

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Updated Barbee Lake Commercial Properties with Updated Retail Store & Pole Barn for Storage – Great Investment Opportunity!

*R*are commercial opportunity in the heart of the Barbee Chain of Lakes!



This well-maintained and updated property has long served the lake community as a Convenient Stop for snacks, ice, boating essentials, bait, firewood, ice cream and everyday necessities.

This auction includes two properties offering both zoned commercial.

The first is Wake Lake, featuring a modernized retail/storefront space with attractive lake-inspired décor and the second is an additional pole barn ideal for storage, inventory, equipment, or workshop use, right next door!

Positioned in a high-traffic lake area, the property offers excellent visibility and flexibility for a variety of future business uses. While the property is being offered as real estate only, the layout and location create outstanding potential for retail, service, storage, recreational, or lake-oriented ventures.

A unique opportunity to own commercial property in one of the area's most popular lake destinations!


Open House:

Sat. June 13th • 1-2 pm



www.BidMetzger.com

The Barbee Chain of Lakes is a cluster of seven interconnected, natural lakes: Big Barbee Lake, Little Barbee Lake, Kuhn Lake, Irish Lake, Sawmill Lake, Sechrist Lake, and Banning Lake --- Great fishing, boating & water sport Opportunities!

Property	COMMERCIAL	Statu	Active	CDO	0	DOM	0	Auctio	Yes
MLS	202619463	3774 N Barbee Road	Warsaw	IN	46582	Stat	Active	L	\$0
	Are	Kosciusko County		Parcel ID	43-08-28-100-295.000-023		Typ	Other/Unknown	
	Cross Street			REO	N	Short Sale	No		
	Legal	PT E 1/2 NE 28-33-7 .10A & LOT 2 & N 1/2 OF LOT 4 BARBEE VILLA & TR W OF LOT 2							
	Direction	Old Road 30 to 650 E, head North. At the "T" go Right, cross over the channel, property is at the							
	Inside City	City	County	C1	Zoning	Commercial Convenience			

Remarks Rare commercial opportunity in the heart of the Barbee Chain of Lakes is Selling via Online Auction, June 22, at 6:30 pm! This well-maintained & updated property has long served the lake community as a convenient stop for snacks, ice, boating essentials, ice cream and everyday necessities! Two buildings, featuring a modernized retail/storefront space with attractive lake-inspired décor & additional pole barn ideal for storage, inventory, equipment, or workshop use. Positioned in a high-traffic lake area, the property offers excellent visibility and flexibility for a variety of future business uses. The layout & location create outstanding potential for retail, service, storage, recreational, or lake-oriented ventures. A unique opportunity to own commercial property in one of the area's most popular lake

Agent Remarks Online Auction: Monday, June 22nd, 6:30 pm Open House: Saturday, June 13, 1-2 pm A 4% buyer's premium will be added to the winning invoice. Property for sale, not business, Full terms in DOCS. RE BROKERS: Must register clients in advance of the

Se	L	Townshi	Tippecanoe	Lot	0.2540 / 11,064 / 34x84, 66x63	Sr	
Year	1984	Ag	42	Ne	No	Years	
Const	Pole		Total #	2		Exterio	Metal
Bldg #1 Total Above Gd	1,920		Total Below Gd	0		Stories	1.0
Bldg #2 Total Above Gd	400		Total Below Gd			Story	1
Bldg #3 Total Above Gd			Total Below Gd			Story	
Location	Fire	Township		Fire	No	Foundatio	Slab
Bldg Height		Roof Material	Metal	Int Height	10 ft	Total	1
Interior	Wood	Ceiling Height	10 ft	Column	NA	Finished Office	0
Flooring	Laminate	Parking	Gravel	Water	Well	Finished Office	
Road	County	Equipment	No	Well Type		Finished Office	
Currently Lsd	No	Enterprise	No	Sewer	Public	Finished Office	
SALE INCLUDES	Building, Land						
INTERNAL ROOMS	Showroom, Storage, Warehouse, Workroom						
SPECIAL FEATURES	220 Volts, Overhead Door 1, Display Room, Display Window(s)						
PROPERTY USE	Investment Property						
Water		Water	Big Barbee Lake	Lake Type		Water Frtg	

Auctio	Yes	Auctioneer Name	Chad Metzger and John Burnau	Auctioneer License #	AC31300015
Occupancy		Owner		Excluded	None
Financin	Existing	Proposed		Assessed Value	
Annual	\$1,739.	Exemption		Year Taxes Payable	202
Is Owner/Seller a Real Estate Licensee	No	Possessio	At closing	List Agent	Chad Metzger - Cell: 260-982-9050
List	Metzger Property Services, LLC - Off: 260-982-0238	Agent	chad@metzgerauction.com	Co-List Agent	
Agent ID	RB14045939	Co-List		Showing Instr	Showingtime or Open house
List Date	5/21/202	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		Type of		Show	Yes
Pending		Closing		Special Listing	None
Total Concessions		Sold/Concession		How	
Sell		Sell		CDO	0
Co-Sell		Co-Selling			
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.



Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

Commercial Investment Opportunity on Barbee Lake!

This property will be offered at Online Auction on Monday, June 22, 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 4% 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.

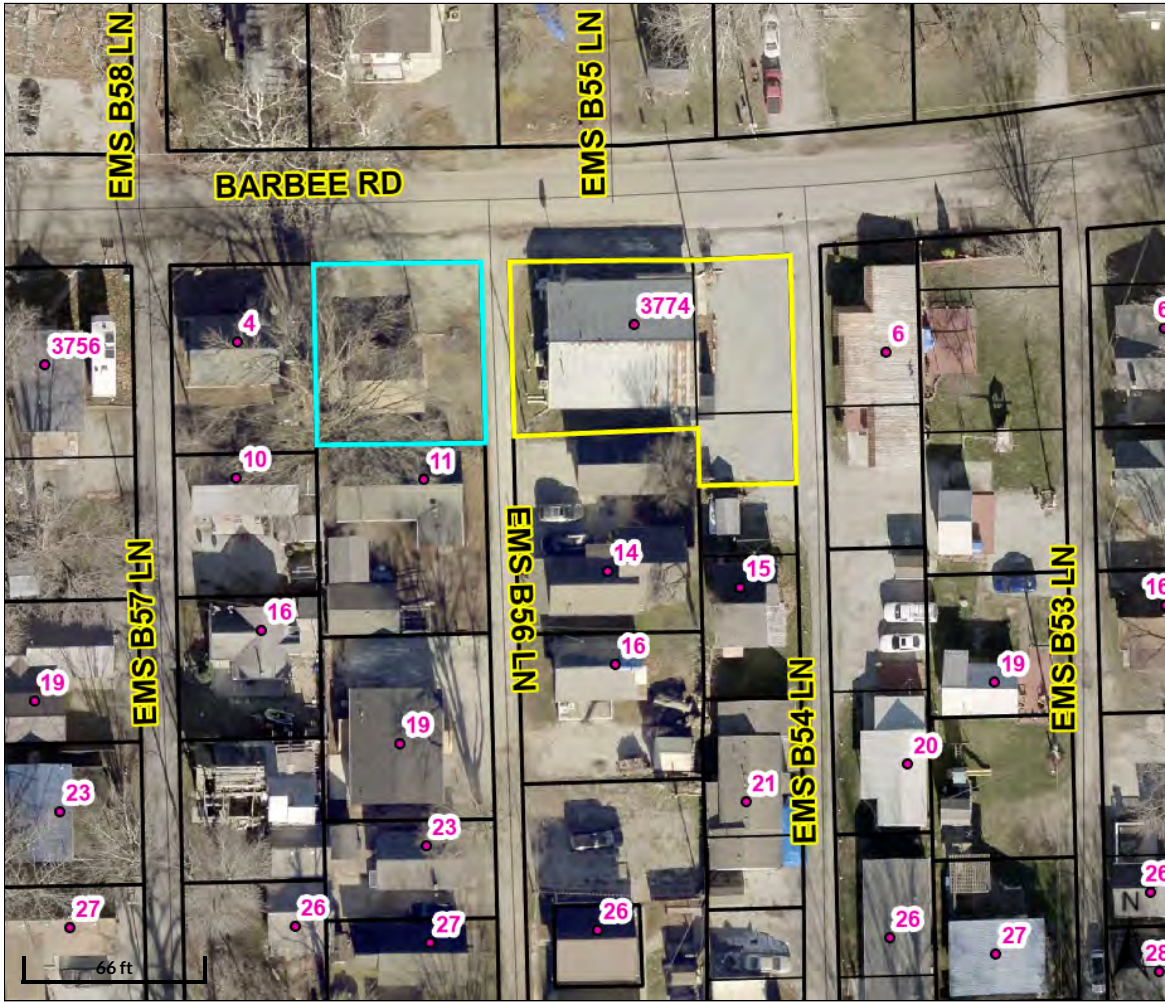
The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before July 24, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for both parcels in '25 due in '26 were \$1,739.20. Metzger Property Services LLC, Chad Metzger, John Burnau 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. Seller has the right to accept offers prior to auction. Inventory & the Fixtures remaining are negotiable post-auction. Real Estate Brokers must register clients 24 hours in advance of the auction & be at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Mon., June 22, 2026 • Bidding begins closing out at 6:30pm
Tippecanoe Township • Kosciusko County • Warsaw, IN

