

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Move-in Ready 4-Bedroom, 2.5 Bath Ranch Home with Basement, Inground Pool & Pole Barn on 2.5+/- Acres!

Spacious and well-maintained ranch home offering the perfect blend of comfort, updates, and outdoor living—all set on 2.5 acres with room to spread out and enjoy.



Inside, you will find an inviting open-concept kitchen and living area highlighted by a cozy gas fireplace, creating a warm and functional space for everyday living.. The kitchen features quartz countertops and ample cabinetry, flowing seamlessly into the main living space.

The home offers 4 bedrooms and 2.5 bathrooms, including a thoughtfully designed primary suite addition with a walk-in closet. The bathrooms have been updated with accessibility and comfort in mind, featuring a Safe Step walk-in tub, stand-up shower, and jetted tub. A partially finished basement provides additional living space with a rec room—perfect for a media area, playroom, or hobby space. Step outside and enjoy your own private retreat with a beautiful in-ground pool and patio area, ideal for summer entertaining. The 3-season room offers a great space to relax and take in the views of the backyard and surrounding property.

Additional features include:

- Pole barn for storage, hobbies, or equipment
- New furnace and central air system (2025)
- Full-property dog fence
- Expansive yard with plenty of room for recreation or future use

This property offers a rare combination of space, updates, and outdoor amenities, making it a great opportunity for those seeking both comfort and versatility close to town!



Open House: Thurs. May 28th 5:30-6 pm

www.BidMetzger.com

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202616425	1884 S Packerton Road	Warsaw	IN	46580	LP	\$0
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Area	Kosciusko County	Parcel ID	43-11-22-200-450.000-031	Type	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrms	4	F Baths	3
Township	Wayne	Style	One Story	REO	No	Short Sale	No
School District	Warsaw Community			Elem	Jefferson		
Intermediate		JrH	Lakeview	SrH	Warsaw		
Legal Description	003-112-003.D S 1/2 Se 22-32-6 2.50A						
Directions to Property	Pierceton Rd. to Packerton, South on Packerton, first property past Southtown Estates Drive on East side of the road						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Spacious ranch home on 2.5 acres featuring 4 bedrooms, 2.5 baths, and an open-concept kitchen and living area with gas fireplace is going to Online Auction: Thurs. June 4th at 6:30 pm. Updated kitchen with quartz countertops and a primary suite addition with walk-in closet. Bathrooms include a Safe Step walk-in tub, jetted tub, and separate shower. Enjoy the outdoors with a beautiful in-ground pool, patio, and 3-season room—perfect for relaxing or entertaining. Partially finished basement with rec room adds extra living space. Additional features include a pole barn, full-property dog fence, and new furnace & central air (2025). A great combination of space, updates, and outdoor amenities—don't miss it! OPEN HOUSE: Thurs. 5/28 from 5:30-6pm

Agent Remarks Online Auction: Thurs. 6/4 at 6:30 pm Open House: Thurs. 5/28 - 5:30-6 pm A 5% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: Must register clients in advance of the auction & be present with them at all showings they attend. Client Registration form is available on the bidding site.

Sec	Lot	Lot Ac/SF/Dim	2.5000 / 108,900 / 145x715	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	2,092	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	1,102
Age	53	New Const	No	Ext	Brick
Room Dimensions	Baths	Full	Half	Water	Well
RM DIM	LVL	B-Main	2	0	Well Private
LR 14 x 15	M	B-Upper	0	0	Sewer Septic
DR x		B-Blw G	1	0	Fuel / Forced Air
FR 20 x 17	M	Laundry Rm	Main	Heating	
KT 13 x 18	M	Laundry L/W	6 x 6	Cooling	Central Air
BK x		AMENITIES	ADA Features, Breakfast Bar, Ceiling Fan(s), Closet(s)		
DN 10 x 13	L	Walk-in, Countertops-Stone, Court-Basketball, Dryer Hook Up			
1B 11 x 12	M	Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Jet Tub,			
2B 9 x 12	M				
3B 10 x 12	M	Garage	2.0 / Attached	/	24 x 23 / 552.00
4B 17 x 17	M	Outbuilding 1	Pole/Post Building	24 x 30	
5B x		Outbuilding 2		x	
RR 25 x 20	L	Assn Dues		Frequency	Not Applicable
LF x		Other Fees			
EX x		Restrictions			

