

*Expanding your Horizon...*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**

*Completely Updated Home with 99.5' of Big Barbee Lake Frontage!  
Extra Large Double Lot, Waterfront Deck & the Pier Stays!  
119 EMS B1A Lane, Leesburg, IN 46538*

*C*ompletely remodeled Lakefront home on Big Barbee Lake selling via online auction, Wednesday, May 27th at 6:30 PM.

*This move-in-ready home has been updated top-to-bottom and offers a bright, airy feel throughout.*

*Featuring 2 bedrooms, 1 bath, and an eat-in kitchen that opens to a light-filled living room with tray ceiling—perfect for relaxed lakeside living.*

*Step outside to a spacious deck ideal for entertaining or simply taking in the beautiful water views. With 99.5' of lake frontage, you'll have plenty of room to enjoy boating, swimming, and everything lake life has to offer—and the pier stays!*


*Situated on a double lot, the property provides additional yard space and potential for possible future expansion.*

*Whether you are looking for a weekend retreat or a turnkey lake home, this is an opportunity you won't want to miss.*

***Open House: Saturday, May 23 | 1-2 PM***



*JUST IN TIME FOR SUMMER-Book your  
Showing Today!*

<b>Property</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDO</b>	0	<b>DOM</b>	0	<b>Auction</b>	Yes
<b>MLS #</b>	202615358	<b>119 EMS B1A Lane</b>	<b>Leesburg</b>	<b>IN</b>	46538	<b>\$0</b>	<b>LP</b>		
	<b>Are</b>	Kosciusko County	<b>Parcel</b>	43-08-27-400-110.000-023	<b>Typ</b>	Site-Built Home	<b>Waterfron</b>	Yes	
	<b>Sub</b>	Bar-a-bee Shore	<b>Cross Street</b>		<b>Bedrm</b>	2 F 1 H		0	
	<b>Township</b>	Tippecanoe	<b>Style</b>	One Story	<b>RE</b>	No	<b>Short Sale</b>	No	
	<b>School</b>	WSC	<b>Ele</b>	North Webster Jr	<b>Wawasee</b>		<b>SrH</b>	Wawasee	
	<b>Legal</b>	005-106-031 Lots 1 & 2 Bar A Bee Shore							
	<b>Directions</b>	400 N to B1 Lane, to B1A Lane, property is last on S side of the road							

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

**Remarks** JUST IN TIME FOR SUMMER! Completely remodeled lakefront home on Big Barbee Lake selling via online auction: Wednesday, May 27th at 6:30 PM. This move-in-ready home has been updated top-to-bottom and offers a bright, airy feel throughout. Featuring 2 bedrooms, 1 bath, and an eat-in kitchen that opens to a light-filled living room with tray ceiling—perfect for relaxed lakeside living. Step outside to a spacious deck ideal for entertaining or simply taking in the beautiful water views. With 99.5 feet of lake frontage, you'll have plenty of room to enjoy boating, swimming, and everything lake life has to offer—and the pier stays! Situated on a double lot, the property provides additional yard space and potential for

**Agent Remarks** Online auction Wednesday, May 27 at 6:30 p.m. Open House: Saturday, May 23, 2026, 1:00-2:00 p.m. A 3.5% buyer's premium will be added to the winning bid. Full terms in DOCS. RE BROKERS: Must register clients in advance of the auction & be present with them at any showings they attend. Client Registration form is available on the bidding site. The seller has the right to accept offers prior to auction

