


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

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

Water Access	LAKE	Wtr Name	Big Brbee	Water Frontage	99.50	Channel Frontage	0.00
Water Features	Pier/Dock, Deeded	Water Type	Lake	Lake Type	Ski Lake		
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	4/28/2026	Time	6:30
Financing:	Existin	Proposed					
Annual Taxes	\$3,179.74	Exemption		Year Taxes Payable	2026	Assessed Value	
Possession	At closing	Excluded Party	None				
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			
Co-List Office		Co-List Agent					

Showing Instr		Exp Date	7/30/2026	Owner/Seller a Real Estate Licensee	No	Agent/Owner Related	No
List Date	4/28/2026	Start Showing Date		Seller Concession Amount \$			
Seller Concessions Offer Y/N	No						
Contract Type	Exclusive Right to Sell	Special List Cond.	None				
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	Front Door	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks					
Sell Office		Sell Agent					
Co-Sell Office		Co-Sell Agent					
Presented by:	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