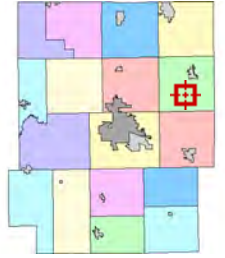
Open House: Sat., June 13, 1-2pm

Auction Manager: John Burnau, call/text 574.376.5340

www.BidMetzger.com



Overview



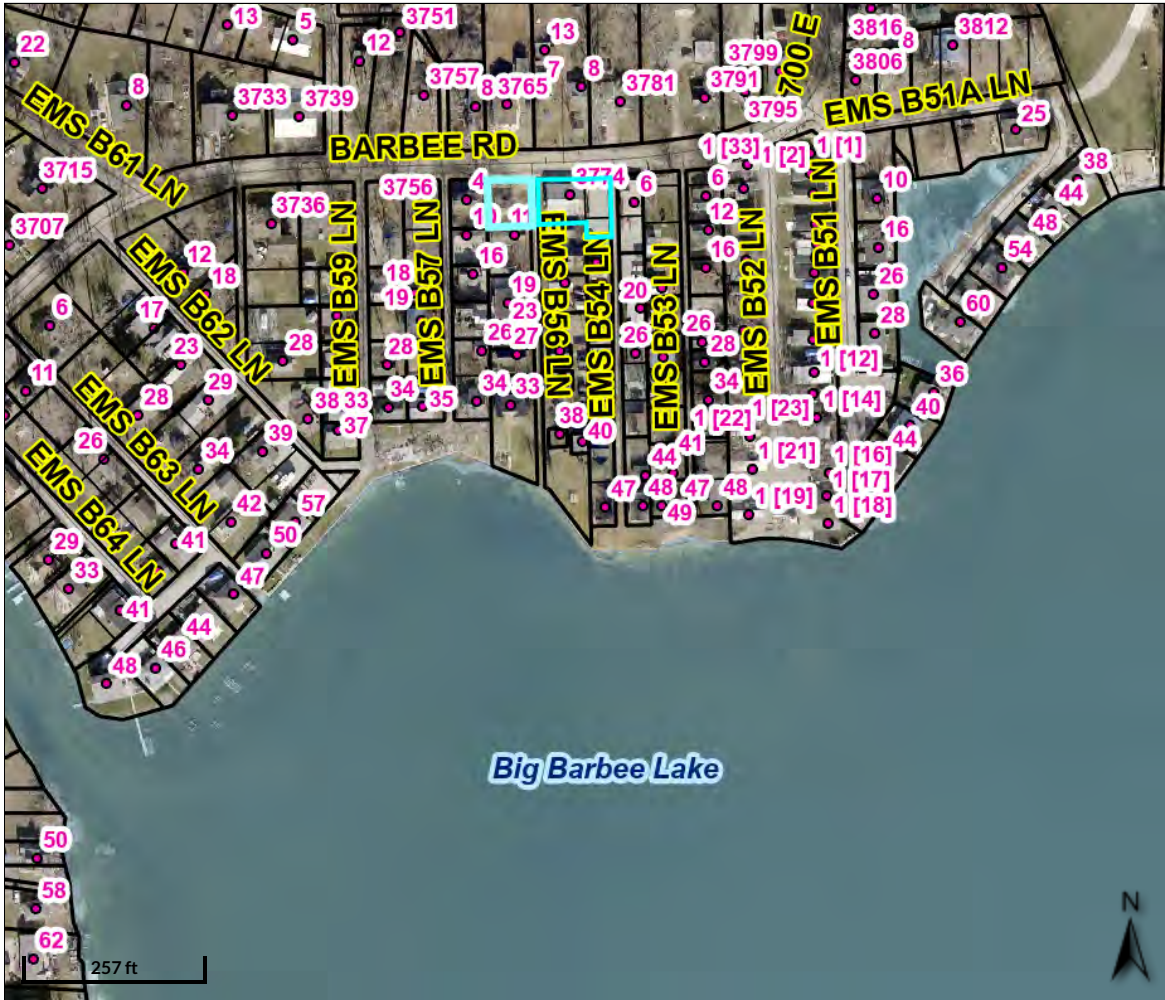
Legend

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

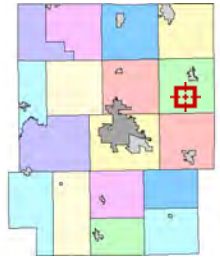
Parcel ID	005-109-151	Alternate ID	005-711022-01	Owner Address	Poucher Nicole
Sec/Twp/Rng	0028-0033-7	Class	COMMERCIAL OTHER STRUCTURE		28 Ems B51A Ln
Property Address		Acreage	0.1		Warsaw, IN 46582
District	Tippecanoe				
Brief Tax Description	005-109-151 PT E 1/2 NE 28-33-7 .10A				

(Note: Not to be used on legal documents)

Date created: 5/15/2026
Last Data Uploaded: 5/15/2026 9:01:08 AM



Overview



Legend

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

Parcel ID	005-109-139	Alternate ID	005-711022-03	Owner Address	Poucher Nicole
Sec/Twp/Rng	--	Class	COMMERCIAL CONVENIENCE MARKET		28 Ems B51A Ln
Property Address	3774 N BARBEE RD	Acreage	n/a		Warsaw, IN 46582
	WARSAW				
District	Tippecanoe				
Brief Tax Description	005-109-139				
	LOT 2 & N 1/2 OF LOT 4 BARBEE VILLA &				
	TR W OF LOT 2 0.13A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/21/2026
 Last Data Uploaded: 5/21/2026 11:20:34 AM

43-08-28-100-295.000-023

POUCHER NICOLE

3774 N BARBEE RD

428, Convenience Market

COMM TIPPY FRONT FOO

1/2

General Information

Parcel Number
43-08-28-100-295.000-023

Local Parcel Number
0571102203

Tax ID:

Routing Number
005-109-139

Property Class 428
Convenience Market

Ownership

POUCHER NICOLE
28 EMS B51A LN
WARSAW, IN 46582

Legal

5-109-139
