

<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>	202626355	<b>*****</b>	<b>Maple Street</b>	<b>Warsaw</b>	<b>I 46580</b>	<b>Status</b>	Active	<b>L</b>	<b>\$0</b>
<b>Are</b>	Kosciusko	<b>Parcel ID</b>	43-11-21-100-180.000		<b>Typ</b>	Residential Land			
<b>Sub</b>	Winona Beach	<b>Cross Street</b>							
<b>School</b>	WR Elem	Eisenhower	JrH	Lakeview	<b>SrH</b>	Warsaw			
<b>REO</b>	No	<b>Short</b>	No	<b>Waterfront</b>	N				
<b>Legal</b>	003-105-045 LOT 74 & VAC ALLEY 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 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

<b>Sec</b>	Lo	<b>Lot Ac/SF/Dim</b>	0.1250 / 5,445 / 50 X 107
<b>Parcel</b>	Lake, Level, Undeveloped,	<b>Platted</b>	No
<b>Townshi</b>	Wayne	<b>Date Lots</b>	
<b>Type</b>	Residential	<b>Road</b>	City
<b>Water Type</b>	None	<b>Well Type</b>	
<b>SEWER TYPE</b>	None	<b>Easements</b>	Yes
<b>Type Fuel</b>	None	<b>Water</b>	
<b>Electricity</b>	None	<b>Assn Dues</b>	Not Applicable
		<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>Water</b>		<b>Lake Type</b>	
<b>Water</b>		<b>Channel Frontage</b>	
<b>Auctio</b>	Yes	<b>Auctioneer Name</b>	Jason Conley and Chad Metzger
<b>Auction Location</b>	Online: BidMetzger.com	<b>Auction Start Date</b>	7/2/2026
<b>Financin</b>	Existing	<b>Propos</b>	
<b>Annual</b>	\$149.90	<b>Exemption</b>	
<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Year Taxes Payable</b>	2025 Pay
<b>List</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>Possessio</b>	at closing
<b>Agent ID</b>	RB14045939	<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050
<b>Agent</b>	chad@metzgerauction.com	<b>Excluded</b>	None
<b>Co-List</b>		<b>Assessed</b>	
<b>Showing Instr</b>	Vacant	<b>Co-List Agent</b>	
<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>Selling</b>	
<b>Total Concessions</b>		<b>How</b>	
<b>Sell</b>		<b>CDO</b>	0
<b>Co-Sell</b>		<b>Sold/Concession</b>	
<b>Presented</b>	Chad Metzger - Cell: 260-982-9050	<b>Sell</b>	
		<b>Co-Sell</b>	
		<b>Sell</b>	
		<b>Presented</b>	Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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