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

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



Are Kosciusko County **Parcel ID** 43-08-28-100-552.000-023 **Typ** 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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