

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

7 Tracts on Winona Lake selling via Online Auction!

July 29, 2026 at 6 pm

3 Lakefront Homes with Walk-Out Sandy Beaches!



Open House:
Saturday, July 18th from 1-2 pm!



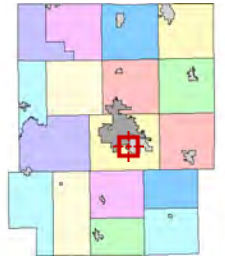
2 Outbuildings, Great
Storage Opportunities!

2 Additional Vacant Lots!





Overview



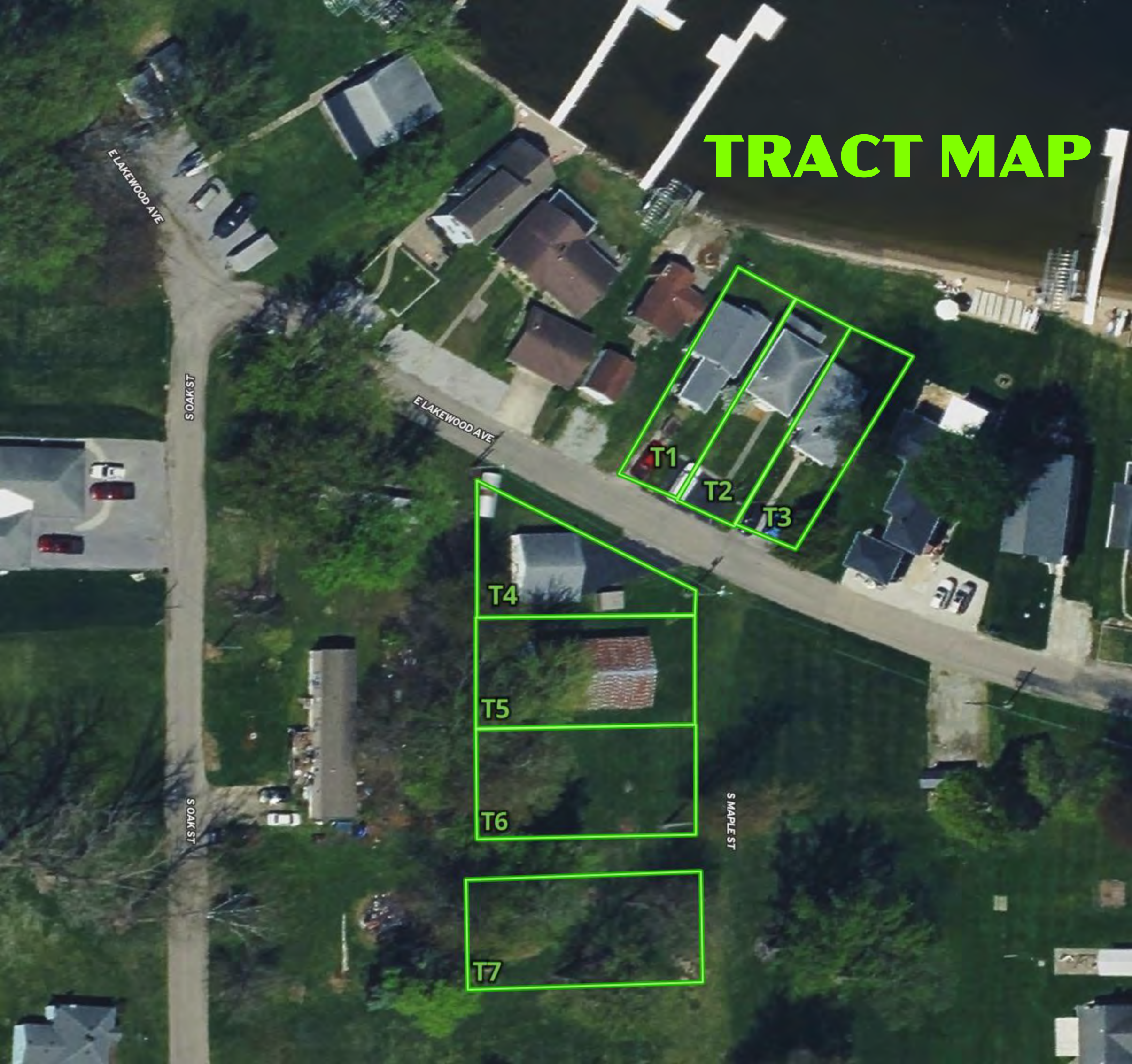
Legend

-  Lakes
-  Cities and Towns
-  State Roads and US Highways
-  Road Centerlines

Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 10:25:02 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

TRACT MAP



ELAKWOOD AVE

SOAK ST

ELAKWOOD AVE

T1

T2

T3

T4

T5

T6

S MAPLE ST

SOAK ST

T7

Auction Details

Terms & Conditions





ONLINE AUCTION TERMS

***Lakefront Homes, Outbuildings & Lots
Offered in 7 Tracts on Winona Lake!***

These properties will be offered at Online Auction on Wednesday, July 29, 2026 - Bidding begins closing out at 6 pm! Bidders can bid on tracts individually, any combination, or the entirety. 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% buyer's premium will be added to the winning invoice. An earnest money deposit of \$10,000 per tract 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. If financing is utilized, the buyer is responsible for all costs associated with that process. 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 August 28, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entire 7 parcels for '25 due in '26 were approximately \$9,472.02. 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: Wed., July 29, 2026 • Bidding begins closing out at 6 pm
Winona Lake • Wayne Township • Kosciusko County • Warsaw, IN**

Auction Manager: Jason Conley, call/text 574.527.6330

www.BidMetzger.com

COMBINED UTILITIES



The main power line for the electrical at Tract 4's garage is located on the Tract 5 pole barn.

The electrical bill will be shared equally between the buyer(s) of Tract 4 & Tract 5 unless the buyers agree to alternative arrangement or have the electricity split, at their expense, post-closing.

There is also a well situated on the Tract 4 garage property that is for the Lake Front Home, Tract 1, at 626 E. Lakewood Ave. The well does not service the garage, only the home.

Tract 4's Buyer agrees to allow the continual use & maintenance of said well in perpetuity.

The Tract 1 Homeowner agrees to be responsible for all future costs associated with the use & maintenance of the well.



TRACT 1



Wayne Township • Kosciusko County



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

| | | | | | | | |
|-------|-----------|-----------------------|--------|----|-------|----|-----|
| MLS # | 202626348 | 626 E Lakewood Avenue | Warsaw | IN | 46580 | LP | \$0 |
|-------|-----------|-----------------------|--------|----|-------|----|-----|



Area Kosciusko County **Parcel ID** 43-11-21-100-116.000-031 **Type** Site-Built Home **Waterfront** Yes
Sub Winona Beach **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0
Township Wayne **Style** One Story **REO** No **Short Sale** No
School District Warsaw Community **Elem** Eisenhower
Intermediate **JrH** Lakeview **SrH** Warsaw
Legal Description 3-105-25 E 20' LOT 18 & W 10' LOT 19 WINONA BEACH
Directions to Property From Eisenhower Elementary School, turn left onto Ranch Rd, then turn left onto 200 S. When you get to the T, turn left onto Country Club, then right onto Winona Beach Dr. Lastly, turn left onto Maple Street, the property is on lakewood Ave.

| Inside City Limits | City Zoning | County Zoning | Zoning Description |
|--------------------|-------------|---------------|--------------------|
|--------------------|-------------|---------------|--------------------|

Remarks Experience the beauty of Winona Lake from, Tract 1, a charming 1-story lakefront home selling via Online Auction July 29, 2026 at 6 pm! Offering 30 feet of frontage and a walk-out sandy beach—perfect for swimming, relaxing, and enjoying everything lake life has to offer, no pier included in this sale. Inside, you'll find 2 bedrooms, 1 bath, and a bright, inviting living space filled with natural light thanks to an abundance of windows showcasing picturesque lake views. Wake up to stunning waterfront scenery and enjoy peaceful evenings just steps from the water. The home also features a convenient 1-car attached garage for additional storage and parking. Included with the sale are the refrigerator, oven, gas range, and water heater, making this property ready for your personal touches. Whether you're looking for a year-round residence, weekend retreat, or investment opportunity, this Winona Lake waterfront property offers endless potential in an exceptional location. Come See for yourself Saturday, July 18, 2026 • 1-2pm!

Agent Remarks Online Auction: Wednesday, July 29, 2026 • 6pm Open House: Saturday, July 18, 2026 • 1-2pm A 3% 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 preset with them at all showings they attend. Client Registration form available on bidding site.