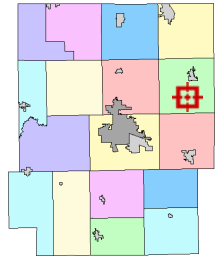
<b>Se</b>	<b>Lo</b>	<b>Lot</b>	0.2400 / 10,454 / 99x105	<b>Lot Desc</b>	Level, Waterfront, 0-2.9999, Water View						
<b>Above Gd Fin SqFt</b>	868	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	868	<b>Year</b>	1946
<b>Age</b>	80	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Shingle, Vinyl	<b>Bsmt</b>	Crawl	<b>#</b>	2
<b>Room Dimensions</b>		<b>Baths</b>	Fu Ha	<b>Water</b>	WELL	<b>Basement Material</b>		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
<b>RM DIM</b>	LV	<b>B-Main</b>	1 0	<b>Well</b>	Private	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No	<b>Split Firpln</b>	No
<b>LR</b>	17 x 12 M	<b>B-Upper</b>	0 0	<b>Sewer</b>	Public	<b>Dryer Hookup G/E</b>	No	<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes
<b>DR</b>	8 x 10 M	<b>B-Blw G</b>	0 0	<b>Fuel /</b>	Electric, Heat Pump	<b>Water Soft-Owned</b>	Yes	<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>FR</b>	x	<b>Laundry Rm</b>	Main	<b>Heatin</b>		<b>Alarm Sys-Sec</b>	No	<b>Alarm Sys-Rent</b>	No	<b>Fence</b>	
<b>KT</b>	13 x 8 M	<b>Laundry L/W</b>	6 x 6	<b>Coolin</b>	Wall AC	<b>Garden Tub</b>	No	<b>Jet Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>BK</b>	x	<b>AMENITIES</b> Ceiling-Tray, Ceiling Fan(s), Deck Covered, Deck Open, Deck on Waterfront, Detector-Carbon Monoxide, Detector -Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Range/Oven Hook				<b>Pool</b>	No	<b>Off Street Pk</b>	Yes		
<b>DN</b>	x					<b>SALE INCLUDES</b>	Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Oven-Electric, Range-Electric, Water Filtration System, Water				
<b>1B</b>	9 x 14 M										
<b>2B</b>	10 x 12 M										
<b>3B</b>	x	<b>Garage</b>									
<b>4B</b>	x	<b>Outbuilding 1</b>	None		X						
<b>5B</b>	x	<b>Outbuilding 2</b>			X						
<b>RR</b>	x	<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable						
<b>LF</b>	x	<b>Other Fees</b>									
<b>EX</b>	x	<b>Restriction</b>									

<b>Water Access</b>	LAKE	<b>Wtr Name</b>	Big Brbee	<b>Water Frontage</b>	99.50	<b>Channel Frontage</b>	0.00
<b>Water Features</b>	Pier/Dock, Deeded			<b>Water Type</b>	Lake	<b>Lake Type</b>	Ski Lake
<b>Auctioneer Name</b>	Chad Metzger & John Burnau	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	4/28/2026	<b>Time</b>	6:30
<b>Financing:</b>	Existin	<b>Proposed</b>		<b>Location</b>	BidMetzger.com		
<b>Annual Taxes</b>	\$3,179.74	<b>Exemption</b>		<b>Excluded Party</b>	None		
<b>Possession</b>	At closing	<b>Year Taxes Payable</b>	2026	<b>Assessed Value</b>			
<b>List Office</b>	Metzger Property Services, LLC - Off: 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>List</b>			
<b>Co-List Office</b>		<b>Co-List Agent</b>					
<b>Showing Instr</b>							
<b>List Date</b>	4/28/2026	<b>Start Showing Date</b>		<b>Exp Date</b>	7/30/2026	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Seller Concessions Offer Y/N</b>	No	<b>Seller Concession Amount \$</b>		<b>Agent/Owner Related</b>		<b>No</b>	
<b>Contract Type</b>	Exclusive Right to Sell			<b>Special List Cond.</b>	None		
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<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>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>					
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>		<b>Sell</b>			
<b>Presented by:</b>	Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238						

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not



**Overview**



**Legend**

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

<b>Parcel ID</b>	005-106-031	<b>Alternate ID</b>	005-708013-76	<b>Owner Address</b>	Zelenc Jason William 28 Ems B51A Ln Warsaw, IN 46582
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	119 EMS B1A LN LEESBURG	<b>Acreage</b>	n/a		
<b>District</b>	Tippecanoe				
<b>Brief Tax Description</b>	005-106-031 Lots 1 & 2 Bar A Bee Shore <i>(Note: Not to be used on legal documents)</i>				

Date created: 4/20/2026  
Last Data Uploaded: 4/20/2026 4:20:54 AM



Real Estate • Auctions • Appraisals

## **REAL ESTATE AUCTION TERMS**

*Remodeled Lakefront Home on Big Barbee Lake!*

This property will be offered at Online Auction on Wednesday, May 27, 2026 – Bidding begins closing out at 6:30 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. 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 3.5% buyer's premium will be added to the winning invoice & an earnest money deposit of \$10,000 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 June 26, 2026, and 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 \$3,179.74. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. 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 hours in advance of the auction and be present at any showings, and the auction if held live, your client attends. The Client Registration form is available on the bidding website.

