

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Property	COMMERCIAL	Statu	Active	CDO	0	DOM	0	Auctio	Yes
MLS	202619024	413 S Scott Street	Warsaw	IN	46580	Stat	Active	L	\$0



Are	Kosciusko County	Parcel ID	43-11-09-300-014.000-032	Typ	Office
Cross Street		Ag	7		
REO	N	Short Sale	No		
Legal	004-047-223 N 1/2 LOT 21 BOSS 2ND ADD				
Direction	State Road 15 S, Cross Winona Avenue and continue on Detroit Street to Pope Street, head East				
Inside City	City	R2	County	Zoning	

Remarks Well-maintained office building conveniently located between Winona Lake and Downtown Warsaw is going to Online Auction, June 17, 2026 at 6 pm Offering a versatile layout ideal for a variety of business or investment opportunities, this professional space features two private offices, a welcoming reception and lobby area, conference room, kitchenette/break room, and a half bath. Additional highlights include a private paved parking lot located behind the building for convenient employee and client access. Whether you're looking for space for your own business, professional services, or a potential rental investment, this property offers flexibility in a highly desirable location with excellent accessibility. Open House: June 10th from 5:30-6 pm

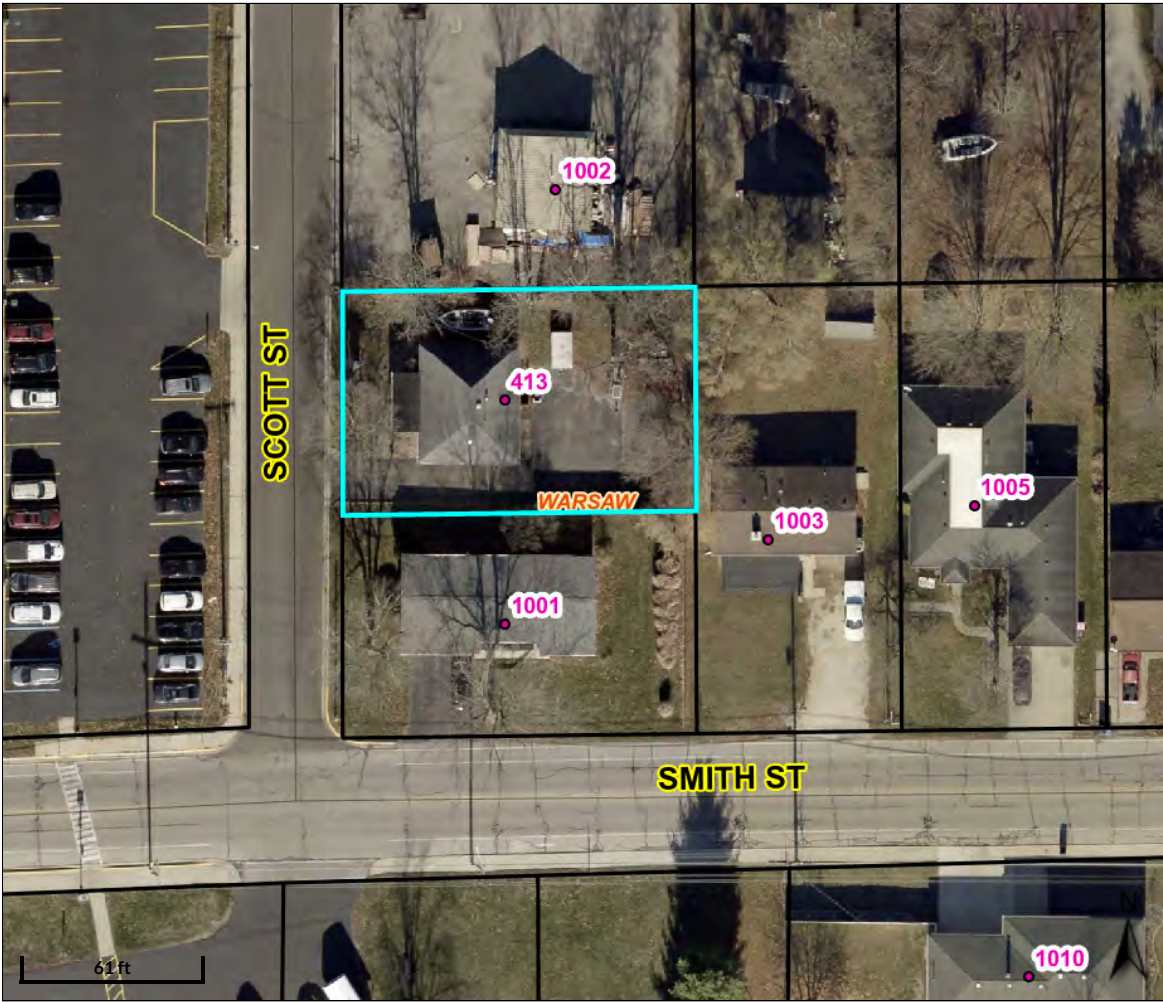
Agent Remarks Online Auction: Wed. June 17th • 6 pm Open House: Wed. June 10th • 5:30-6pm A 5% buyer's premium will be added to the winning invoice. Full terms in DOCS. RE BROKERS: Must register clients in advance of the auction & be present with them at all