| | | | | | | | | | | | | |
|--------------------------|------------|---|-------------|--------------------------|------------------|--------------------------|---|--------------------------|---|----------------------|-----------------------|------|
| Sec | Lot | Lot Ac/SF/Dim | 0.0530 / | 2,309 / | 20 x 105 | Lot Desc | Waterfront, 0-2.9999, Lake, Water View, Waterfront-Medium | | | | | |
| Above Gd Fin SqFt | 627 | Above Gd Unfin SqFt | 0 | Below Gd Fin SqFt | 0 | Ttl Below Gd SqFt | 0 | Ttl Fin SqFt | 627 | Year Built | 1941 | |
| Age | 85 | New Const | No | Date Complete | | Ext | Vinyl | Bsmt | Crawl | # Rooms | 5 | |
| Room Dimensions | | Baths | Full | Half | Water | Well | | Basement Material | Block | | | |
| RM DIM | LVL | B-Main | 1 | 0 | Well | Private | | Dryer Hookup Gas | No | Fireplace | No | |
| LR | 20 x 12 | B-Upper | 0 | 0 | Sewer | Septic | | Dryer Hookup Elec | Yes | Guest Qtrs | No | |
| DR | x | B-Blw G | 0 | 0 | Fuel / | Forced Air | | Dryer Hookup G/E | No | Split Firpln | No | |
| FR | x | Laundry Rm | Main | | Heating | | | Disposal | No | Ceiling Fan | No | |
| KT | 8 x 12 | Laundry L/W | x | | Cooling | Window | | Water Soft-Owned | No | Skylight | No | |
| BK | x | AMENITIES Dryer Hook Up Electric, Porch Open, Range/Oven | | | | | Alarm Sys-Sec | No | Water Soft-Rented | No | ADA Features | No |
| DN | x | Hook Up Gas, Stand Up Shower, Main Level Bedroom Suite, Main | | | | | Alarm Sys-Rent | No | Fireplace | No | Fence | None |
| 1B | 10 x 10 | Floor Laundry | | | | | Garden Tub | No | Alarm Sys-Rent | No | Golf Course | No |
| 2B | 10 x 10 | | | | | | Jet Tub | No | Alarm Sys-Rent | No | Nr Wlkg Trails | No |
| 3B | x | Garage | 1.0 | / Attached | / | 20 x 13 | / | Pool | No | Garage Y/N | Yes | |
| 4B | x | Outbuilding 1 | None | | | x | | SALE INCLUDES | Refrigerator, Oven-Gas, Range-Gas, Water Heater Gas | Off Street Pk | Yes | |
| 5B | x | Outbuilding 2 | | | | x | | FIREPLACE | None | | | |
| RR | x | Assn Dues | | | Frequency | Not Applicable | | | | | | |
| LF | x | Other Fees | | | | | | | | | | |
| EX | x | Restrictions | | | | | | | | | | |

| | | | | | | | |
|-------------------------------------|---|---------------------------------|-------------|--|-----------------------------------|-----------------------------------|------------|
| Water | Lakefront | Wtr Name | Winona Lake | Water Frontage | 20.00 | Channel Frontage | 0.00 |
| Water | Boat Docking Rights, Pier/Dock Available, Private Beach, Walk to Lake | | | Water Type | Lake | Lake Type | Ski Lake |
| Auctioneer Name | Jason Conley and Chad | Lic | AC31300015 | Auction Date | 7/2/2026 | Time | 6 |
| Financing: Existing | None | Proposed | | Location | Online: BidMetzger.com | | |
| Annual | \$2,645.30 | Exemptions | | Excluded Party | None | | |
| Possession | at closing | | | Year Taxes Payable | 2025 Pay | Assessed Value | |
| 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 Team | |
| Co-List Office | | | | Co-List Agent | | | |
| Showing | Showingtime or Open House | | | | | | |
| List Date | 7/2/2026 | Start Showing Date | | Exp Date | 12/31/2026 | Owner/Seller a Real Estate | No |
| Seller Concessions Offer Y/N | No | Seller Concession Amount | \$ | | | | |
| Contract Type | Exclusive Right to Sell | | | Special List Cond. | None | | |
| Virtual | Unbranded Virtual Tour | | | Lockbox | Mechanical/Combo | Lockbox Location | Front Door |
| Pending Date | | Closing Date | | Selling Price | | | |
| Ttl Concessions Paid | | Sold/Concession | | How Sold | | | |
| Sell Office | | Sell Agent | | Conc Paid By | | | |
| Co-Sell Office | | Co-Sell Agent | | Sell Team | | | |
| Presented by: | Chad Metzger - Cell: 260-982-9050 | | | / 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.

Tract 1 - 626 E. Lakewood Ave. Floor Plan





SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
 State Form 46234 (R8 / 8-25)

626

Date (month, day, year)
 ___/___/___

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

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

- IC 32-21-5-1(b) states that this form is not required for:
1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
 2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
 3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
 4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
 5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
 6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
 7. Transfers to or from any governmental entity.
 8. Transfers involving the first sale of a dwelling that has not been inhabited.
 9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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>Suzanne Kuffer</i> | Date (mm / dd / yyyy) 6-29-26 | 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)

| 1. The following are in the conditions indicated: | | | | | C. WATER & SEWER SYSTEM | | | | |
|--|--------------------------------|------------------|----------------------|----------------|--|-----------|---------------|---------|---------|
| A. APPLIANCES | Not Applicable / Rented | Defective | Not Defective | Unknown | 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 | | | | | Water Heater / Gas | | X | | |
| Range | | | X | | Water Heater / Solar | | | | |
| Refrigerator | | | X | | Water Purifier | | | | |
| 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. ELECTRICAL SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown | 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? | | | X | |
| 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) | | | | X | | | | | |
| <input type="checkbox"/> 60 <input checked="" type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service | | | | | | | | | |
| Generator | X | | | | | | | | |

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>Suzanne Huffer</i> | Date (mm / dd / yyyy) 6-29-26 | 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)

| D. HEATING & COOLING SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown |
|---|-------------------------|-----------|---------------|---------|
| Attic Fan | X | | | |
| Boiler / Radiator | X | | | |
| Central Air Conditioning | X | | | |
| Electric Heat Pump | X | | | |
| Furnace Heat / Gas | X | | Y | |
| Furnace Heat / Electric | X | | | |
| Geothermal | X | | | |
| Solar House-Heating | X | | | |
| Woodburning Stove | X | | | |
| Fireplace | X | | | |
| Fireplace Insert | X | | | |
| Air Cleaner | X | | | |
| Humidifier | X | | | |
| Propane Tank | X | | | |
| Other Heating Source | X | | | |
| 2. ROOF | | Yes | No | Unknown |
| Age, if known: _____ Years. | | | | X |
| Does the roof leak? | | | | X |
| Is there present damage to the roof? | | | | X |
| Is there more than one layer of shingles on the house? | | | | |
| If yes, how many layers? _____ | | | | |
| 3. WATER HEATER | | | | X |
| Age, if known: _____ Years. | | | | |
| 4. FURNACE | | X | | |
| Age, if known: _____ Years. | | | | |
| 5. CENTRAL AIR CONDITIONING | | | X | |
| Age, if known: _____ Years. | | | | |
| 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? | | | X | |
| 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? | | | | X |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property? | | | X | |
| Explain: | | | | |

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| | | | |
|--|----------------------------------|--------------------|-----------------------|
| Signature of Seller <i>Suzanne Huffer</i> | Date (mm / dd / yyyy) 6-29-26 | 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)

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

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
 (Use additional pages and attach, if necessary)

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| | | | |
|--|---|--------------------|-----------------------|
| Signature of Seller <i>X Suzanne Huffer</i> | Date (mm / dd / yyyy) <i>6-29-26</i> | 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) |
|----------------------------------|-----------------------|----------------------------------|-----------------------|

43-11-21-100-116.000-031

SHJK LLC

626 E LAKEWOOD AVE

510, 1 Family Dwell - Platted Lot

WINONA LAKEFRONT - LA 1/2

General Information

Parcel Number
43-11-21-100-116.000-031

Local Parcel Number
0371301550

Tax ID:

Routing Number
003-105-025

Ownership

SHJK LLC
480 E LYNWOOD DR N
WARSAW, IN 46580

Legal

3-105-25
E 20' LOT 18 & W 10' LOT 19 WINONA BEACH

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|--------------------|------------|------|-----------|----------------|-----|
| 08/06/2015 | SHJK LLC | 2015080600 | TD | / | | |
| 08/06/2015 | SHJK LLC 1/2 & MAR | 2015080599 | TD | / | | |
| 10/14/2004 | MOLLENHOUR MAX | | WD | / | | |
| 01/01/1900 | MOLLENHOUR MAX | | WD | / | | |

Notes

10/30/2019 REA: 2020 ADJUSTED EFF YR TO 1950 FOR REASSESSMENT.

4/12/2012 RENT: 2012 RENTAL PROPERTY PER BLUE SHEET

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 305500-031
WINONA LAKEFRONT - LAKEWO

Section/Plat
21-32-6

Location Address (1)
626 E LAKEWOOD AVE
WARSAW, IN 46580

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 | \$125,000 | \$125,000 | \$107,800 | \$102,600 | \$87,700 |
| Land Res (1) | \$125,000 | \$125,000 | \$107,800 | \$102,600 | \$87,700 |
| Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Improvement | \$62,000 | \$60,300 | \$52,700 | \$50,100 | \$42,700 |
| Imp Res (1) | \$62,000 | \$60,300 | \$52,700 | \$50,100 | \$42,700 |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$187,000 | \$185,300 | \$160,500 | \$152,700 | \$130,400 |
| Total Res (1) | \$187,000 | \$185,300 | \$160,500 | \$152,700 | \$130,400 |
| Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 25' X 101', CI 25' X 101')

| 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 |
|-----------|----------------|---------|------------|--------|--------|---------|-----------|------------|---------|---------------|--------|-------|-------|----------|
| F | F | | 20 | 20x100 | 0.89 | \$5,200 | \$4,628 | \$92,560 | -10% | 1.0000 | 100.00 | 0.00 | 0.00 | \$83,300 |
| F | F | | 10 | 10x100 | 0.89 | \$5,200 | \$4,628 | \$46,280 | -10% | 1.0000 | 100.00 | 0.00 | 0.00 | \$41,650 |

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Winona Beach

Lot
PT 18+

Market Model
1 WARSAW HOUSE RENTALS

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.07 |
| Actual Frontage | 30 |
| 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 | \$125,000 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$125,000 |

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Gas, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026
Review Group 2024

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

General Information

| | |
|---------------|------------------|
| Occupancy | Single-Family |
| Description | Single-Family |
| Story Height | 1 |
| Style | 11 1 story older |
| Finished Area | 627 sqft |
| Make | |

Floor Finish

| | |
|---|-------------------------------------|
| <input type="checkbox"/> Earth | <input 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 |
|----------------|------|---------|
| Stoop, Masonry | 20 | \$1,500 |