Basement Material	Block	Dryer Hookup Gas	No	Fireplace	Yes
Dryer Hookup Elec	Yes	Dryer Hookup G/E	No	Guest Qtrs	No
Disposal	No	Water Soft-Owned	Yes	Split Firpln	No
Water Soft-Rented	No	Alarm Sys-Sec	No	Ceiling Fan	Yes
Alarm Sys-Rent	No	Alarm Sys-Rent	No	Skylight	No
Garden Tub	No	Garden Tub	No	ADA Features	Yes
Jet Tub	Yes	Jet Tub	Yes	Fence	Pet Fence
Pool	Yes	Pool	Yes	Golf Course	No
Pool Type	Below Ground	Pool Type	Below Ground	Nr Wlkg Trails	No
SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Freezer, Pool Equipment, Sump Pump, Water Filtration System, Water Heater Gas, Water Softener-Owned, Window Treatment-Blinds				
FIREPLACE	Living/Great Rm, Gas Log				
Water	Wtr Name	Water Frontage	Channel Frontage	Water Type	Lake Type
Auctioneer Name	Chad Metzger & John Burnau	Lic	AC31300015	Auction Date	5/4/2026
Financing: Existing		Proposed		Time	6:30
Annual	\$2,588.04	Exemptions		Location	BidMetzger.com
Possession	At closing	Year Taxes Payable	2026	Excluded Party	None
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050	Assessed Value	
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395	List Team	
Co-List Office		Co-List Agent			
Showing	Showingtime or Open House				
List Date	5/4/2026	Start Showing Date		Exp Date	10/30/2026
Seller Concessions Offer Y/N	No	Seller Concession Amount \$		Owner/Seller a Real Estate	No
Contract Type	Exclusive Right to Sell			Agent/Owner Related	No
Virtual		Lockbox	Mechanical/Combo	Lockbox Location	Front Door
Pending Date		Closing Date		Selling Price	
Ttl Concessions Paid		Sold/Concession		Special List Cond.	None
Sell Office		Sell Agent		Type of Sale	
Co-Sell Office		Co-Sell Agent		How Sold	
Presented by:	Tiffany Reimer - Cell: 260-571-7910			Conc Paid By	

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



Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

*Move-in Ready Ranch Home with, Basement, Inground Pool
& Pole Barn on 2.5+/- Acres!*

This property will be offered at Online Auction on Thursday, June 4, 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 5% buyer's premium will be added to the winning invoice. An earnest money deposit of \$10,000.00 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.