Se	L	Townshi	Wayne	Lot	0.1800 / 7,841 / 113x97	Sr			
Year	1952	Ag	74	Exterio	Block, Vinyl	Foundatio	Slab		
Const	Concrete block		Total #	1	Stories	1.0	Total	1	
Bldg #1 Total Above Gd			1,216	Total Below Gd	0	Story	1216	Finished Office	1,216
Bldg #2 Total Above Gd				Total Below Gd		Story		Finished Office	
Bldg #3 Total Above Gd				Total Below Gd		Story		Finished Office	
Location	Fire	City		Fire	No				
Bldg Height		Roof Material	Asphalt, Shingle	Int Height	10				
Interior	Drywall	Ceiling Height	8	Column	na				
Flooring	Carpet, Tile	Parking	Lot, Paved	Water	City				
Road	City	Equipment	No	Well Type					
Currently Lsd	No	Enterprise	No	Sewer	City				
				Fuel /	Gas, Forced Air				
				Heating					
				Cooling	Central Air				
				Burglar	No				
				Channel					
				Water Frtg					
				Lake Type					

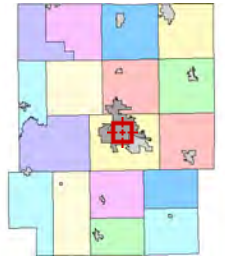
SALE INCLUDES Building, Land
INTERNAL ROOMS Kitchen, Office, Storage, Workroom, Other
SPECIAL FEATURES Office Space, Reception Area
PROPERTY USE Investment Property, Vacant-Best for Owner/Usr

Water	Water	Lake Type			
Water Features					
Auctio	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015
Occupancy		Owner			
Financin	Existing	Proposed		Excluded	None
Annual	\$2,457.	Exemption		Year Taxes Payable	202
Is Owner/Seller a Real Estate Licensee	No	Possessio	At closing	Assessed Value	
List	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050		
Agent ID	RB14045939	Agent	chad@metzgerauction.com		
Co-List		Co-List Agent			
Showing Instr	Showingtime or Open House				
List Date	5/19/202	Exp Date	11/30/20	Publish to	Yes
IDX	Y	Contract Type	Exclusive Right to Sell	Show Addr to	Yes
Seller Concessions Offer	No	Seller Concession		Allow AVM	Y
Virtual				Show	Yes
Pending				Special Listing	None
Total Concessions		Sold/Concession		Type of	
Sell		Sell		How	
Co-Sell		Co-Selling		CDO	0
Presented	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 contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRLMS. All Rights Reserved.



Overview



Legend

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

Parcel ID	004-047-223	Alternate ID	004-711029-85	Owner Address	Volkers Jack Charles & Christopher E S Volkers TIC
Sec/Twp/Rng	--	ID			C/O Mineral Springs LLC
Property Address	413 S SCOTT ST WARSAW	Class	COMMERCIAL OFFICE BUILDING 1 OR 2 STORY		313 N Colfax St Warsaw, IN 46580
District		Acreage	n/a		
Brief Tax Description			Warsaw 004-047-223 N 1/2 LOT 21 BOSS 2ND ADD		

(Note: Not to be used on legal documents)

Date created: 5/12/2026
Last Data Uploaded: 5/12/2026 11:55:44 AM



ONLINE AUCTION TERMS

Office Building with Paved Parking Lot in Warsaw!

