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Lakelife Restaurant & Campground

REAL ESTATE AUCTION

www.MetzgerAuction.com

- Lake Front Real Estate
- Profitable Restaurant
- Campground

Tim Pitts
317-714-0432

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Monday,
Oct. 10
6 pm

TRACT 3:

Campground & Duplex

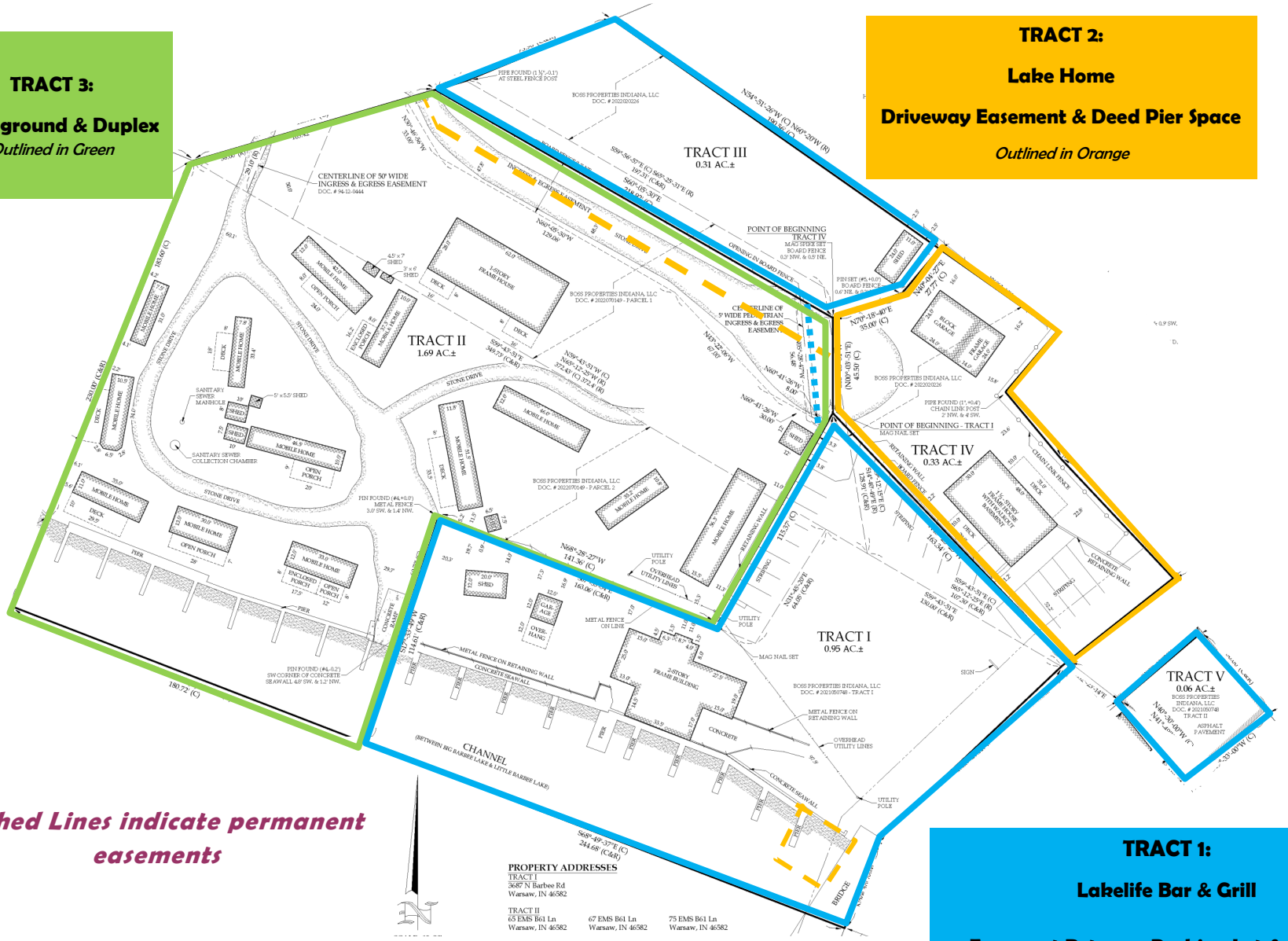
Outlined in Green

TRACT 2:

