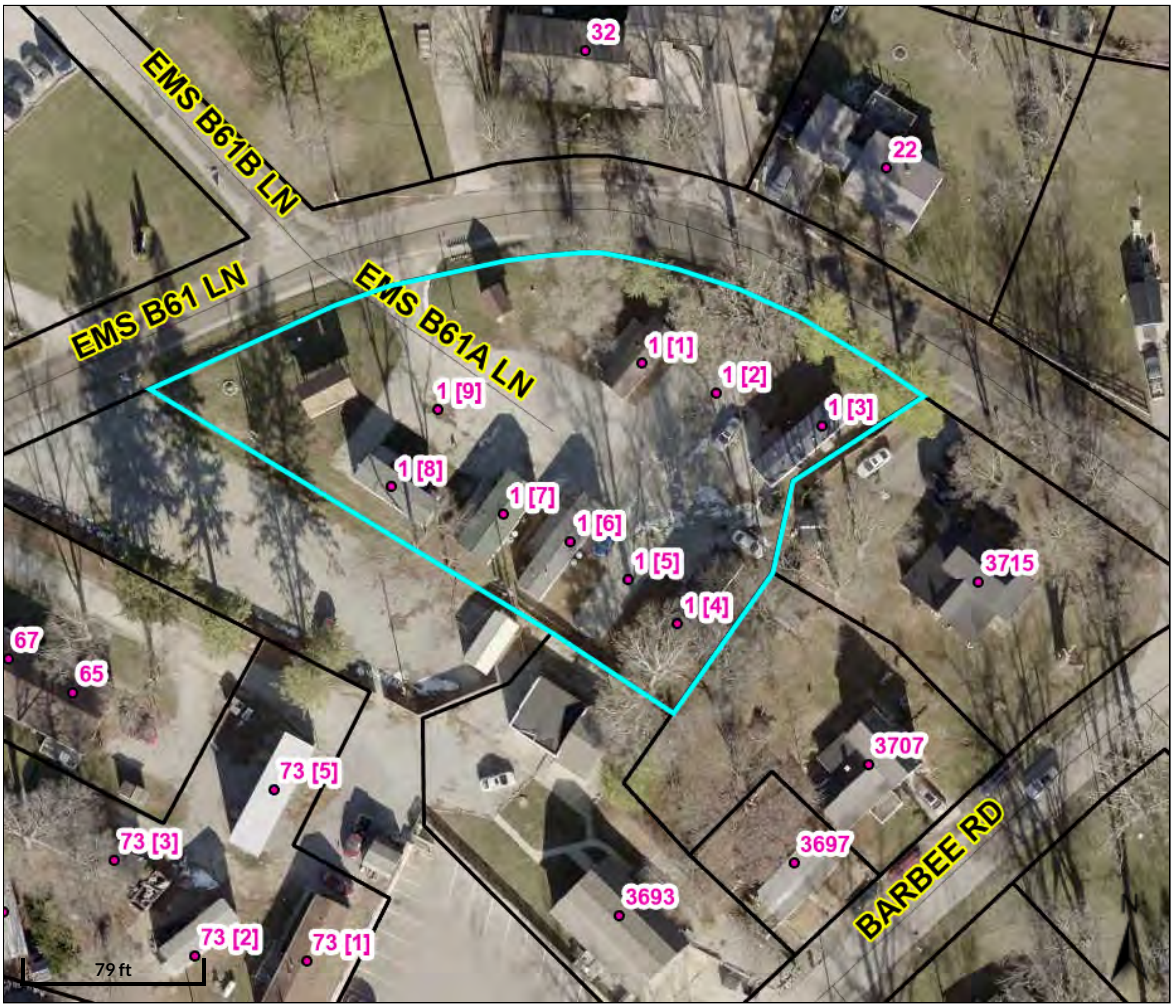
Several notable improvements have been completed throughout the park, providing valuable updates for the next owner. A new 16x32 picnic pavilion was constructed in 2021, featuring a concrete floor and shingled roof, creating a shared outdoor gathering space for residents. In 2022, a new well house was installed along with all-new water lines throughout the park. Electrical service has also been upgraded, including new breakers, service panels, and electrical drops throughout the property. Additional improvements include a new driveway and parking areas.