Plumbing

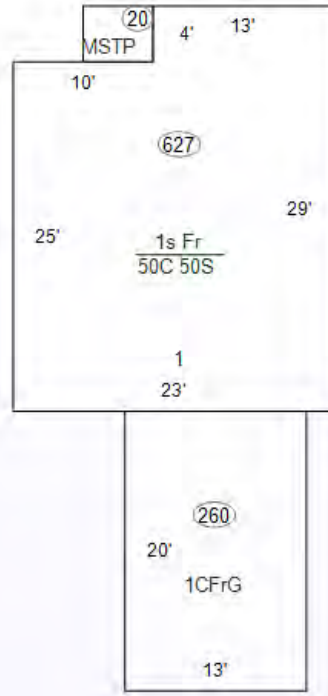
| | # | TF |
|---------------|----------|----------|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|--------------------|----------|
| Bedrooms | 2 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 5 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|-------------------|------|--------|-----------------|--------|
| 1 1Fr | 627 | 627 | \$91,900 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | 314 | 0 | \$4,100 | |
| Slab | 314 | 0 | \$0 | |
| Total Base | | | \$96,000 | |

Adjustments

| Adjustments | 1 Row Type Adj. x 1.00 | Value |
|----------------------------|------------------------|-----------------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | | \$0 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |
| Sub-Total, One Unit | | \$96,000 |

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------------|
| Exterior Features (+) | \$1,500 | \$97,500 |
| Garages (+) 260 sqft | \$14,100 | \$111,600 |
| Quality and Design Factor (Grade) | 0.85 | |
| Location Multiplier | 0.92 | |
| Replacement Cost | | \$87,271 |

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 | 1941 | 1950 | 76 A | | 0.92 | | 627 sqft | \$87,271 | 50% | \$43,640 | 0% | 100% | 1.420 1.000 | 100.00 | 0.00 | 0.00 | \$62,000 |

TRACT 2



Wayne Township • Kosciusko County



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

| | | | | | | | |
|-------|-----------|-----------------------|--------|----|-------|----|-----|
| MLS # | 202626349 | 628 E Lakewood Avenue | Warsaw | IN | 46580 | LP | \$0 |
|-------|-----------|-----------------------|--------|----|-------|----|-----|



Area Kosciusko County **Parcel ID** 43-11-21-100-120.000-031 **Type** Site-Built Home **Waterfront** Yes
Sub Winona Beach **Cross Street** **Bedrms** 2 **F Baths** 2 **H Baths** 0
Township Wayne **Style** Two Story **REO** No **Short Sale** No
School District Warsaw Community **Elem** Eisenhower
Intermediate **JrH** Lakeview **SrH** Warsaw
Legal Description 3-105-26 E 15' LOT 19 & W 15' LOT 20 WINONA BEACH
Directions to Property From Eisenhower Elementary School, turn left onto Ranch Rd, then turn left onto 200 S. When you get to the T, turn left onto Country Club, then right onto Winona Beach Dr. Lastly, turn left onto Maple Street, the property is on Lakewood Ave.

| | | | |
|---------------------------|--------------------|----------------------|---------------------------|
| Inside City Limits | City Zoning | County Zoning | Zoning Description |
|---------------------------|--------------------|----------------------|---------------------------|

Remarks Enjoy classic Winona Lake living with this charming 2-story lakefront home, Tract 2, selling via Online Auction July 29 at 6 pm! Offering 30 feet of frontage and a beautiful walk-out sandy beach. The home's standout feature is the enclosed lakeside porch, where a wall of windows showcases stunning waterfront views while filling the living spaces with abundant natural light. Inside, you'll find 2 bedrooms, 2 full baths, and a comfortable layout that's perfect for weekend getaways or year-round living. Step outside to enjoy direct access to the sandy shoreline, with your own pier for boating, fishing, and endless days on the water. The sale includes the refrigerator, electric range, and gas water heater. Whether you're searching for a relaxing lake retreat, a full-time residence, or an investment opportunity, this Winona Lake property offers the perfect setting to create lasting memories on one of northern Indiana's premier lakes.

Agent Remarks Online Auction: Wednesday, July 29, 2026 • 6pm Open House: Saturday, July 18, 2026 • 1-2pm A 3% 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 preset with them at any & all showings they attend. Client Registration form available on bidding site.

| | | | | | | | | | | | |
|--------------------------|------------|----------------------------|-------------|--------------------------|------------------|--------------------------|---|--|-----------------------|-------------------|------|
| Sec | Lot | Lot Ac/SF/Dim | 0.0700 / | 3,049 / | 30 X 105 | Lot Desc | Waterfront, 0-2.9999, Lake, Water View, Waterfront-Level Bank | | | | |
| Above Gd Fin SqFt | 1,148 | Above Gd Unfin SqFt | 0 | Below Gd Fin SqFt | 0 | Ttl Below Gd SqFt | 0 | Ttl Fin SqFt | 1,148 | Year Built | 1961 |
| Age | 65 | New Const | No | Date Complete | | Ext | Vinyl | Bsmt | Crawl | # Rooms | 7 |
| Room Dimensions | | Baths | Full | Half | Water | Well | Basement Material | Block | | | |
| RM DIM | LVL | B-Main | 1 | 0 | Well | Private | Dryer Hookup Gas | No | Fireplace | No | |
| LR | 13 x 18 | B-Upper | 1 | 0 | Sewer | Septic | Dryer Hookup Elec | No | Guest Qtrs | No | |
| DR | 14 x 5 | B-Blw G | 0 | 0 | Fuel / | Gas | Dryer Hookup G/E | No | Split Firpln | No | |
| FR | x | Laundry Rm | Main | | Heating | | Disposal | No | Ceiling Fan | No | |
| KT | 10 x 10 | Laundry L/W | x | | Cooling | Wall AC | Water Soft-Owned | No | Skylight | No | |
| BK | x | | | | | | Water Soft-Rented | No | ADA Features | No | |
| DN | x | | | | | | Alarm Sys-Sec | No | Fence | None | |
| 1B | 17 x 12 | | | | | | Alarm Sys-Rent | No | Golf Course | No | |
| 2B | 11 x 11 | | | | | | Garden Tub | No | Nr Wlkg Trails | No | |
| 3B | x | Garage | / | / | x | / | Jet Tub | No | Garage Y/N | No | |
| 4B | x | Outbuilding 1 | None | | x | | Pool | No | Off Street Pk | Yes | |
| 5B | x | Outbuilding 2 | | | x | | Pool Type | | | | |
| RR | x | Assn Dues | | | Frequency | Not Applicable | SALE INCLUDES | Refrigerator, Range-Electric, Water Heater Gas | | | |
| LF | x | Other Fees | | | | | FIREPLACE | None | | | |
| EX | x | Restrictions | | | | | | | | | |

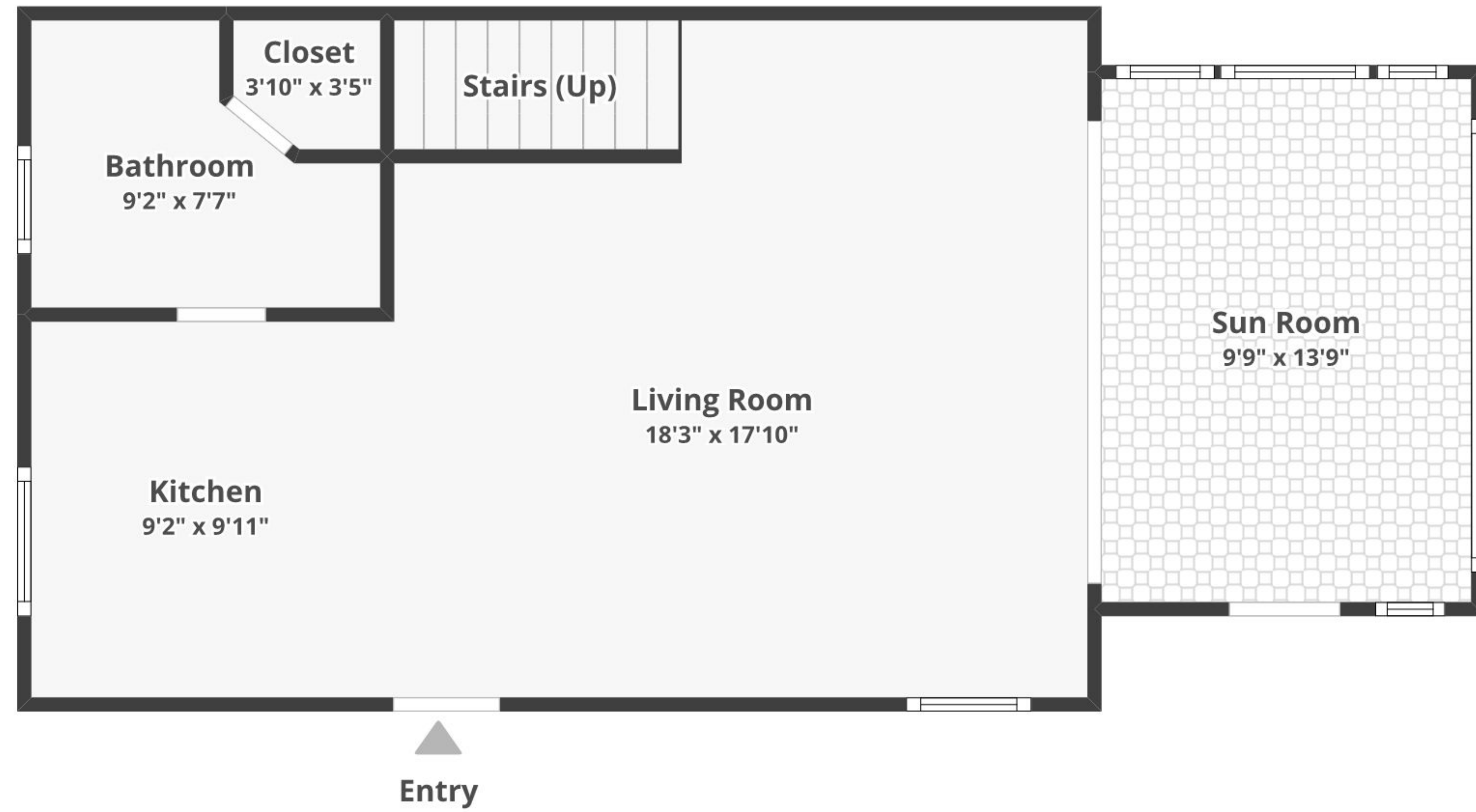
| | | | | | | | |
|-------------------------------------|--|---------------------------------|-------------|-------------------------------|-----------------------------------|-----------------------------------|------------|
| Water | Lakefront | Wtr Name | Winona Lake | Water Frontage | 30.00 | Channel Frontage | 0.00 |
| Water | Pier/Dock, Pier/Dock Available, Private Beach, Walk to Lake Access | Water Type | Lake | Lake Type | Ski Lake | | |
| Auctioneer Name | Jason Conley and Chad | Lic | AC31300015 | Auction Date | 7/2/2026 | Time | 6 |
| Financing: Existing | | Proposed | | Location | Online: BidMetzger.com | | |
| Annual | \$3,032.18 | Exemptions | | Excluded Party | None | | |
| Possession | at closing | | | Year Taxes Payable | 2025 Pay | Assessed Value | |
| 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 Team | |
| Co-List Office | | | | Co-List Agent | | | |
| Showing | ShowingTime or Open House | | | | | | |
| List Date | 7/2/2026 | Start Showing Date | | Exp Date | 12/31/2026 | Owner/Seller a Real Estate | No |
| Seller Concessions Offer Y/N | No | Seller Concession Amount | \$ | | | | |
| Contract Type | Exclusive Right to Sell | | | Special List Cond. | None | | |
| Virtual | Unbranded Virtual Tour | | | Lockbox | Mechanical/Combo | Lockbox Location | Front Door |
| Pending Date | | Closing Date | | Selling Price | | | |
| Ttl Concessions Paid | | Sold/Concession | | How Sold | | | |
| Sell Office | | Sell Agent | | Conc Paid By | | | |
| Co-Sell Office | | Co-Sell Agent | | Sell Team | | | |

