

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Tippy Creek Winery. A Legacy Business. A Luxury Estate. An Extraordinary Opportunity.



Acquire Tippy Creek Winery—Northern Indiana's Premier Destination Winery

Featuring an Award-Winning Winery, Luxury Residence, Business Offices, Production Facilities & Nearly 5 Acres of Beautifully Designed Grounds



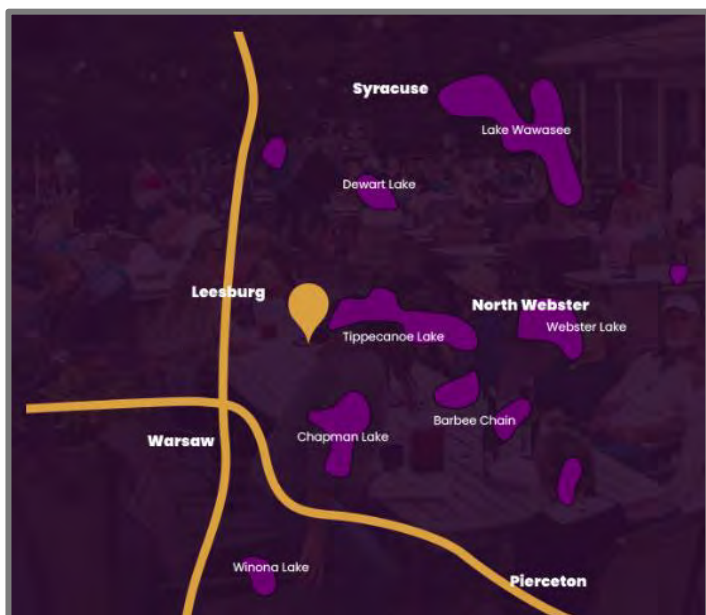
There are commercial properties, there are beautiful homes, and there are successful businesses—but opportunities to acquire all three as one cohesive estate are exceptionally rare.

Nestled on 4.74 beautifully maintained acres, Tippy Creek Winery began with a Christmas gift, a family dream, and a belief that extraordinary experiences are created one bottle—and one guest—at a time.

Today, that dream has grown into one of Northern Indiana's most recognizable wineries

and event destinations, offering handcrafted wines, memorable events, and exceptional hospitality in a setting designed to bring people together.

Now, for the first time, an extraordinary opportunity exists to acquire both the thriving business and the exceptional real estate that made it all possible. This remarkable offering includes a beautifully appointed luxury residence, a dedicated office and shop building, and the winery itself—creating a turnkey lifestyle and business opportunity unlike any other.



**Visit Kosciusko's First and Only
Farm Winery
Swirl, Sniff, Sip, Savor!**

Winery Venue

Info & Inventory



Winery & Hospitality Venue

Designed to create memorable guest experiences from the moment visitors arrive, the winery welcomes guests with an enclosed porch leading into a spacious tasting room highlighted by soaring ceilings, abundant natural light, and a stunning stone fireplace.



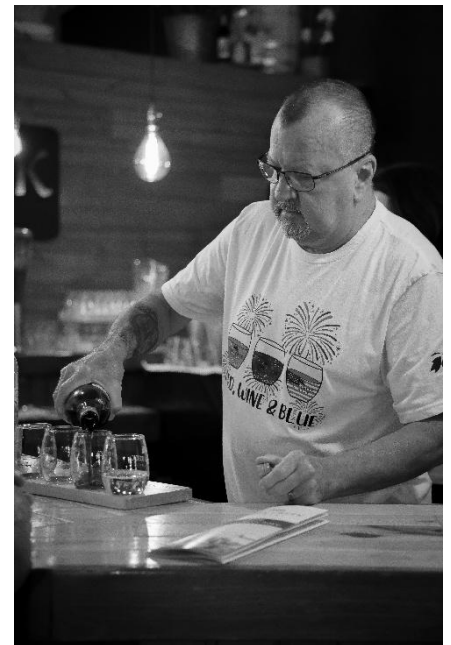
The thoughtfully designed layout includes:

- Large tasting room
- Custom tasting bar
- Retail gift shop area for wine & wine accessories
- Indoor & Outdoor seating
- Expansive stained concrete patio
- Two signature grain-bin gazebos
- Beautiful outdoor gathering spaces
- Commercial production area,
Multiple Storage Spaces along with
Employee Areas
- Wine Club Memberships





Every detail was designed with both guest experience and efficient winery operations in mind.