With an established rental operation, infrastructure improvements, and a desirable location near the Barbee Chain of Lakes, this property presents an attractive opportunity for investors seeking an income-producing real estate investment with existing tenants and ongoing rental potential.
Whether expanding an investment portfolio or stepping into an established rental business, this lake-area property offers plenty to consider!

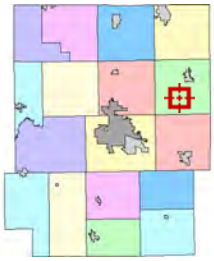
Open House #1: Sunday, November 29th | 1-2 pm est.
Open House #2: Thursday, December 10th | 5:30-6:30 pm est.

www.BidMetzger.com

Beacon™ Kosciusko County, IN



Overview



Legend

- Lot Lines
- Parcels
- Lakes
- Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	005-109-067.R	**Alternate ID**	005-702046-32	**Owner Address**	Heart of Barbee Resort LLC
Sec/Twp/Rng	0028-0033-7	**Class**	COMMERCIAL MOBILE HOME PARKS		20 Ems B40B Ln
Property Address	1 EMS B61A LN LOT 9 WARSAW	**Acreage**	0.75		Leesburg, IN 46538
District	Tippecanoe				
Brief Tax Description	005-109-067.R TR N 1/2 NE 28-33-7 .75A PER DEED (Note: Not to be used on legal documents)				

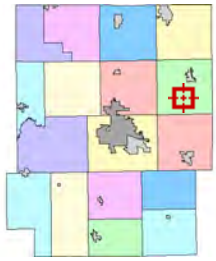
Date created: 11/9/2026
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Developed by SCHNEIDER GEOSPATIAL

Beacon™ Kosciusko County, IN



Overview



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- Lot Lines
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Date created: 11/9/2026
Last Data Uploaded: 11/9/2026 10:23:19 AM

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Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

REAL ESTATE AUCTION TERMS

Income Producing Investment Opportunity!

This property will be offered at Online Auction on Thursday December 17, 2026 - 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 and Sellers. The seller has the right to accept or reject any bids at the auction & the auctioneer will settle any disputes as to bids and their 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 Seller and the Buyer.

A 4% buyer's premium will be added to the winning invoice. An earnest money deposit of 10% down on the property will be due within 24 hours 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. Buyers 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) agrees to pay an additional $25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before January 15, 2027. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately $1,035.20. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. All statements made on 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 hrs. in advance of the auction & be present at any showings your client attends. Registration form is available on the bidding website.

Online Auction: Thurs. December 17th • Bidding begins closing out at 6pm

Open House #1: Sunday, November 29th | 1-2 pm est.

Open House #2: Thursday, December 10th | 5:30-6:30 pm est.

Auction Manager: John Burnau, call/text 574.376.5340

www.BidMetzger.com

Established Income-Producing Mobile Home Park

1 EMS B61A Ln, Lots 1-9, Warsaw, IN 46582





Features Include:

- 0.75 +/- Acres in the Heart of Barbee Chain of Lakes
- Established Mobile Home Park & Operating Business
- Sale includes Land & Business
- 8 Mobile Home Lots
- Lake Access Available Within Walking Distance
- 16x32 Picnic Pavilion: Concrete Floor & Shingled Roof New in 2021
- 8x8 Utility Shed
- New Well House with All-new Water Lines (2022)
- Upgraded Electrical Service
    - Breakers, Service Panels, Electrical Drops
- New Driveway and Parking Areas