Presented by: Chad Metzger - Cell: 260-982-9050

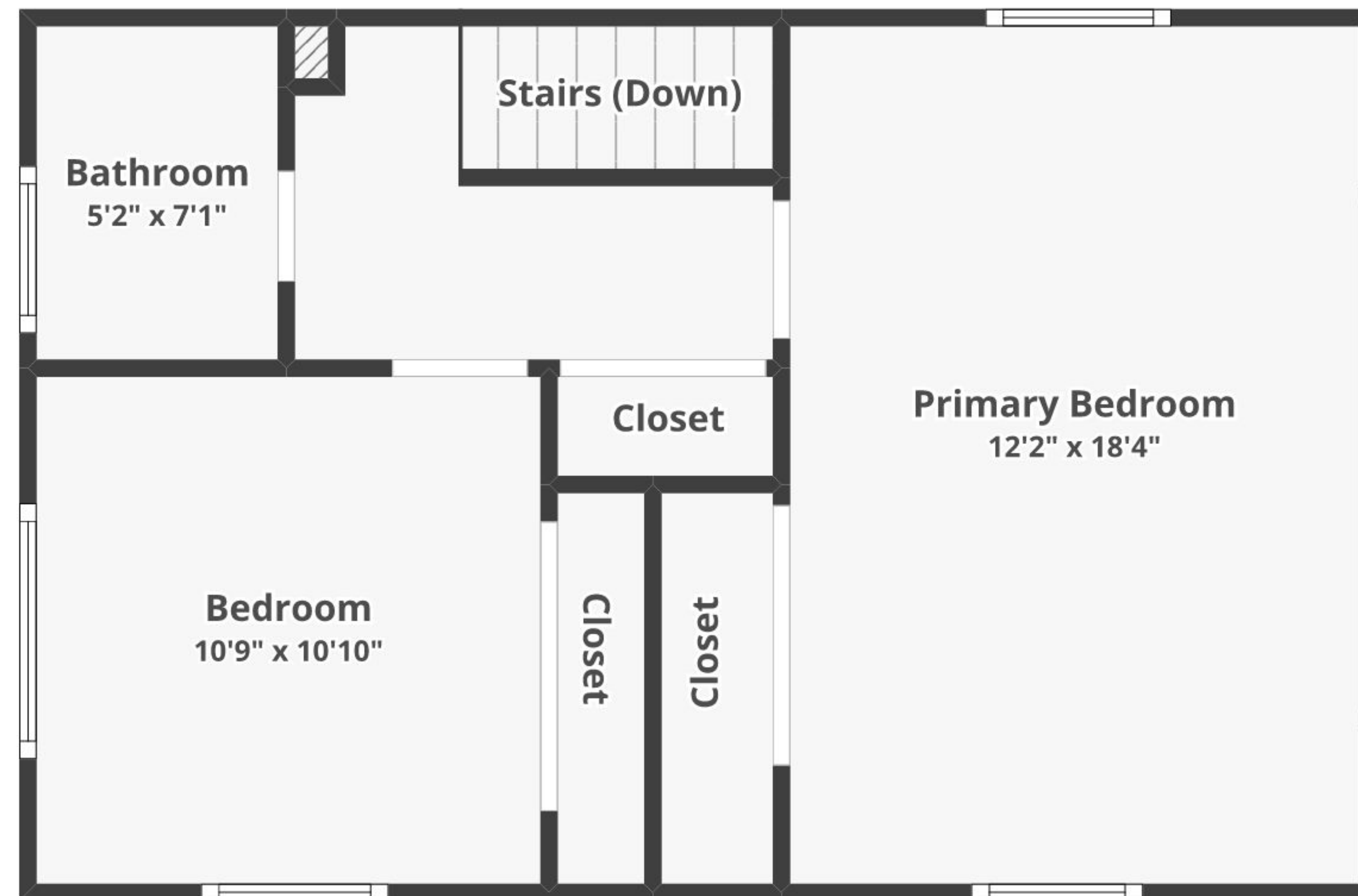
/ Metzger Property Services, LLC - Off: 260-982-0238

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.

Tract 2 - 628 E. Lakewood Ave. - Floor Plan



FLOOR 1



FLOOR 2

628



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

Date (month, day, year)
 ___/___/___

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

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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>Suzanne Huffer</i> | Date (mm / dd / yyyy) 6-29-26 | 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)

1. The following are in the conditions indicated:

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

| C. WATER & SEWER SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown | |
|--|-------------------------|-----------|---------------|---------|---------|
| Cistern | | | | X | |
| Septic Field / Bed | | | | X | |
| Septic & Holding Tank / Septic Mound | | | | X | |
| Hot Tub | X | | | | |
| Plumbing | | | | X | |
| Aerator System | X | | | | |
| Sump Pump | | | | X | |
| Irrigation Systems | X | | | | |
| Water Heater / Electric | X | | | | |
| Water Heater / Gas | | | X | | |
| Water Heater / Solar | | | X | | |
| Water Purifier | X | | | | |
| Water Softener | X | | | | |
| Well | | | | X | |
| Geothermal and Heat Pump | X | | | | |
| Other Sewer System (Explain) | | | | X | |
| Swimming Pool & Pool Equipment | X | | | | |
| | | | Yes | No | Unknown |
| Are the structures connected to a public water system? | | | | X | |
| Are the structures connected to a public sewer system? | | | | X | |
| Are there any additions that may require improvements to the sewage disposal system? | | | | X | |
| If yes, have the improvements been completed on the sewage disposal system? | | | | | |
| Are the structure(s) connected to a private / community water system? | | | | X | |
| Are the structure(s) connected to a private / community sewer system? | | | X | | |

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>Suzanne Huffer</i> | Date (mm / dd / yyyy) 6-29-26 | 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)

| D. HEATING & COOLING SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown |
|-----------------------------|-------------------------|-----------|---------------|---------|
| Attic Fan | | | | |
| Boiler / Radiator | X | | | |
| Central Air Conditioning | X | | | |
| Electric Heat Pump | X | | | |
| Furnace Heat / Gas | X | | X | |
| Furnace Heat / Electric | X | | | |
| Geothermal | X | | | |
| Solar House-Heating | X | | | |
| Woodburning Stove | X | | | |
| Fireplace | X | | | |
| Fireplace Insert | X | | | |
| Air Cleaner | X | | | |
| Humidifier | X | | | |
| Propane Tank | X | | | |
| Other Heating Source | X | | | |

| 2. ROOF | Yes | No | Unknown |
|---|-----|----|---------|
| Age, if known: _____ Years. | | | |
| Does the roof leak? | | | X |
| Is there present damage to the roof? | | | X |
| Is there more than one layer of shingles on the house? | | | X |
| If yes, how many layers? _____ | | | |
| 3. WATER HEATER | X | | |
| Age, if known: _____ Years. | | | |
| 4. FURNACE | X | | |
| Age, if known: _____ Years. | | | |
| 5. CENTRAL AIR CONDITIONING | | X | |
| Age, if known: _____ Years. | | | |
| 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? | | X | |
| 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? | | X | |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property? | | X | |
| 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 <i>Suzanne Heuffer</i> | Date (mm / dd / yyyy) 6-29-26 | 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)

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

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

HAD WATER LEAK SECOND FLOOR ISSUE WAS MITIGATED BY LAKE CITY RUTHERFORD W/22/24 REMOVED LEAKS AND LEAKS

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>Suzanne Huffer</i> | Date (mm / dd / yyyy) 6-29-26 | 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) |
|----------------------------------|-----------------------|----------------------------------|-----------------------|

43-11-21-100-120.000-031

SHJK LLC

628 E LAKEWOOD AVE

510, 1 Family Dwell - Platted Lot

WINONA LAKEFRONT - LA 1/2

General Information

Parcel Number 43-11-21-100-120.000-031
Local Parcel Number 0371301570
Tax ID:

Ownership

SHJK LLC
480 E LYNWOOD DR N
WARSAW, IN 46580

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 08/06/2015 to 01/01/1900.

