

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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