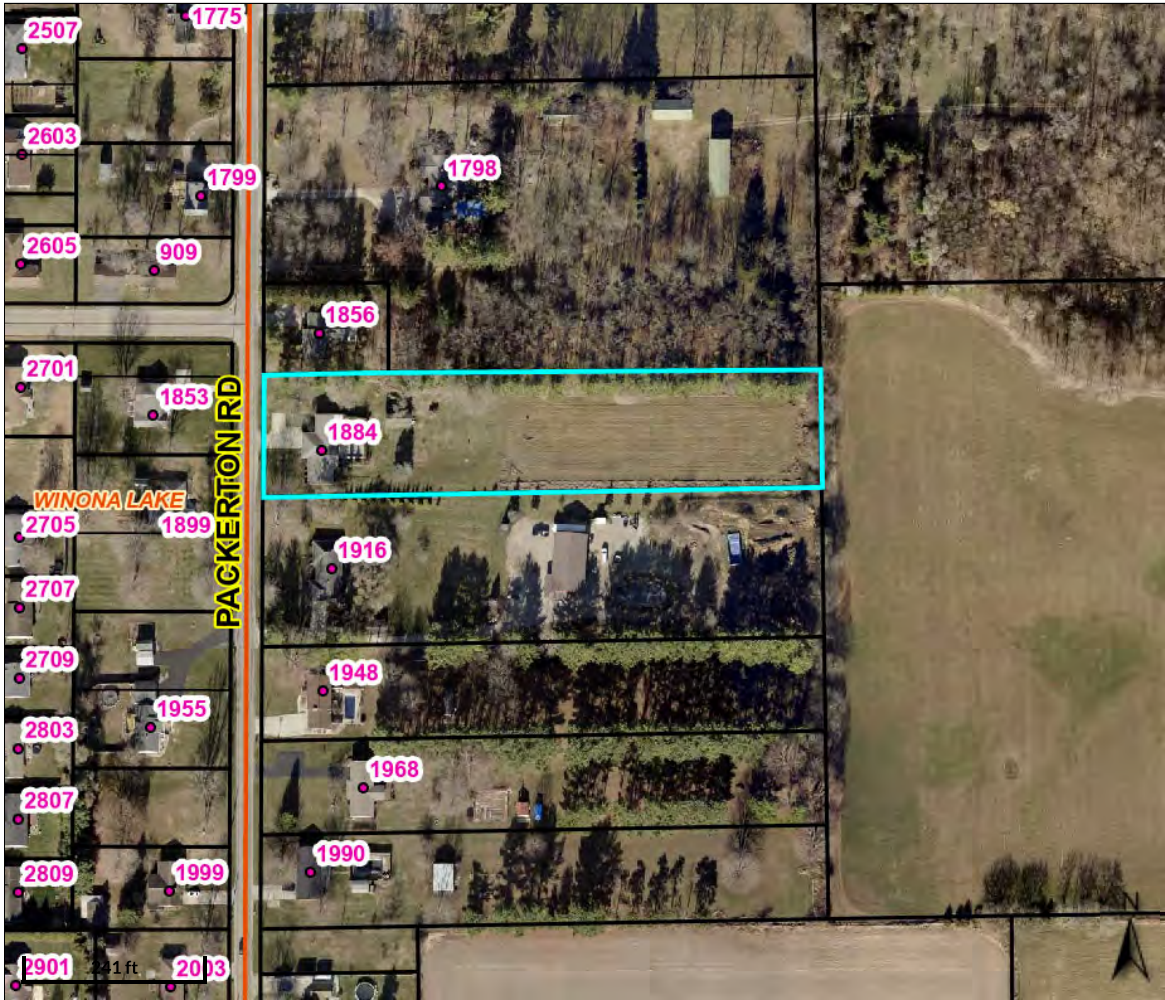
The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before July 10, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately \$2,588.04. 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 & be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Thurs. June 4, 2026 • Bidding begins closing out at 6:30 pm
Wayne Township • Kosciusko County • Warsaw, IN

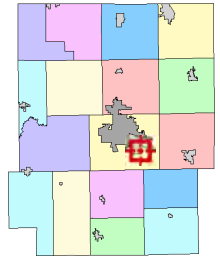
Open House: Thurs. May 28th 5:30-6 pm

Auction Manager: John Burnau, call/text, 574.376.5340

www.BidMetzger.com



Overview



Legend

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

Parcel ID 003-112-003.D Alternate 003-720000-05
 Sec/Twp/Rng 0022-0032-6 ID
 Property 1884 S Class RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED
 Address PACKERTON RD LAND OF 0-9.99 ACRES
 WARSAW Acreage 2.5

Owner Address
 Tanner Gary D & Shelley C
 Rev Liv Trust
 Gary D & Shelley C Tanner
 Trustees
 1884 S Packerton Rd
 Warsaw, IN 46580

District Wayne
 Brief Tax Description 003-112-003.D
 S 1/2 Se 22-32-6 2.50A
 (Note: Not to be used on legal documents)

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

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

1884 S. Packerton Rd, Warsaw, IN 46580

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	N/A			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer			✓	
Gas Grill	N/A			
Hood	N/A			
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)			✓	
Room Air Conditioner(s)			✓	
Trash Compactor	N/A			
TV Antenna / Dish	N/A			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)			✓	
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna	N/A			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 Amp Service			✓	
Generator	N/A			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	N/A			
Septic Field / Bed			✓	
Septic & Holding Tank / Septic Mound			✓	
Hot Tub <i>Safe Step with Tub</i>	N/A			
Plumbing			✓	
Aerator System	N/A			
Sump Pump <i>Radon</i>			✓	
Irrigation Systems	N/A			
Water Heater / Electric	N/A			
Water Heater / Gas			✓	
Water Heater / Solar	N/A			
Water Purifier			✓	
Water Softener			✓	
Well			✓	
Geothermal and Heat Pump	N/A			
Other Sewer System (Explain)	N/A			
Swimming Pool & Pool Equipment			✓	
		Yes	No	Unknown
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?	N/A			
Are the structure(s) connected to a private / community water system?			✓	
Are the structure(s) connected to a private / community sewer system?			✓	