Legal

3-105-26
E 15' LOT 19 & W 15' LOT 20 WINONA BEACH

Routing Number 003-105-026

Property Class 510
1 Family Dwell - Platted Lot



Year: 2026

Location Information

County Kosciusko
Township WAYNE
District 031 (Local 031) WAYNE TOWNSHIP
School Corp 4415 WARSAW COMMUNITY
Neighborhood 305500-031 WINONA LAKEFRONT - LAKEWO
Section/Plat 21-32-6
Location Address (1) 628 E LAKEWOOD AVE WARSAW, IN 46580

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Winona Beach

Lot PT 19+

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, March 21, 2026

Review Group 2024

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 100' Base Lot: Res 25' X 101', CI 25' X 101')

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.

Data Source N/A

Collector

Appraiser

Notes

11/22/2019 REA: 2020 ADDED FULL BATH PER QUESTIONNAIRE (GC)

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.07), Actual Frontage (30), 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 (\$125,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$125,000).

43-11-21-100-120.000-031

SHJK LLC

628 E LAKEWOOD AVE

510, 1 Family Dwell - Platted Lot

WINONA LAKEFRONT - LA

2/2

General Information

Occupancy Single-Family
Description Single-Family
Story Height 2
Style 60 Newer convent'l 2/2
Finished Area 1148 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 |
|----------------|------|---------|
| Stoop, Masonry | 16 | \$1,500 |

Plumbing

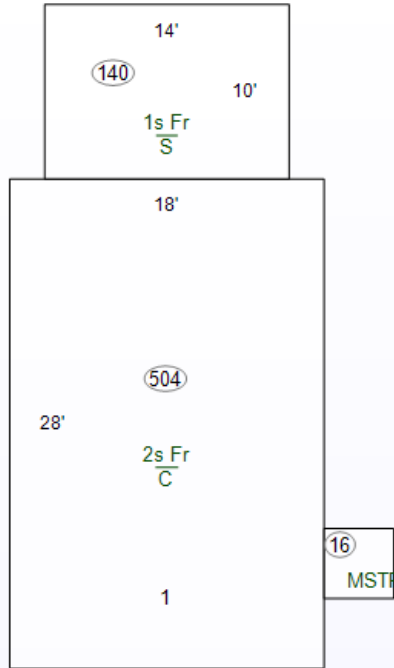
| | # | TF |
|----------------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 8 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 7 |

Heat Type

Hot Water or Steam



Specialty Plumbing

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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 1Fr | 644 | 644 | \$94,100 | |
| 2 | 1Fr | 504 | 504 | \$53,800 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | 504 | 0 | \$5,200 | |
| Slab | | 140 | 0 | \$0 | |

Total Base \$153,100

Adjustments 1 Row Type Adj. x 1.00 \$153,100

| | |
|------------------|-----------------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | \$0 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 8 - 5 = 3 x \$1,400 \$4,200 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

Sub-Total, One Unit \$157,300

Sub-Total, 1 Units

| | | |
|-----------------------------------|---------|-----------|
| Exterior Features (+) | \$1,500 | \$158,800 |
| Garages (+) 0 sqft | \$0 | \$158,800 |
| Quality and Design Factor (Grade) | 0.90 | |
| Location Multiplier | 0.92 | |

Replacement Cost \$131,486

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 | 2 | Wood Fr | D+2 | 1961 | 1961 | 65 A | | 0.92 | | 1,148 sqft | \$131,486 | 47% | \$69,690 | 0% | 100% | 1.420 | 1.000 | 100.00 | 0.00 | 0.00 | \$99,000 |

Total all pages

\$99,000

Total this page

\$99,000

TRACT 3



Wayne Township • Kosciusko County



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

| | | | | | | | |
|-------|-----------|-----------------------|--------|----|-------|----|-----|
| MLS # | 202626350 | 630 E Lakewood Avenue | Warsaw | IN | 46580 | LP | \$0 |
|-------|-----------|-----------------------|--------|----|-------|----|-----|



Area Kosciusko County **Parcel ID** 43-11-21-100-124.000-031 **Type** Site-Built Home **Waterfront** Yes
Sub Winona Beach **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0
Township Wayne **Style** One Story **REO** No **Short Sale** No
School District Warsaw Community **Elem** Eisenhower
Intermediate **JrH** Lakeview **SrH** Warsaw
Legal Description 3-105-27 E 10' LOT 20 & W 20' LOT 21 WINONA BEACH
Directions to Property From Eisenhower Elementary School, turn left onto Ranch Rd, then turn left onto 200 S. When you get to the T, turn left onto Country Club, then right onto Winona Beach Dr. Lastly, turn left onto Maple Street, the property is on Lakewood Ave.

| Inside City Limits | City Zoning | County Zoning | Zoning Description |
|--------------------|-------------|---------------|--------------------|
|--------------------|-------------|---------------|--------------------|

Remarks Enjoy the best of lakefront living with, Tract 3, a charming 1-story home on beautiful Winona Lake selling via Online Auction July 29 at 6 pm! Offering 30 feet of frontage and walk-out sandy beach just steps from your door. Featuring 2 bedrooms and 1 bath, this inviting home offers a comfortable layout with the living room opening directly into the kitchen, creating a welcoming space for family and friends. The sunroom is the perfect place to enjoy your morning coffee while taking in peaceful lake views throughout the seasons. With the potential to install your own pier - no pier included in this sale - you'll have easy access to boating, fishing, and all the recreational activities Winona Lake has to offer. The sale includes the refrigerator, electric range, and gas water heater. Whether you're looking for a weekend getaway, year-round residence, or investment opportunity, this waterfront property is full of potential in a highly desirable location. Come See for Yourself Saturday, July 18, 2026 • 1-2pm!

Agent Remarks Online Auction: Wednesday, July 29, 2026 • 6pm Open House: Saturday, July 18, 2026 • 1-2pm A 3% 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 preset with them at any & all showings they attend. Client Registration form available on bidding site.

| | | | | | | | | | | | |
|--------------------------|------------|----------------------------|-------------|--------------------------|------------------|--------------------------|---|---------------------|-----------------------|--|------|
| Sec | Lot | Lot Ac/SF/Dim | 0.0700 / | 3,049 / | 30 X 105 | Lot Desc | Waterfront, 0-2.9999, Lake, Water View, Waterfront-Level Bank | | | | |
| Above Gd Fin SqFt | 714 | Above Gd Unfin SqFt | 0 | Below Gd Fin SqFt | 0 | Ttl Below Gd SqFt | 0 | Ttl Fin SqFt | 714 | Year Built | 1941 |
| Age | 85 | New Const | No | Date Complete | | Ext | Vinyl | Bsmt | Crawl | # Rooms | 4 |
| Room Dimensions | | Baths | Full | Half | Water | Well | Basement Material | Block | | | |
| RM DIM | LVL | B-Main | 1 | 0 | Well | Private | Dryer Hookup Gas | No | Fireplace | No | |
| LR | 21 x 12 | B-Upper | 0 | 0 | Sewer | Septic | Dryer Hookup Elec | No | Guest Qtrs | No | |
| DR | x | B-Blw G | 0 | 0 | Fuel / | Gas | Dryer Hookup G/E | No | Split Firpln | No | |
| FR | x | Laundry Rm | Main | | Heating | | Disposal | No | Ceiling Fan | No | |
| KT | 8 x 8 | Laundry L/W | x | | Cooling | Window | Water Soft-Owned | No | Skylight | No | |
| BK | x | | | | | | Water Soft-Rented | No | ADA Features | No | |
| DN | x | | | | | | Alarm Sys-Sec | No | Fence | | |
| 1B | 11 x 9 | | | | | | Alarm Sys-Rent | No | Golf Course | No | |
| 2B | 13 x 10 | | | | | | Garden Tub | No | Nr Wlkg Trails | No | |
| 3B | x | Garage | / | / | x | / | Jet Tub | No | Garage Y/N | No | |
| 4B | x | Outbuilding 1 | None | | x | | Pool | No | Off Street Pk | Yes | |
| 5B | x | Outbuilding 2 | | | x | | Pool Type | | SALE INCLUDES | Refrigerator, Range-Electric, Water Heater Gas | |
| RR | x | Assn Dues | | | Frequency | Not Applicable | FIREPLACE | None | | | |
| LF | x | Other Fees | | | | | | | | | |
| EX | x | Restrictions | | | | | | | | | |

| | | | | | | | |
|-------------------------------------|--|------------------------------------|-----------------------------------|----------------------------|------------------------|-----------------------------------|----------|
| Water | Lakefront | Wtr Name | Winona Lake | Water Frontage | 30.00 | Channel Frontage | 0.00 |
| Water | Private Beach, Walk to Lake Access | | | Water Type | Lake | Lake Type | Ski Lake |
| Auctioneer Name | Jason Conley and Chad | Lic | AC31300015 | Auction Date | 7/2/2026 | Time | 6 |
| Financing: | Existing | Proposed | | Location | Online: BidMetzger.com | Excluded Party | None |
| Annual | \$2,723.82 | Exemptions | | Year Taxes Payable | 2025 Pay | Assessed Value | |
| Possession | at closing | | | | | | |
| 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 Team | | | |
| Co-List Office | | Co-List Agent | | | | | |
| Showing | ShowingTime or Open House | | | | | | |
| List Date | 7/2/2026 | Start Showing Date | | Exp Date | 12/31/2026 | Owner/Seller a Real Estate | No |
| Seller Concessions Offer Y/N | No | Seller Concession Amount \$ | | Agent/Owner Related | No | | |
| Contract Type | Exclusive Right to Sell | | | Special List Cond. | None | | |
| Virtual | Unbranded Virtual Tour | Lockbox | Mechanical/Combo | Lockbox Location | Front Door | Type of Sale | |
| Pending Date | | Closing Date | | Selling Price | | How Sold | |
| Ttl Concessions Paid | | Sold/Concession | | | | Conc Paid By | |
| Sell Office | | Sell Agent | | | | | |
| Co-Sell Office | | Co-Sell Agent | | | | Sell Team | |

Presented by: Chad Metzger - Cell: 260-982-9050

/ 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.