**Online Auction: Wed., May 27, 2026 • Bidding begins closing out at 6:30 pm!**

**OPEN HOUSE: Saturday, May 23, 2026, 1:00-2:00 pm**

*Auction Manager John Burnau, call/text: 574.376.5340*

[www.BidMetzger.com](http://www.BidMetzger.com)

Property address (number and street, city, state, and ZIP code)

14 EMS Blk Lane, Leesburg, TN 37088

1. The following are in the conditions indicated:										
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer			X		Septic Field / Bed	X				
Clothes Washer			X		Septic & Holding Tank / Septic Mound	X				
Dishwasher	X				Hot Tub	X				
Disposal	X				Plumbing			X		
Freezer	X				Aerator System	X				
Gas Grill	X				Sump Pump	X				
Hood	X				Irrigation Systems	X				
Microwave Oven			X		Water Heater / Electric			X		
Oven			X		Water Heater / Gas	X				
Range			X		Water Heater / Solar	X				
Refrigerator			X		Water Purifier			X		
Room Air Conditioner(s)			X		Water Softener			X		
Trash Compactor	X				Well			X		
TV Antenna / Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)			X		
<b>B. ELECTRICAL SYSTEM</b>	<b>Not Applicable / Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Unknown</b>	Swimming Pool & Pool Equipment	X				
Security Systems(s)	X							Yes	No	Unknown
Ceiling Fan(s)			X		Are the structures connected to a public water system?				X	
Garage Door Opener / Controls	X				Are the structures connected to a public sewer system?			X		
Inside Telephone Wiring and Blocks / Jacks	X				Are there any additions that may require improvements to the sewage disposal system?				X	
Light Fixtures			X		If yes, have the improvements been completed on the sewage disposal system?					
Sauna	X				Are the structure(s) connected to a private / community water system?				X	
Smoke / Fire Alarms			X		Are the structure(s) connected to a private / community sewer system?				X	
Carbon Monoxide Detectors			X							
Switches and Outlets			X							
Vent Fan(s)										
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 Amp Service			X							
Generator										

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 broker, 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 <i>Casper J. ...</i>	Date (mm / dd / yyyy) 4 / 16 / 2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

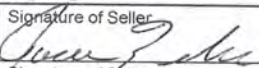
Property address (number and street, city, state, and ZIP code)

19 EMS BIA Lane, Leesburg, TN 37088

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	<input checked="" type="checkbox"/>			
Boiler / Radiator	<input checked="" type="checkbox"/>			
Central Air Conditioning	<input checked="" type="checkbox"/>			
Electric Heat Pump			<input checked="" type="checkbox"/>	
Furnace Heat / Gas	<input checked="" type="checkbox"/>			
Furnace Heat / Electric	<input checked="" type="checkbox"/>			
Geothermal	<input checked="" type="checkbox"/>			
Solar House-Heating	<input checked="" type="checkbox"/>			
Woodburning Stove	<input checked="" type="checkbox"/>			
Fireplace	<input checked="" type="checkbox"/>			
Fireplace Insert	<input checked="" type="checkbox"/>			
Air Cleaner	<input checked="" type="checkbox"/>			
Humidifier	<input checked="" type="checkbox"/>			
Propane Tank	<input checked="" type="checkbox"/>			
Other Heating Source				

2. ROOF	Yes	No	Unknown
Age, if known: <u>2</u> Years.	<input checked="" type="checkbox"/>		
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?	<input checked="" type="checkbox"/>		
If yes, how many layers? <u>2</u>			
3. WATER HEATER			
Age, if known: <u>1</u> Years.	<input checked="" type="checkbox"/>		
4. FURNACE			
Age, if known: _____ Years.		<input checked="" type="checkbox"/>	
5. CENTRAL AIR CONDITIONING			
Age, if known: _____ Years.		<input checked="" type="checkbox"/>	
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
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?		<input checked="" type="checkbox"/>	
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 15-19-3.1?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			

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 broker, 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 / yyyy) <u>4/16/2026</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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.