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>Gay D. Jones</i>	Date (mm / dd / yyyy) 4/7/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Shelly Jones</i>	Date (mm / dd / yyyy) 4/7/2026	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)

1884 S. Paullerton Rd. Warsaw, IN 46580

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan			✓	
Boiler / Radiator	N/A			
Central Air Conditioning			✓ New	
Electric Heat Pump ?	N/A			
Furnace Heat / Gas			✓	
Furnace Heat / Electric ?			✓ Master + Bath	
Geothermal				?
Solar House-Heating	N/A			
Woodburning Stove	N/A			
Fireplace			✓	
Fireplace Insert			✓	
Air Cleaner	N/A		✓	
Humidifier			✓	
Propane Tank	N/A			
Other Heating Source				

2. ROOF	Yes	No	Unknown
Age, if known: <u>16</u> Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house? ?		✓	✗
If yes, how many layers? _____			
3. WATER HEATER	✓		✗
Age, if known: <u>15</u> Years.			✗
4. FURNACE	✓		
Age, if known: <u>2025</u> Years. <u>New</u>			
5. CENTRAL AIR CONDITIONING	✓		
Age, if known: <u>2025</u> Years. <u>New</u>			
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?		✓	
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?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			

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Signature of Seller <i>Boyd D. Tanner</i>	Date (mm / dd / yyyy) 4/7/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Shelley Tanner</i>	Date (mm / dd / yyyy) 4/7/2026	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)

1884 S. Packerton Rd. Warsaw, IN 46580

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		✓	✗
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		✓	
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:		✓	✗
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
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 https://msc.fema.gov/portal/home .		✓	
Do you currently pay flood insurance?		✓	
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.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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Signature of Seller <i>Gay D. Jones</i>	Date (mm / dd / yyyy) 4/17/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Shelley Tanner</i>	Date (mm / dd / yyyy) 4/17/2026	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)

Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAI, CAGA
 EXPANDING YOUR HORIZON...
 ...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
 ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
 ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

260-982-0238

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Average Utilities

Utility	Company	Average Amount
Gas	NIPSCO (1592.00)	\$ 132.66/mo
Electric	REMC (1993.00)	\$ 166.08/mp
Water	Well	\$ N/A
Septic/Sewer	Septic	\$ N/A
HOA	N/A	\$
Other	N/A	\$
<i>Additional Notes</i>	Roof - 2009 Air Conditioning/Heating 10/15/2024	
	Pool 1990, New Liner 2025	
	Dog Watch Fence, entire property	
	Porch (Master) 2024	
	Everdry in basement 2001	
	Master Bedroom added 2014	
	All new automatic blinds, rechargeable, 2025	
	Quartz countertop 2024 - kitchen	

43-11-22-200-450.000-031

TANNER GARY D & SHELLEY C

1884 S PACKERTON RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE TWP ACREAGE -

1/4

General Information

Parcel Number
43-11-22-200-450.000-031

Local Parcel Number
0372000005

Tax ID:

Routing Number
003-112-003.D

Ownership

TANNER GARY D & SHELLEY C
REV LIV TR & TRUSTEES
1884 S PACKERTON RD
WARSAW, IN 46580

Legal

3-112-3.D
S 1/2 SE 22-32-6 2.50A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/20/2017	TANNER GARY D & S	2017060867	WD	/		
02/01/1978	TANNER GARY D & S	0	WD	/		
01/01/1900	SPARKS, GERMAN &		WD	/		

Notes

7/3/2023 REA: 2024 CHANGED GRADE OF BARN TO C PER PICTOMETRY

7/3/2019 REA: 2020 REMOVED HOT TUB, CHANGED WDDK TO EFP & CORRECTED DIMENSIONS, CHANGED COND OF T3 TO AVERAGE, GRADE TO D PER PICTOMETRY

11/8/2015 REA: 2016 PRICED WDDK & 3WALL ADDN IN WITH HOUSE & CHANGED EFF YR OF HOUSE FOR REASSESSMENT

6/24/2015 2016: MOVED TO WAYNE TWP ACREAGE NEIGHBORHOOD (308853) DELETED OLD NEIGHBORHOOD

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9



Year: 2025

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 308853-031
WAYNE TWP ACREAGE - RES