Tract 3: 630 E. Lakewood Ave - Floor Plan





SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

630
#3

| |
|-------------------------|
| Date (month, day, year) |
| ___/___/___ |

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

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

- IC 32-21-5-1(b) states that this form is not required for:
- Transfers ordered by a court, including transfers:
 - in the administration of an estate;
 - by foreclosure sale;
 - by a trustee in bankruptcy;
 - by eminent domain;
 - from a decree of specific performance;
 - from a decree of divorce; or
 - from a property settlement agreement.
 - Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
 - Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
 - Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
 - Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
 - Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
 - Transfers to or from any governmental entity.
 - Transfers involving the first sale of a dwelling that has not been inhabited.
 - Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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>X Suzanne Auffer</i> | Date (mm / dd / yyyy) <i>6-29-26</i> | 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)

1. The following are in the conditions indicated:

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

| C. WATER & SEWER SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown | |
|--|-------------------------|-----------|---------------|---------|---------|
| Cistern | | | | X | |
| Septic Field / Bed | | | | X | |
| Septic & Holding Tank / Septic Mound | | | | X | |
| Hot Tub | X | | | | |
| Plumbing | X | | | X | |
| Aerator System | X | | | | |
| Sump Pump | X | | | | |
| Irrigation Systems | X | | | | |
| Water Heater / Electric | X | | | | |
| Water Heater / Gas | | | X | | |
| Water Heater / Solar | X | | | | |
| Water Purifier | X | | | | |
| Water Softener | X | | | | |
| Well | | | | X | |
| Geothermal and Heat Pump | X | | | | |
| Other Sewer System (Explain) | | | | X | |
| Swimming Pool & Pool Equipment | X | | | | |
| | | | Yes | No | Unknown |
| Are the structures connected to a public water system? | | | X | X | |
| Are the structures connected to a public sewer system? | | | | X | |
| Are there any additions that may require improvements to the sewage disposal system? | | | | X | |
| If yes, have the improvements been completed on the sewage disposal system? | | | | | |
| Are the structure(s) connected to a private / community water system? | | | X | X | |
| Are the structure(s) connected to a private / community sewer system? | | | X | X | |

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>Suzanne Huffer</i> | Date (mm / dd / yyyy) 6-29-26 | 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)

| D. HEATING & COOLING SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown |
|---|-------------------------|-----------|---------------|---------|
| Attic Fan | | | | X |
| Boiler / Radiator | | | | |
| Central Air Conditioning | X | | | |
| Electric Heat Pump | X | | | |
| Furnace Heat / Gas | | | X | |
| Furnace Heat / Electric | | | | |
| Geothermal | X | | | |
| Solar House-Heating | X | | | |
| Woodburning Stove | X | | | |
| Fireplace | X | | | |
| Fireplace Insert | X | | | |
| Air Cleaner | X | | | |
| Humidifier | X | | | |
| Propane Tank | X | | | |
| Other Heating Source | X | | | |
| 2. ROOF | | Yes | No | Unknown |
| Age, if known: _____ Years. | | | | |
| Does the roof leak? | | | | X |
| Is there present damage to the roof? | | | | X |
| Is there more than one layer of shingles on the house? | | | | |
| If yes, how many layers? _____ | | | | |
| 3. WATER HEATER | | X | | |
| Age, if known: _____ Years. | | | | |
| 4. FURNACE | | X | | |
| Age, if known: _____ Years. | | | | |
| 5. CENTRAL AIR CONDITIONING | | | X | |
| Age, if known: _____ Years. | | | X | |
| 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? | | | | X |
| 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? | | | X | |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property? | | | X | |
| Explain: | | | | |

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| | | | |
|---|----------------------------------|--------------------|-----------------------|
| Signature of Seller <i>Suzanne Dwyer</i> | Date (mm / dd / yyyy) 6-29-26 | 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)

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

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages and attach, if necessary)

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>Suzanne Huffer</i> | Date (mm / dd / yyyy) 6-29-26 | 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) |

43-11-21-100-124.000-031

SHJK LLC

630 E LAKEWOOD AVE

510, 1 Family Dwell - Platted Lot

WINONA LAKEFRONT - LA 1/2

General Information

Parcel Number
43-11-21-100-124.000-031

Local Parcel Number
0371301592

Tax ID:

Routing Number
003-105-027

Ownership

SHJK LLC
480 E LYNWOOD DR N
WARSAW, IN 46580

Legal

3-105-27
E 10' LOT 20 & W 20' LOT 21 WINONA BEACH

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|--------------------|------------|------|-----------|----------------|-----|
| 08/06/2015 | SHJK LLC | 2015080600 | TD | / | / | |
| 08/06/2015 | SHJK LLC 1/2 & MAR | 2015080599 | TD | / | / | |
| 10/14/2004 | MOLLENHOUR MAX | | WD | / | / | |
| 05/07/1976 | MOLLENHOUR MAX | 0 | WD | / | / | |
| 01/01/1900 | SWARTZ,HOWARD & | | WD | / | / | |

Notes

10/30/2019 REA: 2020 ADJUSTED EFF YR TO 1950 FOR REASSESSMENT.

9/17/2009 RENT: RENTAL

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 305500-031
WINONA LAKEFRONT - LAKEWO

Section/Plat
21-32-6

Location Address (1)
630 E LAKEWOOD AVE
WARSAW, IN 46580

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 | \$125,000 | \$125,000 | \$107,800 | \$102,600 | \$87,700 |
| Land Res (1) | \$125,000 | \$125,000 | \$107,800 | \$102,600 | \$87,700 |
| Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Improvement | \$67,900 | \$65,800 | \$57,100 | \$54,300 | \$46,300 |
| Imp Res (1) | \$67,900 | \$65,800 | \$57,100 | \$54,300 | \$46,300 |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$192,900 | \$190,800 | \$164,900 | \$156,900 | \$134,000 |
| Total Res (1) | \$192,900 | \$190,800 | \$164,900 | \$156,900 | \$134,000 |
| Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Winona Beach

Lot
PT 20+

Market Model
1 WARSAW HOUSE RENTALS

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 25' X 101', CI 25' X 101')

| 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 |
|-----------|----------------|---------|------------|--------|--------|---------|-----------|------------|---------|---------------|--------|-------|-------|-----------|
| F | F | | 30 | 30x100 | 0.89 | \$5,200 | \$4,628 | \$138,840 | -10% | 1.0000 | 100.00 | 0.00 | 0.00 | \$124,960 |

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

Gas, Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage Other

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.07 |
| Actual Frontage | 30 |
| 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 | \$125,000 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$125,000 |

Printed Saturday, March 21, 2026
Review Group 2024

Data Source N/A Collector Appraiser

General Information

| | |
|---------------|------------------|
| Occupancy | Single-Family |
| Description | Single-Family |
| Story Height | 1 |
| Style | 11 1 story older |
| Finished Area | 714 sqft |
| Make | |

Floor Finish

| | |
|---|-------------------------------------|
| <input type="checkbox"/> Earth | <input 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 |
|-----------------------|------|----------|
| Porch, Enclosed Frame | 96 | \$10,000 |

Plumbing

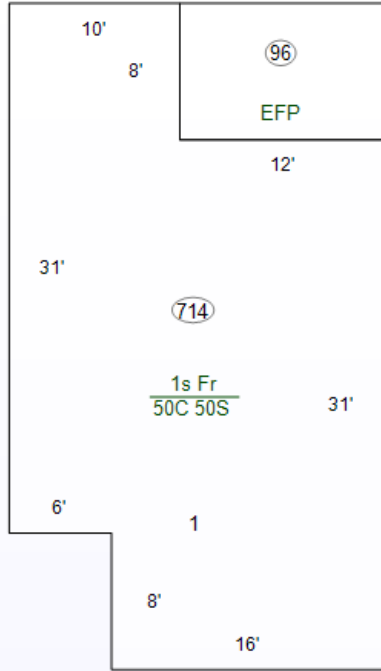
| | # | TF |
|---------------|----------|----------|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|--------------------|----------|
| Bedrooms | 2 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 4 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|-------------------|------|--------|------------------|--------|
| 1 1Fr | 714 | 714 | \$101,200 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | 357 | 0 | \$4,300 | |
| Slab | 357 | 0 | \$0 | |
| Total Base | | | \$105,500 | |

Adjustments

| Adjustments | 1 Row Type Adj. x 1.00 | Value |
|----------------------------|------------------------|------------------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | | \$0 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |
| Sub-Total, One Unit | | \$105,500 |

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------------|
| Exterior Features (+) | \$10,000 | \$115,500 |
| Garages (+) 0 sqft | \$0 | \$115,500 |
| Quality and Design Factor (Grade) | | 0.90 |
| Location Multiplier | | 0.92 |
| Replacement Cost | | \$95,634 |

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+2 | 1941 | 1950 | 76 A | | 0.92 | | 714 sqft | \$95,634 | 50% | \$47,820 | 0% | 100% | 1.420 | 1.000 | 100.00 | 0.00 | 0.00 | \$67,900 |

TRACT 4



Wayne Township • Kosciusko County

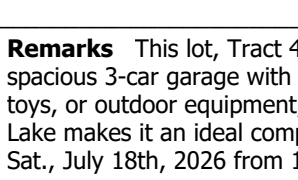


Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Property LOTS AND LAND **Statu** Active **CDO** 0 **DOM** 0 **Auctio** Yes
MLS 202626352 ****** Lakewood Avenue Warsaw I 46580 StatusActive L \$0**

Are Kosciusko **Parcel ID**43-11-21-100-144.000 **Typ** Residential Land
Sub Winona Beach **Cross Street** **Lot #**
School WR Elem Eisenhower **JrH** Lakeview **SrH** Warsaw
REO No **Short** No **Waterfront** N
Legal 003-105-056 LOT 77 WINONA BEACH
Direction From Eisenhower Elementary School, turn left onto Ranch Rd, then turn left onto 200 S. When
Inside City **City** **County** **Zoning**



Remarks This lot, Tract 4, is selling via Online Auction July 29th, 2026 at 6 pm! Situated just moments from the lake, it features a spacious 3-car garage with a durable concrete driveway for easy access. Whether you need a place to store vehicles, boats, golf carts, lake toys, or outdoor equipment, this versatile property offers the convenience and flexibility that's hard to find. Its prime location near Winona Lake makes it an ideal complement to a nearby residence or a valuable standalone investment for extra storage. Come see for yourself Sat., July 18th, 2026 from 1-2 pm!