Property address (number and street, city, state, and ZIP code)

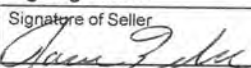
119 EMS BIA Lane, Leesburg, FL 346538

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Does the property have a shared driveway with another property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		<input checked="" type="checkbox"/>	
Is this property located within a locally designated historic district under IC 36-7-11?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> .	<input checked="" type="checkbox"/>		
Do you currently pay flood insurance?	<input checked="" type="checkbox"/>		
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See <a href="http://www.irs.gov/publications/p515/index.html">http://www.irs.gov/publications/p515/index.html</a> .		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		<input checked="" type="checkbox"/>	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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Signature of Seller 	Date (mm / dd / yyyy) 9/16/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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43-08-27-400-110.000-023

HARVEY MARJORIE F REVOCA

119 EMS B1A LN

510, 1 Family Dwell - Platted Lot

BIG BARBEE LAKEFRONT/ 1/2

General Information

Parcel Number 43-08-27-400-110.000-023

Local Parcel Number 0570801376

Tax ID:

Routing Number 005-106-031

Property Class 510 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023 ) TIPPECANOE TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 508200-023 BIG BARBEE LAKEFRONT

Section/Plat 27-33-7

Location Address (1) 119 EMS B1A LN LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Bar-a-bee Shore

Lot 1,2

Market Model N/A

Characteristics

Topography Low Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Friday, April 11, 2025

Review Group 2025

Ownership

HARVEY MARJORIE F REVOCABLE C/O JAMES F HARVEY 5726 KRUSE DR FORT WAYNE, IN 46818-9351

Legal

5-106-31 LOTS 1 & 2 BAR A BEE SHORE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 04/01/2024 to 01/01/1900.

Notes

12/2/2016 REA: 2017 ADDED INFL FACTOR FOR NO WELL/SEPTIC ON VACANT LOT. CORRECTED LOT DIMENSIONS PER GIS. ORIGINAL PLAT SAYS LOTS 1-19 OWN TO LOW WATER MARK. ADJUSTED EFF YR ON HOUSE TO 1950 & CORRECTED DIMENSIONS ON UT SHED TO 10X12 PER PICTOMETRY

Res

Valuation Records

Table with columns: Assessment Year (2025-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 69', CI 50' X 69')

Table with columns: 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. Rows for F and F pricing methods.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.24), Actual Frontage (100), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$265,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$265,300).

Data Source N/A

Collector

Appraiser

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 story older
Finished Area	868 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Wood Deck	190	\$4,600
Canopy, Roof Extension	70	\$1,300

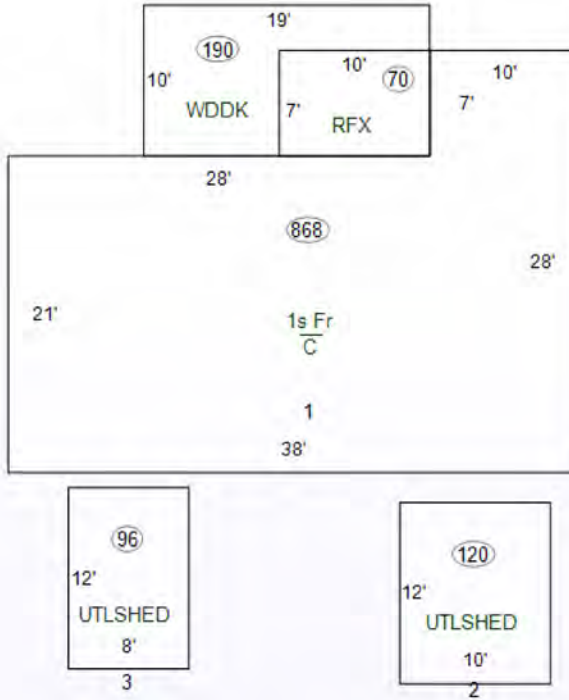
**Plumbing**

#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
<b>Total</b>	<b>3 5</b>

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	1
<b>Total Rooms</b>	<b>5</b>