Lake Home

Driveway Easement & Deed Pier Space

Outlined in Orange



Dashed Lines indicate permanent easements

TRACT 1:

Lakelife Bar & Grill

Easement Between Parking Lot & Lakelife

Outlined in Blue

REAL ESTATE AUCTION TERMS

Lakefront Real Estate including Restaurant, Campground, & Rental Homes!

This property will be offered at Auction on Monday, October 10, 2022 at 6:00 pm at the property. Bid Live In-Person or Online! 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 10% 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 November 11, 2022. Possession will be at closing. Taxes are prorated. Real estate taxes for the entirety in 21' due in 22' were approximately $8318.87 in total. 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.

Auction: Monday, October 10, 2022 at 6 pm

Bid Live In-Person or Online!

3687 N. Barbee Rd., Warsaw, IN 46582

Tippecanoe Township • Kosciusko County

Auction Manager: Tim Pitts 317.714.0432

https://bidmetzger.com/auctions/

Commercial Agent Full Detail Report

Schedule a Showing

Listings as of 09/07/2022

Property Type COMMERCIAL **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202237284 3687 N Barbee Road Warsaw IN 46582 **Status** Active **LP** $0

Area Kosciusko County **Parcel ID** 43-08-28-100-560.000-023 **Type** Restaurant/Bar

Cross Street **Age** 79

REO N **Short Sale** No

Legal Description Approximately 1.32+/- Acres part of: 5-109-230.A TR NE 28-33-7 .82A PER DEED & 005-109-230 | Tr Ne

Directions South of North Webster on the north side of the Little Barbee Lake channel connecting to Big Barbee Lake.

Inside City Limits **City Zoning** **County Zoning** **Zoning Description** commercial

Remarks Lakelife Bar & Grill on Little Barbee Lake going to Auction on Monday, October 10, 2022 at 6 PM! Tract 1: Great Location on Little Barbee Lake with 244 feet of Water Frontage including 18 pier spaces & over 120 parking spaces! The Turn-key Restaurant & Bar has been Completely Renovated and can seat 421 which includes family dining, downstairs bar room, rooftop deck, & outdoor patio seating! There are 3 Walk-In Coolers & 3 Full-Service Bars. Don't miss this opportunity to own & operate a local landmark in Warsaw, IN! Bid Live In-Person or Online! Bid on this tract individually, in combination, or the entirety for more income producing properties including Campground & Lake Home! Open House: Monday, September 26th 6-7pm

Agent Remarks Simulcast Auction: Mon. 10.10.22 6pm Open House: Mon. 9.26.22 6-7pm TERMS: 10% down the day of the auction. Possession at 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. Seller has the right to accept bids prior to auction.

Sec **Lot** **Township** Tippecanoe **Lot Ac/SF/Dim** 1.3200 / 57,499 / 245x132 50x50 **Src** Y

Year Built 1943 **Age** 79 **New** No **Years Established** **Exterior** Vinyl, Wood **Foundation** None

Const Type site built - newly remodeled **Total # Bldgs** 3 **Stories** 2.0 **Total Restrooms** 3

Bldg #1 Total Above Gd SqFt 3,940 **Total Below Gd SqFt** 0 **Story** 2 **Finished Office SqFt** 4,324

Bldg #2 Total Above Gd SqFt **Total Below Gd SqFt** **Story** **Finished Office SqFt**

Bldg #3 Total Above Gd SqFt **Total Below Gd SqFt** **Story** **Finished Office SqFt**

Location **Fire Protection** Township **Fire Doors** No

Bldg Height **Roof Material** Asphalt **Int Height** 8

Interior Walls Drywall, Wood **Ceiling Height** 8 **Column Spcg** n/a

Flooring Carpet, Ceramic Tile, Laminate, Vinyl **Parking** Lot, Paved **Water** Well

Road Access City **Equipment** Yes **Sewer** City

Currently Lsd No **Enterprise Zone** No **Fuel / Heating** Electric, Gas, Forced Air

Cooling Central Air

Burglar Alarm Yes

Channel Frtg 244.00

Water Frtg 244.00

SALE INCLUDES Building, Business, Furniture, Land, Inventory, License Included

INTERNAL ROOMS Kitchen, Office, Storage

SPECIAL FEATURES 110 Volts, 220 Volts, Three Phase, Fenced, Handicap Access, Office Space

PROPERTY USE Investment Property, Bus. Included w/Property

Water Access Lake **Water Name** Little Barbee Lake **Lake Type**

Water Features Pier/Dock

Auction Yes **Auctioneer Name** Chad Metzger & Tim Pitts **Auctioneer License #** AC31300015

Occupancy Comm **Owner Name**

Financing: **Existing** **Proposed** **Excluded Party** None

Annual Taxes $3,194.35 **Exemption** No Exemptions **Year Taxes Payable** 2022 **Assessed Value $**

Is Owner/Seller a Real Estate Licensee No **Possession** at closing

List Office 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 Office **Co-List Agent**

Showing Instr Showingtime or Open House

List Date 9/7/2022 **Exp Date** 1/31/2023 **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** 1.5% **Variable Rate** No **Special Listing Cond.** None

Virtual Tour **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0

Total Concessions Paid **Sold/Concession Remarks**

Sell Off **Sell Agent** **Co-Sell Off** **Co-Selling Agent**

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).
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LAKE LIFE

Average Utilities

	Company	Average Amount
Gas	NIPSCO	$ 415 (W)
Electric	NIPSCO	$ 3000 (W)
Water	Lakeland	$ 1492.18
Other	Medicom / TV / internet	$ 615.53
HOA	None	$ 0

Lakelife Utility & Permit Information

Nipsco deposit: $2906.75 5/20/21

Gas & Electric per month: Feb. - $780.06, March - $1544.09, April - $2283.40, May - $2483.56, June - $3201.85, July - $3405.33, Aug. - $3920.26

Lakeland Sewer: $1492.18

Mediacom TV & Internet: $615.15

Ecolab contract: $176.66

Preferred Oil: $1000/mo

Mickey linen: $57.61/ week

Jackson Oil: approximately $8000 left in inventory

Sutton Garten for CO2: as needed

Waste Management: $360.31/mo per dumpster

Equipment: $25,438.37; Navitas payment $638/mo with a balance of $12,779 as of 9/4/22

Beer Wine & Liquor Permit: EXP. 11/17/2022 - Paid $1200 on 8/16/22 for license thru 8/2023

Gaming permit: EXP. 4/13/2023

Tobacco Permit: EXP. 05/17/2025

Bridgefield Casualty Workers Comp Policy: $329.68 monthly EXP. 3/23/2023

Star insurance - Piers/docks/pollution: $13,766.88 paid in full FOR 3 YEARS, EXP. 5/01/2025

Erie Umbrella Policy: $522 paid in full (5/22-5/23)

IL Casualty Insurance: $2393.01/mo

Restaurant Equipment & Furniture List

2 - 6 Burner 36” Range with Standard Oven

2 - Stainless Steel Dish Cabinet

2 - 6” Deep Food Pan

4 - 6” Deep Anti-Jam Stainless Steel Steam Table/Hotel Pan

Radiant Insulated Undercounter Holding Cabinet with Deluxe Controls

32 Gallon Vegetable Crisper Container with Lid & Dolly

Outlet Item

30” Air Cooled Modular Full Cube Ice Machine

65” Black Deep Well Bottle Cooler

80” Black Deep Well Bottle Cooler

Three Compartment Stainless Steel Bar Sink with 2 12” Drainboards 60”x21”

Three Compartment Stainless Steel Bar Sink with 2 18” Drainboards 72”x18”

73” Stainless Steel Counter Height Bar Refrigerator

60” Stainless Steel Counter Height Bar Refrigerator

54” Stainless Steel Reach-In Refrigerator

Double Stainless Steel Swinging Traffic Door

3’ Stainless Steel Clean Straight Dishtable

3’ Stainless Steel Soil Straight Dishtable

84” 4 Drawer Refrigerated Chef Base

35” Gas Countertop Radiant Charbroiler

48” Gas Countertop Griddle

2’ Clean Dish Table

12”x20” Full Size Electric Countertop Food Cooker/Warmer

50 lb. Stainless Steel Floor Fryer

27” Worktop Freezer with 3 ½” Backsplash

3’ Soiled/Dirty Dish Table

24”x72” Stainless Steel Commercial Worktable with 4” Backsplash & Undershelf

29” Reach-In Freezer

36” 2 Door Stainless Steel Refrigerated Sandwich Prep Table

48” 2 Door Stainless Steel Refrigerated Sandwich Prep Table

24” Round Butcher Block Tabletop

30”x60” Rectangular Butcher Block Tabletop

8 - 30” Round Butcher Block Tabletop

30”x60” Stainless Steel Worktable with Sink

30”x84” Stainless Steel Commercial Worktable with Undershelf

2 - 24”x24” Square Butcher Block Tabletop

9 - 30”x30” Square Butcher Block Tabletop

3’ Soiled/Dirty Dish Table

54” Reach-In Freezer

24” 5-Tiered Stainless Steel Liquor Display Rack 23” Deep

20”x72”x76” Aluminum Keg Rack

20”x20”x5” Drawer

48” Undercounter Freezer

24”x30” Stainless Steel Worktable with Undershelf & 2” Rear Upturn

18” 5-Tiered Stainless Steel Liquor Display Rack 23” Deep

23 Gallon Trash Can

16”x27” 3 Shelf Stainless Steel Utility Cart

Trash Can Dolly

2 Stand Up Freezers in Garage

2 Long Freezers in Garage/Prep Room

Office supplies/Computer

4 Ice Machines

Beer Glass Chiller

Camera System

Bread Toaster

Walk-In Cooler

65 - Aluminum Outdoor Armchair

Dual Height Plastic Booster Seat

7 - 32”x32” Aluminum Bar Height Outdoor Table with Umbrella Hole with 4 armchairs each

2 – Infant Seat Kradle

4 – Stackable Plastic Restaurant High Chair with Tray

14” Aluminum Fry Pan

20 – Aluminum Outdoor Barstool

50 – Café Chair

107 – Bar Height Chair

4 - 30”x48” Butcher Block Tabletop

5 - 32”x48” Aluminum Dining Height Outdoor Table with Umbrella Hole with 4 barstools each

5 – 30”x72” Butcher Block Table top

15 - 5”x22” End 3” Table Height Column Outdoor Table Base

22 – 22”x22” Cross 3” Bar Height Column Outdoor Table Base

5 – Aluminum Outdoor Side Chair

10”x72” Cutting Board for 72” Long Equipment Stands

30”x30” Cross 3” Bar Height Column Outdoor Table Base

25 – 32”x60” Aluminum Dining Heigh Outdoor Table with Umbrella Hole & 4 arm chairs each

Residential Agent Full Detail Report

Schedule a Showing

Listings as of 09/07/2022

Property Type RESIDENTIAL **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202237286 **3693 N Barbee Road** **Warsaw** **IN** 46582 **LP** $0

Area Kosciusko County **Parcel ID** 43-08-28-100-207.000-023 **Type** Site-Built Home **Waterfront** No

Sub None **Cross Street** **Bedrms** 4 **F Baths** 4 **H Baths** 0

Township Tippecanoe **Style** Two Story **REO** No **Short Sale** No

School District WSC **Elem** North Webster **JrH** Wawasee **SrH** Wawasee

Legal Description Approximately 0.33+/- Acres part of: 5-109-227.B PT MDL PT S 1/2 N 1/2 NE 28-33-7 .65A & 005-109-227.BB

Directions South of North Webster on the north side of Little Barbee Lake on Barbee Rd.

Inside City Limits N **City Zoning** **County Zoning** R1 **Zoning Description**

Remarks Lake Home with 2-Car Attached Garage & 3-Car Detached Garage going to Auction on Monday, October, 10, 2022 at 6 PM! Tract 2: This home features 4 Bedrooms, 4 Baths with Lake Views from 3 sides! Comes with 2 Deeded Pier Spaces! Lots of updates including New Roof, Siding, Gutters, Fence, Deck, Garage Doors, Paint, Lighting, & Carpeting just to name a few! There is currently an 18-month Lease for the 1st & 2nd Floor expiring in Feb. 2024. Tenants have use of the detached garage! Basement has been converted to a Commercial Kitchen for the Restaurant next door! It has a Lease in Perpetuity. Great Income Producing Property! Bid Live In-Person or Online! Bid on this tract individually, in combination, or all tracts for more income producing opportunities including Restaurant & Campground! Open House: Monday, September 26th 6-7pm

Agent Remarks Simulcast Auction: Mon. 10.10.22 Open House: Mon. 9.26.22 6-7pm TERMS: 10% down the day of the auction. Possession at 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. Seller has the right to accept bids prior to auction.

Sec **Lot** **Lot Ac/SF/Dim** 0.3300 / 14,375 / 70x170 **Lot Desc** 0-2.9999, Lake, Water View

Above Gd Fin SqFt 2,880 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 870 **Ttl Below Gd SqFt** 1,440 **Ttl Fin SqFt** 3,750 **Year Built** 2000

Age 22 **New Const** No **Date Complete** **Ext** Vinyl

Bsmt Full Basement, Finished, Outside Entrance **# Rooms** 14

Room Dimensions			Baths	Full	Half	Water	WELL
RM	DIM	LVL	B-Main	2	0	Sewer	City
LR	x		B-Upper	1	0	Fuel / Heating	Gas, Forced Air, Hot Water
DR	x		B-Blw G	1	0		
FR	x					Cooling	Central Air
KT	x		Laundry Rm	Main		x	
BK	x		AMENITIES	1st Bdrm En Suite, Attic Storage, Breakfast Bar, Cable Available, Cable Ready, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminate, Detector-Smoke, Disposal, Dryer Hook Up Gas, Garage Door Opener, Jet/Garden Tub, Intercom, Open			
DN	x						
MB	14 x 14	M					
2B	12 x 12	U					
3B	12 x 12	U	Garage	2.5	/ Basement	/ 30 x 24	/ 720.00
4B	12 x 10	U	Outbuilding 1	2nd Detached		24 x 38	
5B	x		Outbuilding 2			x	
RR	x		Assn Dues		Frequency	Not Applicable	
LF	x		Other Fees				
EX	x		Restrictions				

Basement Material	Poured Concrete		
Dryer Hookup Gas	Yes	**Fireplace**	Yes
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	Yes	**Ceiling Fan**	Yes
Water Soft-Owned	Yes	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	Wood
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	
Pool Type			

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Gas, Freezer, Ice Maker, Oven-Built-In, Oven -Gas, Water Heater Gas, Water Softener-Owned

FIREPLACE Family Rm

Water Access EASE **Wtr Name** LtlBarbee **Water Frontage** **Channel Frontage**

Water Features Pier/Dock **Water Type** Lake **Lake Type** SKIL

Auctioneer Name Chad Metzger & Tim Pitts **Lic #** AC31300015 **Auction Date** 10/10/2022 **Time** 6:00 PM **Location** at the property

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes $1,522.80 **Exemptions** Homestead, Mortgage, Supplemental **Year Taxes Payable** 2022 **Assessed Value**

Possession at closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050

Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**

Co-List Office **Co-List Agent**

Showing Instr Showingtime or Open House

List Date 9/7/2022 **Start Showing Date** **Exp Date** 1/31/2023 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No

Contract Type Exclusive Right to Sell **Buyer Broker Comp.** 1.5% **Variable Rate** No **Special List Cond.** None

Virtual Tours: **Lockbox Type** None **Lockbox Location** n/a **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold**

Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**

Sell Office **Sell Agent** **Co-Sell Off** **Co-Sell Agent** **Sell Team**

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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HOUSE / COMM KITCHEN ~~LAKE LIFE~~

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (*month, day, year*) 8/22/22

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (*number and street, city, state, and ZIP code*)
~~Title~~ 3693 N. BARBEE ROAD

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer			✓	
Gas Grill	✓		~~✓~~	
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm				✓
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks	✓			
Intercom			✓	
Light Fixtures	✓			
Sauna			✓	
Smoke / Fire Alarm(s)			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
60 / 100 / 200 Amp Service (*Circle one*)			✓	
Generator	✓			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
Septic Field / Bed	✓			
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater / Electric	✓			
Water Heater / Gas			✓	
Water Heater / Solar	✓			
Water Purifier				
Water Softener			✓	
Well			✓	
Septic & Holding Tank/Septic Mound	✓			
Geothermal and Heat Pump	✓			
Other Sewer System (*Explain*)	✓			
Swimming Pool & Pool Equipment	✓			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		✓	
Are the structures connected to a public sewer system?	✓		
Are there any additions that may require improvements to the sewage disposal system?			✓
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?			✓
Are the improvements connected to a private/community sewer system?			✓

D. HEATING & COOLING SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning			✓	
Hot Water Heat			✓	
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace			✓	
Fireplace Insert				
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source				

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (*mm/dd/yy*)	Signature of Buyer	Date (*mm/dd/yy*)
John P. Gallas	8/22/22		
Signature of Seller	Date (*mm/dd/yy*)	Signature of Buyer	Date (*mm/dd/yy*)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (*at closing*)	Date (*mm/dd/yy*)	Signature of Seller (*at closing*)	Date (*mm/dd/yy*)

Property address (*number and street, city, state, and ZIP code*) 3693 N Barber Rd

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: MONTH OLD Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	~~X~~
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(*Use additional pages, if necessary*)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?	~~X~~	X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?	X		
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?			X
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (*mm/dd/yy*)	Signature of Buyer	Date (*mm/dd/yy*)
[signature]	8/22/22		
Signature of Seller	Date (*mm/dd/yy*)	Signature of Buyer	Date (*mm/dd/yy*)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (*at closing*)	Date (*mm/dd/yy*)	Signature of Seller (*at closing*)	Date (*mm/dd/yy*)

HOUSE

Average Utilities

	Company	Average Amount
Gas	NIPSCO	$ 52.00
Electric	NIPSCO	$ 750.00
Water	Lakeland	$ 69.95
Other		$
HOA	None	$ Ø

Rental & Lease Information

Duplex & Campground:

$1,000 per month for each Duplex unit

$50 per month year-round ($600 annually) for pier spaces

Campground lots range from $220-$400 per month

Lake Home:

18-month lease on 1st & 2nd floor expiring February 2024 for $2,500 per month

Detached 2-Car Garage included

Lease can be broken with 90 days written notice.

Basement Level has lease in perpetuity & rents for $1,000 per month

Basement Level tenant covers the gas & electric.

Residential Agent Full Detail Report

Schedule a Showing

Listings as of 09/07/2022

Property Type RESIDENTIAL **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202237287 **73 Ems B61 Lane** **Warsaw** **IN** 46582 **LP** $0

Area Kosciusko County **Parcel ID** 43-08-28-100-562.000-023 **Type** Manuf. Home/Mobile **Waterfront** Yes

Sub None **Cross Street** **Bedrms** 4 **F Baths** 2 **H Baths** 0

Township Tippecanoe **Style** One Story **REO** No **Short Sale** No

School District WSC **Elem** North Webster **JrH** Wawasee **SrH** Wawasee

Legal Description Approximately 1.69+/- Acres part of: 5-109-230 TR NE 28-33-7 1.16A & 005-109-227.BB | Pt W 1/2 N 1/2 Ne

Directions South of North Webster on the north side of Little Barbee Lake on Barbee Rd.

Inside City Limits N **City Zoning** **County Zoning** R1 **Zoning Description**

Remarks Lakefront Campground & Duplex on Little Barbee Lake going to Auction on Monday, October 10, 2022 at 6 PM! Tract 3: Duplex is 1800 sf with 2 Bedrooms & 1 Bath in each unit! Campground has 14 rented spaces for RVs or mobile homes! Property includes 15 pier spaces & boat launch into the channel! Potential to add more mobile homes or duplexes! New Water Lines on the property. Great Income Producing Property! Bid Live In-Person or Online! Bid on this tract individually, in combination, or all for more income producing properties including restaurant & lake home! Open House: Monday, September 26th 6-7pm

Agent Remarks Simulcast Auction: Mon. 10.10.22 6pm Open House: Mon. 9.26.22 6-7pm TERMS: 10% down the day of the auction. Possession at 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. Seller has the right to accept bids prior to auction.

Sec **Lot** **Lot Ac/SF/Dim** 1.6900 / 73,616 / 290x170 **Lot Desc** 0-2.9999

Above Gd Fin SqFt 1,736 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 1,736 **Year Built** 1950

Age 72 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl **# Rooms** 10

Room Dimensions			Baths	Full	Half	Water	WELL
RM	DIM	LVL	B-Main	2	0	Sewer	Septic
LR	x		B-Upper	0	0	Fuel /	Gas, Forced Air
DR	x		B-Blw G	0	0	Heating	
FR	x					Cooling	Central Air
KT	x		Laundry Rm	Main		x	
BK	x		AMENITIES	Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up			
DN	x						
MB	12 x 12	M					
2B	12 x 10	M					
3B	12 x 12	M	Garage	/	/	x	/
4B	12 x 10	M	Outbuilding 1	None		x	
5B	x		Outbuilding 2			x	
RR	x		Assn Dues		Frequency	Not Applicable	
LF	x		Other Fees				
EX	x		Restrictions				

Basement Material			
Dryer Hookup Gas	No	Fireplace	No
Dryer Hookup Elec	No	Guest Qtrs	No
Dryer Hookup G/E	No	Split Flrpln	No
Disposal	No	Ceiling Fan	No
Water Soft-Owned	No	Skylight	No
Water Soft-Rented	No	ADA Features	No
Alarm Sys-Sec	No	Fence	
Alarm Sys-Rent	No	Golf Course	No
Garden Tub	No	Nr Wlkg Trails	No
Jet Tub	No	Garage Y/N	No
Pool	No	Off Street Pk	
Pool Type			

Water Access FRNT **Wtr Name** LtlBarbee **Water Frontage** 166.00 **Channel Frontage** 166.00

Water Features **Water Type** Lake **Lake Type** SKIL

Auctioneer Name Chad Metzger & Tim Pitts **Lic #** AC31300015 **Auction Date** 10/10/2022 **Time** 6:00 PM **Location** at the property

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes $3,601.72 **Exemptions** No Exemptions **Year Taxes Payable** 2022 **Assessed Value**

Possession at closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050

Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**

Co-List Office **Co-List Agent**

Showing Instr Showing time or Open House

List Date 9/7/2022 **Start Showing Date** **Exp Date** 1/31/2023 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No

Contract Type Exclusive Right to Sell **Buyer Broker Comp.** 1.5% **Variable Rate** No **Special List Cond.** None

Virtual Tours: **Lockbox Type** None **Lockbox Location** n/a **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold**

Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**

Sell Office **Sell Agent** **Co-Sell Off** **Co-Sell Agent** **Sell Team**

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).
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CAMP GROUND

Average Utilities

	Company	Average Amount
Gas	None	$ Ø
Electric	NIPSCO	$ 50 a
Water	Lakeland	$ 400 70
Other		$
HOA	None	$ Ø

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

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