


Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction No	
MLS #	201723530	5 EMS C27B1 Lane	Warsaw	IN	46582	Status	Active	LP	\$20,000
	Area	Kosciusko County	Parcel ID	43-07-26-400-171.000-016					
	Sub	None	Cross Street	Site-Built Home					
	Location	Lake	Style	One Story	REO	No	Short Sale	No	
	School District	WRS	Elem	Leesburg	JrH	Lakeview	SrH	Warsaw	
	Legal Description	029-102-022 Lots 1 & 2 Island Park 1st Add							
	Directions	EMS C27 C lane to EMS C27 A Lane, property is at the corner of A lane and B Lane Look for signs!							

Remarks This property is going for ABSOLUTE Auction on June 25, 1 pm at the property. Auction Estimate: \$20,000 - \$100,000. Lakefront property on Big Chapman Lake with 31 ft of Lake frontage. Enjoy boating with skiing, tubing and great fishing on this lake! Home has 1 bedroom and and open living room and kitchen concept. Perfect location to build your dream getaway! Absolute Auction, property will sell regardless of price!!! Don't miss your opportunity to own lakefront property on Big Chapman!! Open House: June 14, 5-6pm.

Agent Remarks ABSOLUTE Auction: June 25, 1 pm at the property. Auction estimate: \$20,000 - \$100,000. TERMS: \$1,000 down at auction with balance at closing. Taxes prorated. No survey. RE Brokers: Must preregister 24 hrs in advance and be present at all showings, open house & auction to receive compensation!

Sec	Lot	Zoning	Lot Ac/SF/Dim				0.1260	/ 5,489	/ 67 x 100	Src Y	Lot Des	Waterfront,		
Township	Plain		Abv Gd Fin SqFt	480	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0		Ttl Fin SqFt	480	Year Built	1928	
Age	89	New No	Date Complete		Ext	Wood	Fndtn	Slab				# Rooms	5	
Room Dimensions			Baths	Full	Half	Water	PRIV	Basement Material						
	DIM	L	B-Main	1	0	Sewer	Private	Dryer Hookup Gas	No	Fireplace	Yes			
LR	12 x 12	M	B-Upper	0	0	Fuel	Wood	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	x					Cooling	Window	Disposal	No	Ceiling Fan	No			
KT	12 x 12	M	Laundry Rm		N/A		x	Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Eat-In Kitchen, Porch Enclosed				Water Soft-Rented	No	ADA Features	No			
DN	x							Alarm Sys-Sec	No	Fence				
MB	12 x 10	M						Alarm Sys-Rent	No	Golf Course	No			
2B	x		Garage		/		/ x /	Garden Tub	No	Nr Wlkg Trails	No			
3B	x		Outbuilding	None			x	Jet Tub	No	Garage Y/N	No			
4B	x		Outbuilding				x	Pool	No	Off Street Pk				
5B	x		Assn Dues			Not Applicable		Pool Type						
RR	x		Other Fees					FIREPLACE	Family Rm					
LF	x		Restrictions											
EX	x		Water Access	LAKE		Wtr Name	Big Chpmn							
WtrType	Lake		Wtr Frtg	31.00		Channel Frtg	0.00		<th></th> <td></td> <td colspan="2"></td>					
Water Features														
Auction	No	Auctioneer Name	Chad Metzger					Auctioneer License #	AC31300015					
Owner Name														
Financing: Existing														
Proposed														
Excluded Party														None
Annual Taxes	\$113.09	Exemptions	Supplemental					Year Taxes Payable	2017	Assessed Value				
Is Owner/Seller a Real Estate Licensee														No
Possession	DOC													
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	Showing Time or Open House													
List Date	5/25/2017	Exp Date	12/16/2017	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No	Show Comments	Yes			
IDX Include	Y	Contract Type	Exclusive Right to Sell					Buyer Broker Comp. 2%		Vari.Rate	No	Special List Cond.	None	
Virtual Tours:														
Lockbox Type														NONE
Lockbox Location														none
Type of Sale														
Pending Date	Closing Date					Selling Price			How Sold		CDOM 1			
Ttl 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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