**Heat Type**



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	868	868	\$94,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	868	0	\$7,100	
Slab				

<b>Total Base</b>			\$101,900
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$101,900	
Unfin Int (-)		\$0	
Ex Liv Units (+)		\$0	
Rec Room (+)		\$0	
Loft (+)		\$0	
Fireplace (+)	MS:1 MO:1	\$4,500	
No Heating (-)	1:868	(\$6,000)	
A/C (+)		\$0	
No Elec (-)		\$0	
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0	
Spec Plumb (+)		\$0	
Elevator (+)		\$0	
<b>Sub-Total, One Unit</b>			\$100,400
<b>Sub-Total, 1 Units</b>			
Exterior Features (+)	\$5,900	\$106,300	
Garages (+) 0 sqft	\$0	\$106,300	
Quality and Design Factor (Grade)			0.85
Location Multiplier			0.90
<b>Replacement Cost</b>			<b>\$81,320</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age 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: Single-Family	1	Wood Fr	D+1	1946	1950	75 A		0.90		868 sqft	\$81,320	50%	\$40,660	0%	100%	2.170	1.000	100.00	0.00	0.00	\$88,200
2: Utility Shed	1		C	1990	1990	35 A	\$21.97	0.90	\$19.77	9'x10'	\$2,373	65%	\$830	0%	100%	2.170	1.000	100.00	0.00	0.00	\$1,800
3: Utility Shed	1		C	1989	1989	36 A	\$23.66	0.90	\$21.29	8'x12'	\$2,044	65%	\$720	0%	100%	2.170	1.000	100.00	0.00	0.00	\$1,600



# CLIENT REGISTRATION FORM

2

This agreement is entered into and shall initiate on **May 27, 2026** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger & John Burnau** and Selling Broker, \_\_\_\_\_ for property in **Tippecanoe Township, Kosciusko County, State of Indiana**, to wit: **legal: 005-106-031 Lots 1 & 2 Bar A Bee Shore, commonly known as, 119 EMS B1A Lane, Leesburg, IN 46538.**

**Client/Buyer's Name(s):** \_\_\_\_\_

To receive a commission, a buyer representative must be present at the open house, all showings prior to the auction, and if the auction is conducted live, the buyer rep must be present the day of the auction. **Buyer representative must turn in this form, 24 hours in advance of the auction to [tiff@metzgerauction.com](mailto:tiff@metzgerauction.com)**

**Buyer Representative shall or shall not be compensated for the above property as follows:** *(check one)*

Selling Brokers will be compensated **1.5%**.

Seller will **Not** be compensating a buyer representative for this transaction.

### LISTING BROKER:

Metzger Property Services, LLC  
BROKER COMPANY NAME

Chad Metzger or MPS Agent  
LISTING BROKER

1582 W. State Road 114  
ADDRESS

260-982-0238  
PHONE

Chad Metzger  
ACCEPTED BY: MANAGING BROKER

North Manchester, IN 46962  
CITY, STATE, ZIP

tiff@metzgerauction.com  
EMAIL ADDRESS

### SELLING BROKER:

\_\_\_\_\_  
BROKER COMPANY NAME

\_\_\_\_\_  
SELLING BROKER

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
PHONE

\_\_\_\_\_  
ACCEPTED BY: MANAGING BROKER

\_\_\_\_\_  
SELLING BROKER

\_\_\_\_\_  
CITY, STATE, ZIP

\_\_\_\_\_  
EMAIL ADDRESS

### CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:

\_\_\_\_\_  
CLIENT SIGNATURE

\_\_\_\_\_  
CLIENT SIGNATURE *(if more than one)*

# 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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