Agent Remarks Online Auction: Wednesday, July 29, 2026 • 6pm Open House: Saturday, July 18, 2026 • 1-2pm A 3% 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

Sec Lo **Lot Ac/SF/Dim** 0.0870 / 3,790 / 64 X 100 X 12 X 105
Parcel Corner, Lake, 0-2.9999 **Platted** No **Platted** Yes
Townshi Wayne **Date Lots** **Price per Acre** \$0.00
Type Residential, Other **Road** City **Road** Asphalt **Road** City

Water Type Private, Well **Well Type** **Easements** Yes
SEWER TYPE None **Water**
Type Fuel Electric **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency, Easements
LAND FEATURES Garage

Strctr/Bldg Imprv Yes
Can Property Be No
Water Access
Water Name Winona Lake **Lake Type**
Water None

Water **Channel Frontage** **Water**
Auctio Yes **Auctioneer Name** Jason Conley and Chad Metzger **Auctioneer License #** AC31300015
Auction Location Online: BidMetzger.com **Auction Start Date** 7/2/2026
Financin Existing **Propos** **Excluded** None
Annual \$402.58 **Exemption** **Year Taxes Payable** 2025 Pay **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** at closing
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 7/2/2026 **Exp Date** 12/31/20
Contract Exclusive Right to Sell **Special Listing** None

Seller Concessions Offer No **Seller Concession**
Virtual **Type of Sale**
Pending **Closing** **Selling** **How** **CDO** 0
Total Concessions **Sold/Concession**
Sell **Sell**
Co-Sell **Co-Sell**
Presented Chad Metzger - Cell: 260-982-9050 / 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 IRMLS. All Rights Reserved.

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

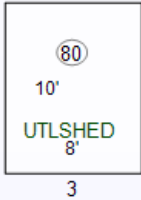
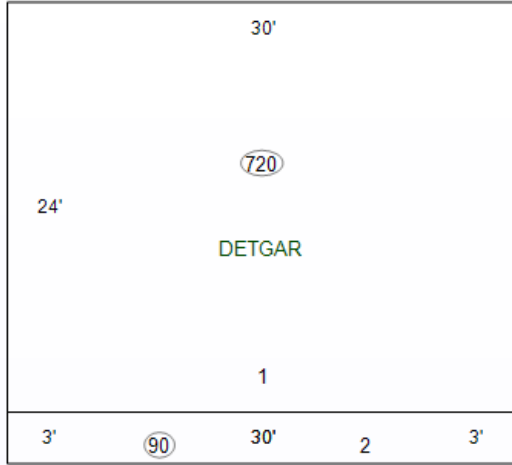
Plumbing

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

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



HALF GRAIN BIN N/V

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

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 | | \$30,152 |

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 | Wood Fr | C | 1974 | 1974 | 52 A | \$45.52 | 0.92 | \$41.88 | 24'x30' | \$30,152 | 40% | \$18,090 | 0% | 100% | 1.100 | 1.000 | 0.00 | 100.00 | 0.00 | \$19,900 |
| 2: RFX | 1 | | C | 1974 | 1974 | 52 A | | 0.92 | | 3'x30' | \$1,380 | 40% | \$830 | 0% | 100% | 1.100 | 1.000 | 0.00 | 100.00 | 0.00 | \$900 |
| 3: Utility Shed | 1 | | C | 1980 | 1980 | 46 A | \$35.10 | 0.92 | \$32.29 | 7'x8' | \$2,583 | 65% | \$900 | 0% | 100% | 1.100 | 1.000 | 0.00 | 100.00 | 0.00 | \$1,000 |

TRACT 5



Wayne Township • Kosciusko County



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Property LOTS AND LAND **Statu** Active **CDO** 0 **DOM** 0 **Auctio** Yes
MLS 202626353 ********* **Maple Street** **Warsaw** **I** 46580 **Status**Active **L** \$0



Are Kosciusko **Parcel ID**43-11-21-100-152.000 **Typ** Residential Land
Sub Winona Beach **Cross Street**
School WR **Elem** Eisenhower **JrH** Lakeview **SrH** Warsaw
REO No **Short** No **Waterfront** N
Legal 003-105-057 LOT 76 WINONA BEACH
Direction From Eisenhower Elementary School, turn left onto Ranch Rd, then turn left onto 200 S. When
Inside City **City** **County** **Zoning**

Remarks This storage opportunity, Tract 5, is selling via Online Auction July 29th, 2026 at 6 pm! Located very close to beautiful Winona Lake, this lot features an impressive 1,800± square foot pole barn offering exceptional space for vehicle or boat storage. The barn includes an enclosed screened-in porch for added versatility and has room to accommodate approximately six vehicles. A gravel driveway provides easy access, making this an ideal property for anyone in need of secure storage close to the lake. Storage like this is hard to find on a lake! Come see for yourself Sat., July 18th, 2026 from 1-2 pm!

Agent Remarks Online Auction: Wednesday, July 29, 2026 • 6pm Open House: Saturday, July 18, 2026 • 1-2pm A 3% 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

Sec Lo **Lot Ac/SF/Dim** 0.1130 / 4,922 / 100 X 50
Parcel Lake, 0-2.9999 **Platted** No **Platted** Yes
Townshi Wayne **Date Lots**
Type Residential, Other **Road** City **Road** Gravel **Road** City **Price per Acre** \$0.00

Water Type None **Well Type** **Easements** Yes
SEWER TYPE None **Water**
Type Fuel Electric **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency
LAND FEATURES Pole Barn

Strctr/Bldg Imprv Yes
Can Property Be No
Water Access

Water Name Winona Lake **Lake Type**
Water None

Water **Channel Frontage** **Water**
Auctio Yes **Auctioneer Name** Jason Conley and Chad Metzger **Auctioneer License #** AC31300015

Auction Location Online: BidMetzger.com **Auction Start Date** 7/2/2026

Financin Existing **Propos** **Excluded** None

Annual \$374.04 **Exemption** **Year Taxes Payable** 2025 Pay **Assessed**

Is Owner/Seller a Real Estate Licensee No **Possessio** at closing

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 and Open House

List Date 7/2/2026 **Exp Date** 12/31/20

Contract Exclusive Right to Sell **Special Listing** None

Seller Concessions Offer No **Seller Concession**

Virtual **Type of Sale**
Pending **Closing** **Selling** **How** **CDO** 0

Total Concessions **Sold/Concession**
Sell **Sell**
Co-Sell **Co-Sell**

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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General Information

Occupancy Barn, Pole (T3)
 Description Barn, Pole (T3) R 01
 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

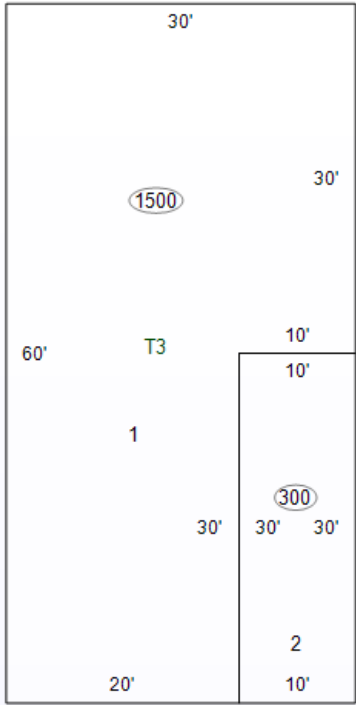
Plumbing

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

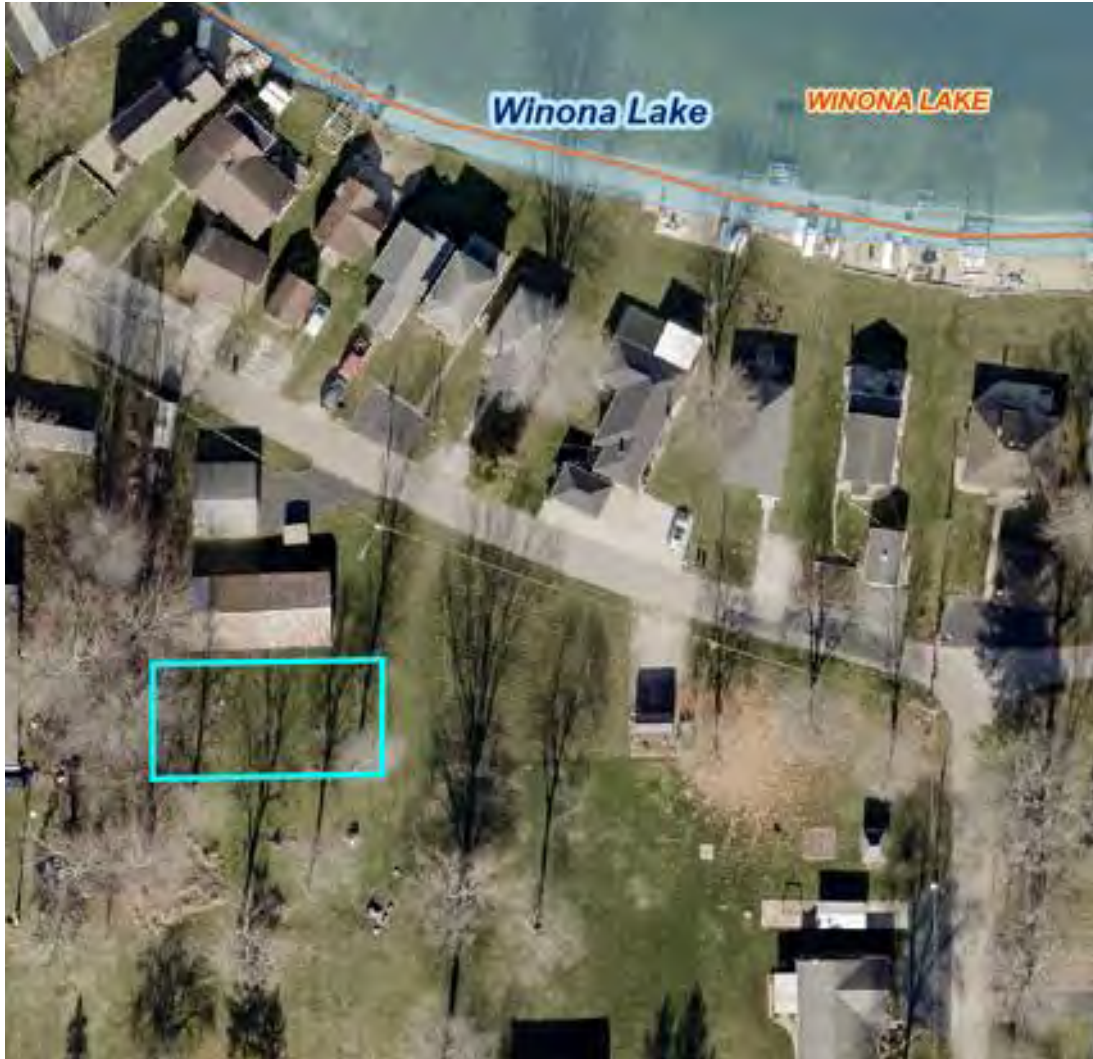
Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

| | | |
|-----------------------------------|-----|-----------------|
| 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 | | 0.92 |
| Replacement Cost | | \$30,746 |

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) R 01 | 1 | T3AW | D | 1970 | 1970 | 56 A | \$33.22 | 0.92 | | 1,500 sqft x 9' | \$30,746 | 65% | \$10,760 | 0% | 100% | 1.000 | 1.000 | 0.00 | 100.00 | 0.00 | \$10,800 |
| 2: OFP | 1 | | D | 1970 | 1970 | 56 A | | 0.92 | | 30'x10' | \$9,715 | 45% | \$5,340 | 0% | 100% | 1.100 | 1.000 | 0.00 | 100.00 | 0.00 | \$5,900 |

TRACT 6



Wayne Township • Kosciusko County

| | | | | | | | | | |
|--------------------|---|---------------------------|----------------------|-------------------|------------|------------------|--------|---------------|-----|
| Property | LOTS AND LAND | Statu | Active | CDO | 0 | DOM | 0 | Auctio | Yes |
| MLS | 202626354 | ***** Maple Street | Warsaw | I | 46580 | Status | Active | L | \$0 |
| Are | Kosciusko | Parcel ID | 43-11-21-100-167.000 | | Typ | Residential Land | | | |
| Sub | Winona Beach | Cross Street | | | | | | | |
| School | WR Elem | Eisenhower | JrH | Lakeview | SrH | Warsaw | | | |
| REO | No | Short | No | Waterfront | N | | | | |
| Legal | 003-105-058 LOT 75 WINONA BEACH | | | | | | | | |
| Direction | From Eisenhower Elementary School, turn left onto Ranch Rd, then turn left onto 200 S. When | | | | | | | | |
| Inside City | City | County | Zoning | | | | | | |



Remarks Located just a short distance from scenic Winona Lake, this vacant 5,000± square foot lot, Tract 6, is selling via Online Auction July 29th, 2026 at 6 pm! Whether you're looking for a potential building site or simply need additional parking or storage space, this versatile parcel offers endless possibilities. Enjoy the convenience of being close to the lake! Come see for yourself Sat., July 18th, 2026 from 1-2 pm!

Agent Remarks Online Auction: Wednesday, July 29, 2026 • 6pm Open House: Saturday, July 18, 2026 • 1-2pm A 3% 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

| | | | | | | | |
|--------------------|---------------------------|----------------------|---------------------------|-----------------------|--------|----------------|------|
| Sec | Lo | Lot Ac/SF/Dim | 0.1100 / 4,792 / 50 X 100 | Platted | No | Platted | Yes |
| Parcel | Lake, Level, Undeveloped, | | | | | | |
| Townshi | Wayne | Date Lots | | Price per Acre | \$0.00 | | |
| Type | Residential | Road | City | Road | Gravel | Road | City |
| Water Type | None | Well Type | | Easements | Yes | | |
| SEWER TYPE | None | | | Water | | | |
| Type Fuel | None | | | Assn Dues | | Not Applicable | |
| Electricity | None | | | Other Fees | | | |

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency

| | | | | | |
|---|--|---------------------------|--|-----------------------------|--------------|
| Strctr/Bldg Imprv | No | Can Property Be | No | Water Access | |
| Water Name | Winona Lake | Lake Type | | | |
| Water | | Channel Frontage | | Water | |
| Auctio | Yes | Auctioneer Name | Jason Conley and Chad Metzger | Auctioneer License # | AC31300015 |
| Auction Location | Online: BidMetzger.com | Auction Start Date | 7/2/2026 | | |
| Financin | Existing | Propos | | Excluded | None |
| Annual | \$144.20 | Exemption | | Year Taxes Payable | 2025 Pay |
| Is Owner/Seller a Real Estate Licensee | No | Possessio | at closing | Assessed | |
| 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 | Vacant | | | | |
| List Date | 7/2/2026 | Exp Date | 12/31/20 | | |
| Contract | Exclusive Right to Sell | | | Special Listing | None |
| Seller Concessions Offer | No | Seller Concession | | | |
| Virtual | | Type of Sale | | | |
| Pending | | Closing | | Selling | |
| Total Concessions | | Sold/Concession | | How | CDO 0 |
| Sell | | Sell | | Sell | |
| Co-Sell | | Co-Sell | | | |
| Presented | Chad Metzger - Cell: 260-982-9050 | / | Metzger Property Services, LLC - Off: 260-982-0238 | | |

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TRACT 7




Wayne Township • Kosciusko County



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

| | | | | | | | | | |
|--|--------------------|---|---------------------|----------------------|-------------------|------------------|--------|---------------|------------|
| Property | LOTS AND LAND | Statu | Active | CDO | 0 | DOM | 0 | Auctio | Yes |
| MLS | 202626355 | ***** | Maple Street | Warsaw | I 46580 | Status | Active | L | \$0 |
|  | Are | Kosciusko | Parcel ID | 43-11-21-100-180.000 | Typ | Residential Land | | | |
| | Sub | Winona Beach | Cross Street | | Lot # | | | | |
| | School | WR Elem | Eisenhower | JrH Lakeview | SrH | Warsaw | | | |
| | REO | No | Short | No | Waterfront | N | | | |
| | Legal | 003-105-045 LOT 74 & VAC ALLEY WINONA BEACH | | | | | | | |
| | Direction | From Eisenhower Elementary School, turn left onto Ranch Rd, then turn left onto 200 S. When | | | | | | | |
| | Inside City | City | County | Zoning | | | | | |

Remarks Located just a short distance from scenic Winona Lake, this 5,500± square foot vacant lot, Tract 7, is selling via Online Auction July 29th, 2026 at 6pm! Consider it as a potential building site or as additional parking to complement nearby properties. With its desirable location near the lake and all that the Winona Lake and Warsaw area has to offer; this versatile parcel is one you won't want to miss. Open House: Sat., July 18th, 2026 from 1-2 pm!

Agent Remarks Online Auction: Wednesday, July 29, 2026 • 6pm Open House: Saturday, July 18, 2026 • 1-2pm A 3% 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

| | | | | | | | |
|--------------------|---------------------------|----------------------|---------------------------|-----------------------|--------|----------------|------|
| Sec | Lo | Lot Ac/SF/Dim | 0.1250 / 5,445 / 50 X 107 | Platted | No | Platted | Yes |
| Parcel | Lake, Level, Undeveloped, | | | | | | |
| Townshi | Wayne | Date Lots | | Price per Acre | \$0.00 | | |
| Type | Residential | Road | City | Road | Gravel | Road | City |
| Water Type | None | Well Type | | Easements | Yes | | |
| SEWER TYPE | None | | | Water | | | |
| Type Fuel | None | | | Assn Dues | | Not Applicable | |
| Electricity | None | | | Other Fees | | | |

Features

DOCUMENTS AVAILABLE Aerial Photo, Agency

| | | | | | |
|---|--|---------------------------|--|-----------------------------|--------------|
| Strctr/Bldg Imprv | No | Can Property Be | No | Water Access | |
| Water Name | Winona Lake | Lake Type | | | |
| Water | | Channel Frontage | | Water | |
| Auctio | Yes | Auctioneer Name | Jason Conley and Chad Metzger | Auctioneer License # | AC31300015 |
| Auction Location | Online: BidMetzger.com | Auction Start Date | 7/2/2026 | | |
| Financin | Existing | Propos | | Excluded | None |
| Annual | \$149.90 | Exemption | | Year Taxes Payable | 2025 Pay |
| Is Owner/Seller a Real Estate Licensee | No | Possessio | at closing | Assessed | |
| 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 | Vacant | | | | |
| List Date | 7/2/2026 | Exp Date | 12/31/20 | | |
| Contract | Exclusive Right to Sell | | | Special Listing | None |
| Seller Concessions Offer | No | Seller Concession | | | |
| Virtual | | Type of Sale | | | |
| Pending | | Closing | | Selling | |
| Total Concessions | | Sold/Concession | | How | CDO 0 |
| Sell | | Sell | | Sell | |
| Co-Sell | | Co-Sell | | | |
| Presented | Chad Metzger - Cell: 260-982-9050 | / | Metzger Property Services, LLC - Off: 260-982-0238 | | |

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CLIENT REGISTRATION FORM

This agreement is entered into and shall initiate on **July 29, 2026** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger & Jason Conley** and Selling Broker, [redacted] for the properties on Winona Lake being offered in 7 tracts **in Wayne Township, Kosciusko County, State of Indiana.**

Client/Buyer's Name(s): [redacted]

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 **2.5** %.

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**



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 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 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.

Suzanne Heffer 6-5-26
Owner Date

Janet E. Kelley 6-5-26
Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM