

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



**Are** Kosciusko **Parcel ID** 43-11-21-100-144.000 **Typ** Residential Land  
**Sub** Winona Beach **Cross Street**  
**School** WR **Elem** Eisenhower **JrH** Lakeview **SrH** Warsaw  
**REO** No **Short** No **Waterfront** N  
**Legal** 003-105-056 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**  
**Type** Residential, Other **Road** City **Road** Asphalt **Price per Acre** \$0.00 **Road** City

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

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