This property will be offered at Online Auction on Wednesday, June 17, 2026 - Bidding begins closing out at 6 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 \$5,000. 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 July 22, 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 \$2,457.30 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 all showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Wed., June 17, 2026 • Bidding begins closing out at 6 pm
Wayne Township • Kosciusko County • Warsaw, IN

Open House: Wednesday, June 10th – 5:30 – 6 pm

www.BidMetzger.com

43-11-09-300-014.000-032

VOLKERS JACK CHARLES & CH

413 S SCOTT ST

447, Office Bldg (1 or 2 Story)

COMM WARSAW MISC/408 1/2

General Information

Parcel Number
43-11-09-300-014.000-032
Local Parcel Number
0471102985

Tax ID:

Routing Number
004-047-223

Property Class 447
Office Bldg (1 or 2 Story)

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 408500-032
COMM WARSAW MISC

Section/Plat
9-32-6

Location Address (1)
413 S SCOTT ST
WARSAW, IN 46580

Zoning
R-2 RESIDENCE DISTRICT (WAR

Subdivision
Bosses Add

Lot
21

Market Model
WARSAW COMM MISC

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2026

Ownership

VOLKERS JACK CHARLES & CHRIST
E S VOLKERS TIC C/O MINERAL SPR
313 N COLFAX ST
WARSAW, IN 46580

Legal

4-47-223
N 1/2 LOT 21 BOSS 2ND ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/28/2005 to 01/01/1900.

Commercial

Valuation Records

Table with columns: Assessment Year (2026-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 0' X 0', CI 0' X 0')

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.

Notes

1/20/2026 2026: 2026 ADJ MRKT FACTOR DUE TO COST SCHEDULE UPDATES
11/19/2015 REA: 2016 CHANGED FENCE TO PLANK PER PICTOMETRY
1/29/2009 COMM: THE VOLKERS GROUP
1/29/2009 MEM: 1999 RESIDENCE BEING USED FOR BUSINESS. ADDED PAVING, A/C AND REMOVED ATTIC- PULL DOWN STAIRS
2007 FIRE DAMAGE \$15,000 8/31/06 - ALL WORK COMPLETE, FULL BATH NOW 1/2 BATH

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.18), Actual Frontage (70), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 84 Solar Energy Land (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 (\$0), CAP 2 Value (\$0), CAP 3 Value (\$42,700), Total Value (\$42,700).

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 1216 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
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Plumbing

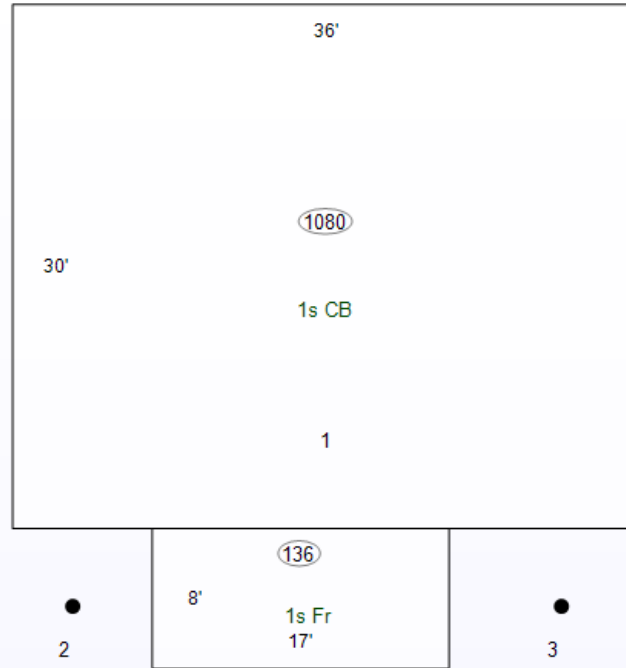
	#	TF
Full Bath	0	0
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	1	1
Total	2	3

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	4	1216	1216	\$146,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base \$146,800

Adjustments 1 Row Type Adj. x 1.00 \$146,800

Unfin Int (-) \$0

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 1:1216 \$4,500

No Elec (-) \$0

Plumbing (+ / -) 3 - 5 = -2 x \$0 (\$2,800)

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$148,500

Sub-Total, 1 Units

Exterior Features (+) \$0 \$148,500

Garages (+) 0 sqft \$0 \$148,500

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.92

Replacement Cost \$116,127

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	Concrete	D+1	1952	1975	51 A		0.92		1,216 sqft	\$116,127	45%	\$63,870	0%	100%	1.000	0.900	0.00	0.00	100.00	\$57,500
2: Fencing	1	Plank	C	2001	2001	25 A	\$25.07	0.92	\$23.06	47' x 6'	\$1,084	80%	\$220	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
3: Paving	1	Asphalt	C	1998	1998	28 A	\$2.87	0.92	\$2.64	2,755 sqft	\$7,274	80%	\$1,450	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500

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 17, 2026** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, _____ for property **in Wayne Township, Kosciusko County, State of Indiana, to wit: legal: 004-047-223 N ½ Lot 21 Boss 2nd Add, commonly known as, 413 S Scott St., 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 3 %.

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 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] 5/12/2026
Owner Date

[Signature] 5/12/2026
Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date

...Generation after Generation



Metzger
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