Section/Plat
22-32-6

Location Address (1)
1884 S PACKERTON RD
WARSAW, IN 46580

Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$45,000	\$31,800	\$31,800	\$31,800	\$31,800
Land Res (1)	\$30,000	\$22,000	\$22,000	\$22,000	\$22,000
Land Non Res (2)	\$15,000	\$9,800	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$9,800	\$9,800	\$9,800
Improvement	\$306,200	\$282,600	\$262,100	\$239,100	\$206,000
Imp Res (1)	\$306,200	\$282,600	\$244,100	\$222,000	\$191,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$18,000	\$17,100	\$14,200
Total	\$351,200	\$314,400	\$293,900	\$270,900	\$237,800
Total Res (1)	\$336,200	\$304,600	\$266,100	\$244,000	\$213,800
Total Non Res (2)	\$15,000	\$9,800	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$27,800	\$26,900	\$24,000

8/18/2011 MEM: 2012 PAY 2013 ROOM ADDITION 100% COMPLETE 10/26/11

11/17/2008 BP: #951116 10/3/95 ADDITION \$2,600 #110128 3/31/11 RM ADDN \$45,000 #110593 8/26/11 OPEN DECK \$4,000

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
9	A		0	1.0000	1.00	\$30,000	\$30,000	\$30,000	0%	1.0000	100.00	0.00	0.00	\$30,000
91	A		0	1.5000	1.00	\$10,000	\$10,000	\$15,000	0%	1.0000	0.00	100.00	0.00	\$15,000

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Gas, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

Land Computations

Calculated Acreage	2.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.50
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	\$30,000
91/92 Value	\$15,000
Supp. Page Land Value	
CAP 1 Value	\$30,000
CAP 2 Value	\$15,000
CAP 3 Value	\$0
Total Value	\$45,000

Printed Friday, April 11, 2025
Review Group 2024

Data Source N/A **Collector** **Appraiser**

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 2092 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	32	\$3,400
Patio, Concrete	646	\$4,500
Porch, Enclosed Frame	210	\$13,800

Plumbing

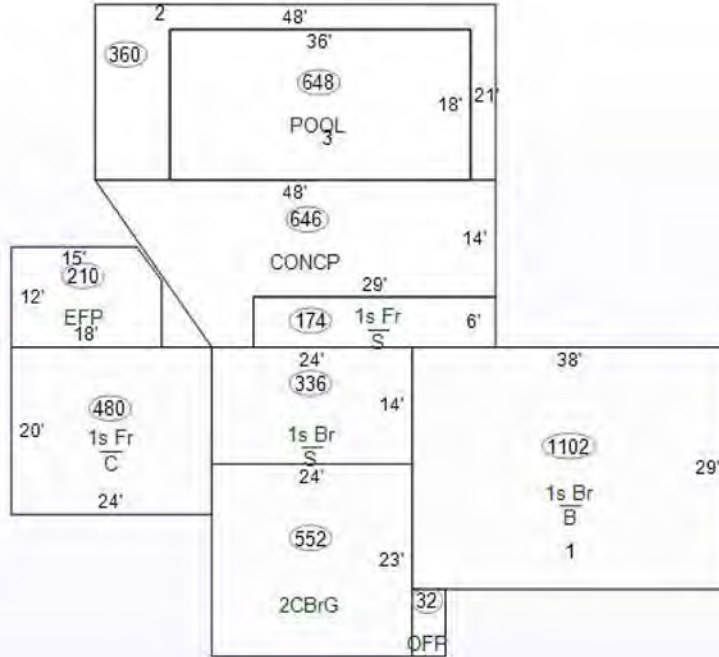
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 94	2092	2092	\$183,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1102	0	\$36,900	
Crawl	480	0	\$5,600	
Slab	510	0	\$0	

Total Base \$226,400

Adjustments 1 Row Type Adj. x 1.00 \$226,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:827	\$13,100
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2092	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$254,900

Sub-Total, 1 Units

Exterior Features (+)	\$21,700	\$276,600
Garages (+) 552 sqft	\$22,300	\$298,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.90

Replacement Cost \$269,010

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	4/6 Maso	C	1973	1980	45 A		0.90		3,194 sqft	\$269,010	30%	\$188,310	0%	100%	1.530	1.000	100.00	0.00	0.00	\$288,100
2: CONC APRON	1		C	1989	1989	36 A		0.90		360 sqft	\$2,250	28%	\$1,620	0%	100%	1.530	1.000	100.00	0.00	0.00	\$2,500
3: Pool, In Ground	1		C	1989	1989	36 A	\$66.09	0.90	\$59.48	18'x36'	\$38,544	85%	\$5,780	0%	100%	1.530	1.000	100.00	0.00	0.00	\$8,800

General Information

Occupancy Barn, Pole (T3)
 Description Barn, Pole (T3)
 Story Height 0
 Style N/A
 Finished Area
 Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value

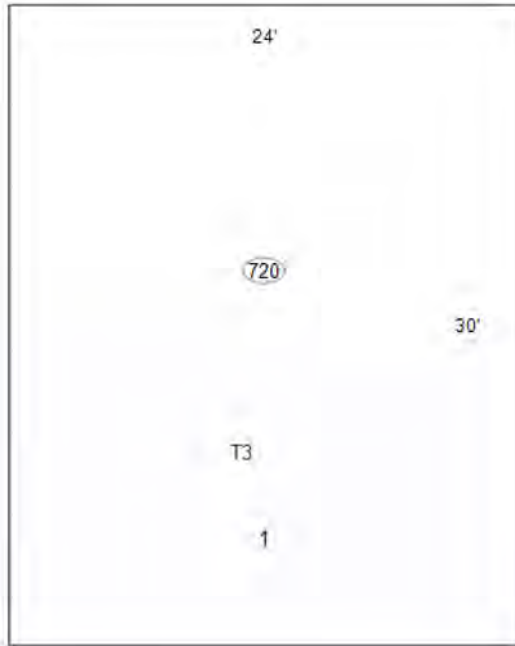
Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments **Total Base**
 Row Type Adj.

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0
Sub-Total, 1 Units
 Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade)
 Location Multiplier 0.90
Replacement Cost \$12,777

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: Barn, Pole (T3)	1	T3AW	C	1976	1976	49 A	\$21.97	0.90		720 sqft x 8'	\$12,777	65%	\$4,470	0%	100%	1.530	1.000	100.00	0.00	0.00	\$6,800



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

Initial:

[Handwritten initials]

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

X

Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: _____

X

Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial:

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

CM

Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

[Handwritten Signature] _____ *4/2/26*
Seller's Signature Date

[Handwritten Signature] _____ *4-2-26*
Seller's Signature Date

Agent's Signature Date

Agent's Signature Date

Purchaser's Signature Date

Purchaser's Signature Date



Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana, Ohio, and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana, Ohio, and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,
(MPS, LLC Owner/Agent)

The Owner: The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

[Signature] 4/2/26
Owner Date

[Signature] 4/2/26
Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date

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**



CLIENT REGISTRATION FORM

2

This agreement is entered into and shall initiate on June 4, 2026 by Listing Broker, Metzger Property Services, LLC, on behalf of Listing Licensee, Chad Metzger & John Burnau and Selling Broker, _____ for property in Wayne Township, Kosciusko County, State of Indiana, to wit: legal: 003-112-003.D S 1/2 Se 22-32-6 2.50A, commonly known as, 1884 S Packerton Rd., Warsaw, IN 46580

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**

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

Selling Brokers will be compensated 2%.

LISTING BROKER:

Metzger Property Services, LLC

BROKER COMPANY NAME

Chad Metzger

ACCEPTED BY: MANAGING BROKER

Chad Metzger or MPS Agent

LISTING BROKER

1582 W. State Road 114

ADDRESS

North Manchester, IN 46962

CITY, STATE, ZIP

260-982-0238

PHONE

tiff@metzgerauction.com

EMAIL ADDRESS

SELLING BROKER:

BROKER COMPANY NAME

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

SELLING BROKER

ADDRESS

CITY, STATE, ZIP

PHONE

EMAIL ADDRESS

CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:

CLIENT SIGNATURE

CLIENT SIGNATURE (if more than one)

This is a legally binding contract, if not understood seek legal advice.

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM