


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

**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

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

**Features**

**DOCUMENTS AVAILABLE** Aerial Photo, Agency

<b>Strctr/Bldg Imprv</b>	No	<b>Can Property Be</b>	No	<b>Water Access</b>	
<b>Water Name</b>	Winona Lake	<b>Lake Type</b>			
<b>Water</b>		<b>Channel Frontage</b>		<b>Water</b>	
<b>Auctio</b>	Yes	<b>Auctioneer Name</b>	Jason Conley and Chad Metzger	<b>Auctioneer License #</b>	AC31300015
<b>Auction Location</b>	Online: BidMetzger.com	<b>Auction Start Date</b>	7/2/2026		
<b>Financin</b>	Existing	<b>Propos</b>		<b>Excluded</b>	None
<b>Annual</b>	\$144.20	<b>Exemption</b>		<b>Year Taxes Payable</b>	2025 Pay
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possessio</b>	at closing	<b>Assessed</b>	
<b>List</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent ID</b>	RB14045939	<b>Agent</b>	chad@metzgerauction.com		
<b>Co-List</b>		<b>Co-List Agent</b>			
<b>Showing Instr</b>	Vacant				
<b>List Date</b>	7/2/2026	<b>Exp Date</b>	12/31/20		
<b>Contract</b>	Exclusive Right to Sell			<b>Special Listing</b>	None
<b>Seller Concessions Offer</b>	No	<b>Seller Concession</b>			
<b>Virtual</b>		<b>Type of Sale</b>			
<b>Pending</b>	<b>Closing</b>	<b>Selling</b>	<b>How</b>	<b>CDO</b>	0
<b>Total Concessions</b>		<b>Sold/Concession</b>			
<b>Sell</b>		<b>Sell</b>		<b>Sell</b>	
<b>Co-Sell</b>		<b>Co-Sell</b>			
<b>Presented</b>	Chad Metzger - Cell: 260-982-9050	/	Metzger Property Services, LLC - Off: 260-982-0238		

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