LOT 2 & N 1/2 OF LOT 4 BARBEE VILLA & TR W
OF LOT 2 0.13A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/31/2023	POUCHER NICOLE	2023101163	WD	/	\$214,500	
09/30/2005	FRANCIS WILLIAM R		WD	/		
09/30/2005	ARTHUR JOHN W JR		WD	/		
09/28/2005	ALLEN MARVIN R		WD	/		
03/24/2005	N/T INCORRECT LEG		NA	/		
03/18/2005	ALLEN MARVIN R		WD	/	\$95,000	

Notes

10/2/2024 REA: 2025 ADJ EFF AGE, MRKT FACTOR & USE PER SITE VISIT ON 09/30/2024 CORRECTED NEIGHBORHOOD

3/15/2024 2024: 2024 RES REMOVED PER 1/2/24 FIELD CHECK. CHANGED PROP CLASS & CHANGED LAND TO COMM CORRECTED MARKET MODEL--JS

5/26/2020 REA: 2021 ADJUSTED EFF YEAR OF RES PER PICTOMETRY, REMOVED CANOPY, ADDED SHED AT BACK OF STORE (DD)

ADDED LAUNDRY SINK PER QUESTIONNAIRE



Commercial

Year: 2026

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 518600-023
COMM TIPPY FRONT FOOT

Section/Plat
28-33-7

Location Address (1)
3774 N BARBEE RD
WARSAW, IN 46582

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
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	\$34,100	\$34,100	\$45,000	\$40,500	\$40,500
Land Res (1)	\$0	\$0	\$0	\$11,900	\$11,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$34,100	\$34,100	\$45,000	\$28,600	\$28,600
Improvement	\$122,900	\$117,300	\$28,800	\$109,300	\$98,300
Imp Res (1)	\$0	\$0	\$1,800	\$81,700	\$70,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$122,900	\$117,300	\$27,000	\$27,600	\$27,500
Total	\$157,000	\$151,400	\$73,800	\$149,800	\$138,800
Total Res (1)	\$0	\$0	\$1,800	\$93,600	\$82,700
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$157,000	\$151,400	\$72,000	\$56,200	\$56,100

4/17/2014 2014: CHANGED RES FF LOT TO A COMMERCIAL FF LOT

10/1/2013 COMM: JOT EM DOWN STORE

9/30/2013 2014: COMBINED 0571102202 TO THIS PARCEL

9/30/2013 COMB: 2014 COMBINED 0571102202 TO THIS PARCEL

Land Data (Standard Depth: Res 132', CI 200' Base Lot: Res 100' X 132', CI 100' X 132')

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
Fci	F		34	34x84	0.64	\$425	\$272	\$9,248	0%	1.3970	0.00	0.00	100.00	\$12,920
Fci	F		66	66x63	0.54	\$425	\$230	\$15,180	0%	1.3970	0.00	0.00	100.00	\$21,210

Zoning
COMMERCIAL COMMERCIAL

Subdivision
Barbee Villa

Lot
2,4

Market Model
TIPPY

Characteristics

Topography **Flood Hazard**
Level, Low

Public Utilities **ERA**
Sewer, Gas, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2025

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	0.16
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
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	\$34,100
Total Value	\$34,100

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
-----------	----------	----------	----------

Wall Type	1: 1(176')
Heating	1920 sqft
A/C	1920 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
0	0	0	0
0	0	0	0

GCK Adjustments

Water Heaters	0	0
Add Fixtures	0	3
Total	0	3

Exterior Features

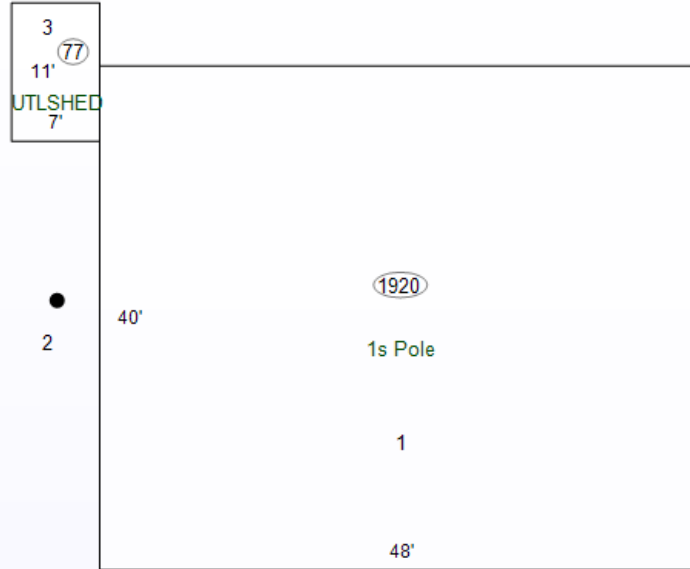
Description	Area	Value
--------------------	-------------	--------------

Special Features

Description	Value
--------------------	--------------

Other Plumbing

Description	Value
--------------------	--------------



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	1920 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	176'
PAR	9
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	10'

Base Rate	\$152.68
Frame Adj	(\$16.29)
Wall Height Adj	(\$15.08)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$121.31
BPA Factor	1.00
Sub Total (rate)	\$121.31

Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Building Computations

Sub-Total (all floors)	\$232,915	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$239,455
Plumbing	\$6,540	Quality (Grade)	1.00
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$220,299
Exterior Features	\$0	Total (Use)	\$232,915

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$121.31
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$232,915

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: C/I Building	1	Pole	C	1984	1999	27 A		0.92		1,920 sqft	\$220,299	52%	\$105,740	0%	100%	1.000	1.150	0.00	0.00	100.00	\$121,600
2: Paving CS	1	Crushed	C	1984	2023	3 A	\$0.94	0.92	\$0.86	730 sqft	\$631	40%	\$380	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
3: Utility Shed	1		C	1990	1990	36 A	\$35.10	0.92	\$32.29	7'x11'	\$2,486	65%	\$870	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900

43-08-28-100-757.000-023

POUCHER NICOLE

BARBEE RD

499, Other Commercial Structures

COMM TIPPY FRONT FOOT 1/2

General Information

Parcel Number 43-08-28-100-757.000-023

Local Parcel Number 0571102201

Tax ID:

Routing Number 005-109-151

Property Class 499 Other Commercial Structures

Year: 2026

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023) TIPPECANOE TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 518600-023 COMM TIPPY FRONT FOOT

Section/Plat 28-33-7

Location Address (1) BARBEE RD LEESBURG, IN 46538

Zoning COMMERCIAL COMMERCIAL

Subdivision

Lot

Market Model TIPPY

Characteristics

Topography Level Flood Hazard

Public Utilities Sewer, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, March 21, 2026

Review Group 2025

Ownership

POUCHER NICOLE 28 EMS B51A LN WARSAW, IN 46582

Legal

5-109-151 PT E 1/2 NE 28-33-7 .10A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/31/2023 to 03/18/2005.

Notes

10/2/2024 REA: 2025 CORRECTED USE FROM T3 TO DETGAR & CORRECTED LAND, GAVE INFLU FACTOR VISIT ON 09/30/2024
12/13/2023 2024: 2024 REMOVED CONC PAVING PER FIELD CHECK ON 12/05/2023.
4/17/2014 2014: CHANGED RES FF LOT TO A COMMERCIAL FF LOT
2/20/2006 COMM: JOT EM DOWN STORE PARKING

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-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 132', CI 200' Base Lot: Res 100' X 132', CI 100' X 132')

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.

Land Computations

Table with columns: Computation Name, Value. Includes rows like Calculated Acreage (0.10), Actual Frontage (66), Developer Discount, Parcel Acreage (0.10), 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 (0.10), 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 (\$22,300), Total Value (\$22,300).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Detached Garage
 Description Detached Garage
 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

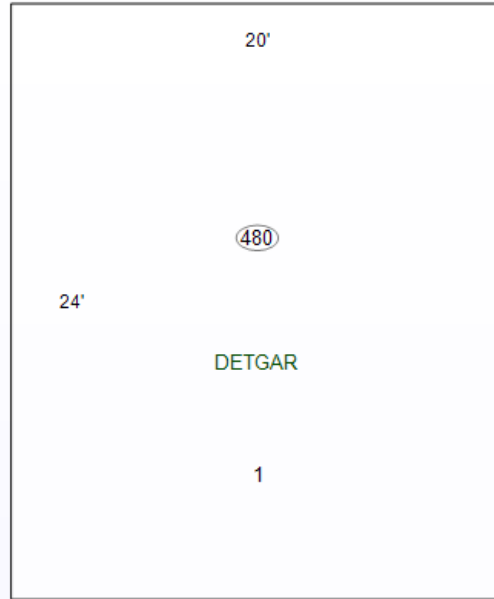
Plumbing

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

Total Base
Row Type Adj.

Adjustments
 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) 1.00
 Location Multiplier 0.92
Replacement Cost \$20,941

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: Detached Garage	1	Pole	C	1993	1993	33 A	\$47.42	0.92	\$43.63	20'x24'	\$20,941	26%	\$15,500	0%	100%	1.000	1.000	0.00	0.00	100.00	\$15,500
2: Paving	1	Crushed	C	1993	1993	33 A	\$0.94	0.92	\$0.86	1,939 sqft	\$1,677	80%	\$340	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300



CLIENT REGISTRATION FORM

2

3 This agreement is entered into and shall initiate on **Monday, June 22, 2026** by Listing Broker, **Metzger Property Services, LLC**,
4 on behalf of Listing Licensee, **Chad Metzger & John Burnau** and Selling Broker, _____
5 for property in **Tippecanoe Township, Kosciusko County, State of Indiana**, to wit: legal: **PT E½ NE 28-33-7 .10A & LOT 2 & N ½ OF LOT 4**
6 **BARBEE VILLA & TR W OF LOT 2 0.13A, known as, 3774 N Barbee Rd., Warsaw, IN 46582.**

9 **Client/Buyer's Name(s):** _____

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

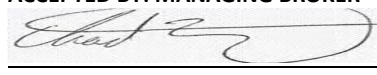
13 **Buyer Representative shall or shall not be compensated for the above property as follows:** *(check one)*

14
15 Selling Brokers will be compensated **1.5** %.

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

17
18 **LISTING BROKER:**

19 Metzger Property Services, LLC
20 **BROKER COMPANY NAME**
21 Chad Metzger or MPS Agent
22 **LISTING BROKER**
23 1582 W. State Road 114
24 **ADDRESS**
25 260-982-0238
26 **PHONE**

Chad Metzger
ACCEPTED BY: MANAGING BROKER

North Manchester, IN 46962
CITY, STATE, ZIP
tiff@metzgerauction.com
EMAIL ADDRESS

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28 **SELLING BROKER:**

29 _____
30 **BROKER COMPANY NAME**
31 _____
32 **SELLING BROKER**
33 _____
34 **ADDRESS**
35 _____
36 **PHONE**

_____ **ACCEPTED BY: MANAGING BROKER**
_____ **SELLING BROKER**
_____ **CITY, STATE, ZIP**
_____ **EMAIL ADDRESS**

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42 **CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:**

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46 **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**

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