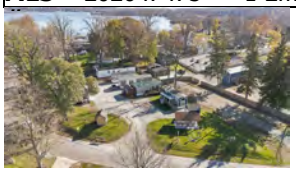






Property COMMERCIAL **Statu** Active **CDOM** 0 **DOM** 0 **Auctior** Yes

MLS 202647475 1 Ems B61a Lane Warsaw IN 46582 **Statu** Active **LP** $0



Area Kosciusko County **Parcel ID** 43-08-28-100-552.000-023 **Type** House
Cross Street **Age** 56
REO N **Short Sale** No
Legal 005-109-67.R TR N 1/2 NE 28-33-7 .75A PER DEED
Direction Head North on SR 13, turn Left onto E Old Rd 30, turn Right on N 650 E that later turns to N

Inside City **City** **County** **Zoning**

Remarks Excellent investment opportunity in the heart of the Barbee Chain of Lakes Selling via Online Auction on Thursday, December 17th at 6 pm est! Situated on 0.75+/- acres, this established mobile home park includes 8 rental lots & existing residents. The property offers views of three lakes with lake access available within walking distance. Improvements include a new picnic pavilion (2021), new well house and water lines throughout the park (2022), upgraded electrical service, and new driveway and parking areas. Offered with both the land and operating business, this property presents an attractive opportunity to acquire an established income-producing investment in a desirable lake-area location. Open House #1: Sunday, November 29th from 1-2 pm est. Open House #2: Thursday,

Agent Remarks Online Auction: Thursday, December 17th at 6 pm est. Open House #1: Sunday, November 29th from 1-2 pm est. Open House #2: Thursday, December 10th from 5:30-6:30 pm est. Full terms available in DOCS. RE BROKERS: Must register clients 24

Sec **Lo** **Township** Tippecanoe **Lot** 0.7500 / 32,670 / 259x166, **Src** N
Year 1970 **Age** 56 **New** No **Years** **Exterior** None **Foundation** None
Const None **Total #** 2 **Stories** 1.0 **Total** 0
Bldg #1 Total Above Gd 64 **Total Below Gd** 0 **Story** 0 **Finished Office** 0
Bldg #2 Total Above Gd 3,080 **Total Below Gd** **Story** **Finished Office**
Bldg #3 Total Above Gd **Total Below Gd** **Story** **Finished Office**
Location **Fire** Township **Fire** No

Bldg Height **Roof Material** Other **Int Height** None
Interior None **Ceiling Height** None **Column** None
Flooring Unfinished **Parking** Gravel, Lot **Water** Well
Road County **Equipment** No **Well Type**
Currently Lsd Yes **Enterprise** No **Sewer** Regional
Fuel / None
Heating
SALE INCLUDES Building, Business, Land, Other **Cooling** None
SPECIAL FEATURES 220 Volts, Single Phase **Burglar** No
PROPERTY USE Investment Property, Bus. Included w/Property **Channel**
Water Frtg

Water **Water** **Lake Type**
Water Features
Auction Yes **Auctioneer Name** Chad Metzger and John Burnau **Auctioneer License #** AC31300015
Occupancy **Owner**
Financing **Existing** **Proposed** **Excluded** None
Annual $1,035.2 **Exemption** **Year Taxes Payable** 202(**Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possessior** At closing
List 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 Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
Showing Instr Open Houses Only
List Date 11/19/202 **Exp Date** 2/28/2027 **Publish to** Yes **Show Addr to** Yes **Allow AVM** Ye **Show** Yes
IDX Y **Contract Type** Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual **Type of**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Selling**
Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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Heart of Barbee Resort LLC

1 EMS B 61a Ln

Warsaw IN 46582

.75 acres in the center of the Barbee Chain of Lakes with 3 lakes in view and lake access available. Picnic pavilion built new in 2021, 16x32 concrete floor, shingled roof. Cost $14,500. New well house and all new water lines throughout park in 2022, cost $22,500. Upgraded electric service throughout park including all new breakers, service panels and drops. Cost $26,000. New driveway and parking, cost $16,500.

Lot 1 – 2004 Canterbury park model. Value $38,000

Rented $900 per month

Lot 2 – 2018 Fortune Gold Star mobile home Value $40,000

Contract $1,000 per month. $400 lot rent $400 principle $200 interest

Lot 3 – 2011 Birch River mobile home Value $25,000

Rented $900 per month

Lot 4 – 2006 Patriot mobile home Value $32,000

Contract $400 lot rent $450 principle $250 interest (April – September)

$1,100, $800 per month $250 principle $150 interest (October – March)

Lot 5 – 2001 Kropf park model Value $25,000

Rented $900 per month

Lot 6 – 2023 Fairmont Homes Value $49,000

Contract $1,100 per month $400 lot rent $500 principle $200 interest

Lot 7 – 2023 Fairmont Homes mobile home Value $48,000

Contract $1,100 per month $400 lot rent $500 principle $200 interest

Lot 8 – 2023 Fairmont Homes park model Value $48,000

$400 per month lot rent

Lot	Contract Type	Monthly Rent	Contract Details	Lease Length	Tenant Since	Rent Due	Home Dimensions	# Beds	# Baths	Heating	Cooling
1	monthly	$ 900.00	month to month	month to month		15th	12x34	1	1	LP	Central
2	contract	$ 1,000.00	$400 lot rent, $400 principle, $200 interest	Loan Agreement - began 08.01.25	08.01.25	1st	14x40	1	1	LP	Central
3	monthly	$ 900.00	month to month	month to month		1st	12x44	2	1	Electric	Central
4	contract		**(April-Sept.) $1,100/month:** $400 lot rent, $450 principle, $250 interest **(Oct-March) $800/month**: $250 principle, $150 interest	Loan Agreement - began 12.01.25	12.01.25	1st	14x60	3	1	Electric	Central
5	monthly	$ 900.00	$900/month	1 year - began July 2026	07.01.26	1st	12x34	1	1	Mini-Split	Mini-Split
6	contract	$ 1,100.00	$400 lot rent, $500 principle, $200 interest	Loan Agreement - began 02.01.26	02.01.26	1st	12x40	2	1	LP	Central
7	contract	$ 1,100.00	$400 lot rent, $500 principle, $200 interest	Loan Agreement - began 01.02.26	01.02.26	1st	14x40	1	1	LP	Central
8	lot rent	$ 400.00	$400/month lot rent	month to month		1st	12x34	1	1	LP	Central

General Information

Parcel Number
43-08-28-100-552.000-023

Local Parcel Number
0570204632

Tax ID:

Routing Number
005-109-067.R

Property Class 415
Mobile Home Park

Year: 2026

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 518600-023
COMM TIPPY FRONT FOOT

Section/Plat
28-33-7

Location Address (1)
1 EMS B61A LN
WARSAW, IN 46582

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model
TIPPY

Characteristics

Topography
Level

Flood Hazard ☐

Public Utilities
Sewer, Gas, Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2025

Ownership

HEART OF BARBEE RESORT LLC
20 EMS B40B LN
LEESBURG, IN 46538

Legal

5-109-67.R
TR N 1/2 NE 28-33-7 .75A PER DEED

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/30/2021	HEART OF BARBEE	2021111390	TD	/	$125,000	V
08/31/2004	HILLTOP LAND TRUS		WD	/		I
05/05/1997	EDMONDS KIM B	0	WD	/		I
05/04/1997	HITE RANDY A & KAT	0	WD	/		I
05/03/1997	HOLLINGSWORTH DI	0	QC	/		I
05/02/1997	HOLLINGSWORTH RI	0	WD	/		I

Commercial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$75,100**	**$75,100**	**$66,300**	**$66,300**	**$66,300**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$75,100	$75,100	$66,300	$66,300	$66,300
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$42,700**	**$40,800**	**$49,400**	**$15,200**	**$15,200**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$37,900	$36,200	$42,800	$15,200	$15,200
Imp Non Res (3)	$4,800	$4,600	$6,600	$0	$0
Total	**$117,800**	**$115,900**	**$115,700**	**$81,500**	**$81,500**
Total Res (1)	$0	$0	$0	$0	$0
Total Non Res (2)	$113,000	$111,300	$109,100	$81,500	$81,500
Total Non Res (3)	$4,800	$4,600	$6,600	$0	$0

Land Data (Standard Depth: Res 132', CI 200' Base Lot: Res 100' X 132', CI 100' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.75	1.25	$45,900	$57,375	$43,031	25%	1.3970	0.00	100.00	0.00	$75,140

Data Source N/A **Collector** **Appraiser**

Notes

1/12/2026 2026: 2026 ADJ MRKT FACTOR & GRADE DUE TO COST SCHEDULE UPDATES

2/20/2025 2025: 2025 ADJ MRKT FACTOR DUE TO COST SCHEDULE CHANGES

10/2/2024 REA: 2025 ADJ LAND ALLOCATIONS & ADDED INFLU FACTOR FOR PROXIMITY TO LAKE PER SITE VISIT ON 09/30/2024

2/5/2024 BP: 2024 ILP2024-73 01/31/2024 12X20 PAVILION $7,000.00

12/20/2023 2024: 2024 ADDED A 14X22 PAVILION PER SITE VISIT ON 12/15/2023

6/23/2022 2023: REMOVED 4X4 SHED AFTER FIELD CHECK

10/2/2020 2021: REMOVED MH FROM LOT 6 PER FIELD CHECK

9/4/2020 REA: 2021 CHANGED 3X3 SHED TO 4X4

4/17/2014 2014: CHANGED RES FF LOT TO A COMMERCIAL FF LOT

3/7/2003 COMM: HILLTOP MOBILE HOME COURT

Land Computations

Calculated Acreage	0.75
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.75
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.75
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$75,100
CAP 3 Value	$0
Total Value	**$75,100**

General Information

Occupancy	Mobile Home Park
Description	Mobile Home Park
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☐ Carpet
- ☐ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☐ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

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

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

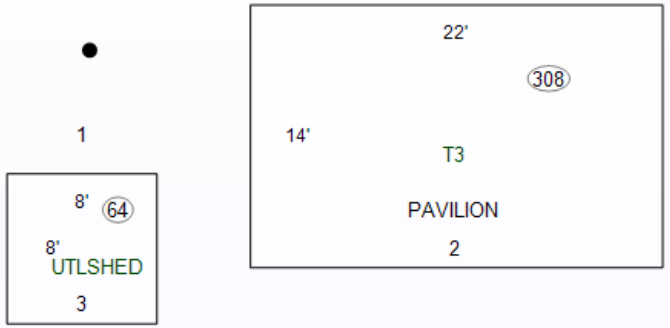
Heat Type

Roofing

- ☐ Built-Up
- ☐ Metal
- ☐ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value



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)	1.00
	Location Multiplier	0.92
	Replacement Cost	$63,112

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Mobile Home Park	1		D	1970	2000	26	A	$9,800.	0.92	$9,016.	7 Sites	$63,112	40%	$37,870	0%	100%	1.000	1.000	0.00	100.00	0.00	$37,900
2: PAVILION	1	T30W	C	2023	2023	3	A	$17.44	0.92		14' x 22' x 10'	$4,505	10%	$4,050	0%	100%	1.000	1.000	0.00	0.00	100.00	$4,100
3: Utility Shed	1		C	1970	1970	56	A	$35.10	0.92	$32.29	8'x8'	$2,067	65%	$720	0%	100%	1.000	1.000	0.00	0.00	100.00	$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!

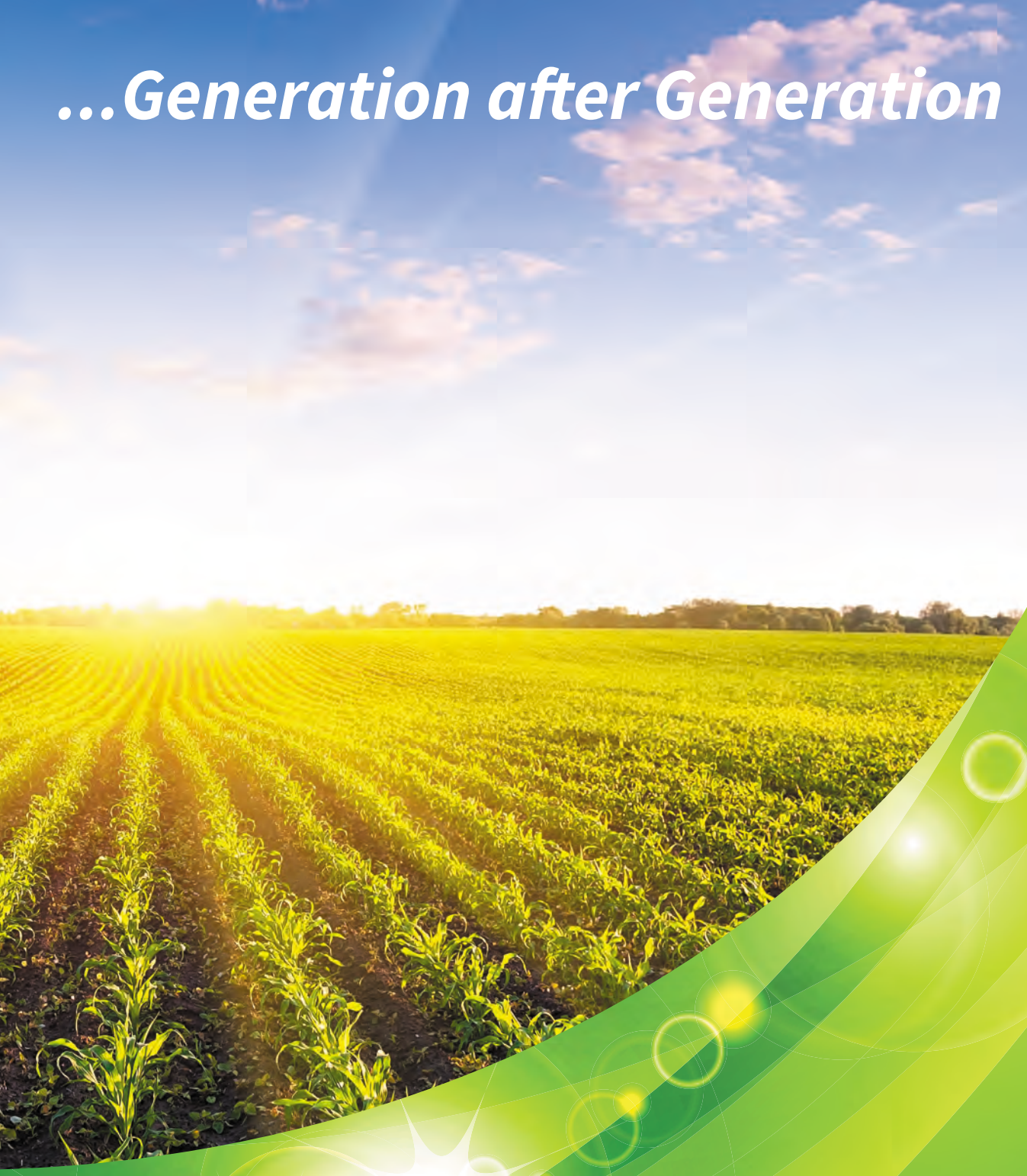
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

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

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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