TIPPY CREEK
WINERY

The Outdoor Experience

One of Tippy Creek Winery's greatest strengths is its atmosphere.

Beautiful landscaping, open green space, inviting patios, signature grain-bin gazebos, and thoughtfully designed outdoor gathering areas create the perfect backdrop for:

- Live music
- Wine tastings
- Food truck nights
- Trivia Nights
- Private celebrations
- Corporate gatherings
- Seasonal events
- Community festivals



Ample paved parking, combined with additional overflow lawn parking, easily accommodates large crowds during the winery's busiest events.

Property	COMMERCIAL		Stat	Active	CDO	0	DOM	0	Auctio	Yes
MLS	202631951	5998 N 200 E Road		Leesburg	I	46538	Stat	Active	L	\$0
	Are		Kosciusko County		Parcel	43-07-14-400-812.000-016		Ty	Mixed Use	
	Cross					Ag		8		
	REO		N		Short Sale		No			
	Legal				029-054-003 PT NW NW 14-33-6 4.74 A					
	Directio				From Leesburg, continue west on Van Buren St, then turn right on Old State Road 15. Turn left					
Inside City		City		County		Zoning				

Remarks This exceptional property combines a thriving winery with luxury living and efficient business operations. Guests are welcomed into a spacious tasting room featuring soaring ceilings, a stunning stone fireplace, custom tasting bar, retail gift shop, indoor and outdoor seating, an expansive concrete patio, and 2 signature grain-bin gazebos surrounded by beautifully landscaped grounds. The commercial production area, Wine Club membership program, dedicated storage and employee spaces, and separate business center with private offices and conference room support seamless day-to-day operations. The property also hosts live music, weddings, private events, corporate gatherings, and seasonal festivals with ample paved and overflow parking for large crowds. Complementing the winery is a

Agent Remarks Online Auction: Bidding Opens on Monday, September 7th & begins to close out at 6 pm on Thursday, September 10, 2026 Full terms in Docs. Financial Reports available at the seller's discretion for qualified buyers, Signed NDA required prior to release.

Se	L	Townshi	Plain	Lot	5.0000 / 204,000	850 X 240	Sr
Year	1945	Ag	81	Ne	No	Years	2014
Const	Site Built			Total #	3	Exterio	Metal, Vinyl
Bldg #1 Total Above Gd	1,891			Total Below Gd	710	Stories	1.5
Bldg #2 Total Above Gd	6,500			Total Below Gd		Story	2
Bldg #3 Total Above Gd	1,716			Total Below Gd		Story	
Location				Fire	Public	Foundatio	Crawl
Bldg Height				Roof Material	Metal	Int Height	Unknown
Interior	Drywall			Ceiling Height	Unknown, Vaulted	Column	Unkown
Flooring	Concrete, Laminate, Mixed			Parking	Lot, Paved	Water	Well
Road	County			Equipment	Yes	Well Type	Private
Currently Lsd	No			Enterprise	No	Sewer	Private
						Fuel /	Propane, Forced Air
SALE INCLUDES	Building, Business, Furniture, Land, Other, Inventory					Heating	
INTERNAL ROOMS	Kitchen, Office, Showroom, Storage, Warehouse, Workroom					Cooling	Central Air
SPECIAL FEATURES	Handicap Access, Overhead Door 1, Display Room, Display Window(s), Locker/Change Room, Office Space, Public Restrooms, Reception Area,					Burglar	No
						Channel	
						Water Frtg	
Water				Water		Lake Type	

SALE INCLUDES Building, Business, Furniture, Land, Other, Inventory

INTERNAL ROOMS Kitchen, Office, Showroom, Storage, Warehouse, Workroom

SPECIAL FEATURES Handicap Access, Overhead Door 1, Display Room, Display Window(s), Locker/Change Room, Office Space, Public Restrooms, Reception Area,

Water

Water

Lake Type

Water Features None

Auctio Yes **Auctioneer Name** Dustin Dillon and Chad Metzger

Auctioneer License # AC31300015

Occupancy Occupied

Owner

Financin Existing

Proposed

Conventional

Excluded

None

Annual \$5,603. **Exemptio** Homestead

Year Taxes 202

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 Showing Time

List Date 8/6/2026 **Exp** 11/30/20

Publish to

Yes **Show Addr to**

Yes

Allow

Y

Show

Yes

IDX Y **Contract Type** Exclusive Right to Sell

Special Listing

None

Seller Concessions Offer No

Seller Concession

Virtual Unbranded Virtual Tour

Type of

Pending

Closing

Selling

How

CDO 0

Total Concessions

Sold/Concession

Sell

Sell

Sell

Co-Sell

Co-Selling

Presented Tiffany Reimer - Cell: 260-571-7910

/

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

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PERSONAL PROPERTY / EQUIPMENT INVENTORY LIST

Qty	Item description (make and model)	Date
2	2,000 Liters Letina Jacketed Concial Supreme	5/8/2017
4	1,000 Liters Letina Tanks	4/15/2014
1	Desktop Serial #092024-01 + HP OfficeJet Pro 8740	9/18/2024
6	Anti-fatigue mats	6/1/2016
	PA system: Mixer, Mic w/stand + 2 Speakers w/stands & all cables	3/1/2017
3	Kent 40 Plates 40 x 40 CM P& F Filter Factory #050517/3	5/18/2017
1	Macchine Enoagricole Perugini Corker #P35 Serial #040117	5/1/2021
1	Advantage Chiller Model #BC-1.5A Serial #161800	4/19/2018
1	U.S. Cooler Walk-In outside of winery Model #FFR4876GLE	7/10/2018
1	Hanna Intsrurnets HI 84500 Sulfur Dioxide Tester	5/18/2017
1	True Manufacturing Kegerator Model #TDD-3-HC	5/1/2018
2	Dishwashers: Kitchen Aid and Bosch	6/1/2017
1	Electric for soundboard and stage	5/1/2016
3	Fire Extinguishers	6/1/2016
11	6 Foot Folding Tables	6/1/2018
1	Alcohol Tester Ebulliometer	5/18/2017
1	LabelMate USA labeler RMA#2841	9/11/2024
1	Toshiba Microwave	5/1/2020
1	Pallet jack	5/1/2018
1	Blacktopped Parking Lot and Driveway	5/1/2021
1	True Cooler Double Door Model # GMD-49-HC ~ TSL01	5/1/2020
1	True Cooler Single Door Model # GMD-23-LD	5/1/2016
10	Polywood Tables Rentangle Outside	6/2/2020
10	Polywood Tables Square Outside	6/2/2020
2	Polywood Park Benchs	6/2/2020
6	East Cost Umbrella for tables 3 Purple & 3 Orange Model #HDF75POP-STD-SIL	7/14/2025
2	Lifetime 55qt Bear-Resistant Camping Cooler for off site events/festivals	5/1/2025
3	Oak Wine Barrels stained for outdoors	6/2/2019
3	Sqaure POS System #4966 & #4040 + Star TSP100 P2 + drawers	5/1/2026
1	Lenze AC Tech Pump ZAMBELLI Enotech MOD: T-25	5/18/2018
1	security system	5/1/2016
1	Summit Wine Bottle Chiller Model # STC 1	5/1/2016
1	Summit Stainless Wine Bottle Chiller Model # STC12	3/15/2026
2	Donper USE Slushy Machine Model # XC224	4/1/2020

1	Slushy Machine Stainless Cart	4/1/2020
1	Ice Maker Manitowoc	5/15/2018
2	ALTO Speakers TS310 - 2000W for inside use only	4/15/2022
24	Wood tables inside winery	5/1/2016
2	Wood Picnic tables with benches	5/1/2016
74	Metal Stools @ \$45.00 per stool	Various Dates
32	Metal Chairs with backs @ \$54.00 per chair	Various Dates
2	Leather sofas	5/1/2016
4	Leather Arm Chairs with black metal	3/21/2024
1	2019 - NV 200 Nissan Cargo Van	4/15/2019
1	Webstaurant Store: Nemco Pizza Oven	4/10/2022
125	Sling Back Outdoor Chairs @ \$20.00 per chair	Various Dates
8335	Bottled wines 24 different varieties AVG \$6.83 per bottle	4/23/2026
	450 Gallon(s) Bulk in tanks AVG \$8.00/gallon	4/23/2026
	Wireless Internet Bridges from house to winery 5KM	6/16/2025
8	New Firepit Table Tops custom made	6/10/2025
7	Cocktail Tables High Top	Various Dates
1	Connect 4 Outdoor Yard Game	4/23/2022
1	Jenga Wood Blocks Outdoor Game	4/23/2022
7	Industrial Racking System	4/23/2026
	All TOD Signage on SR 13 & 15 + US 30 paid up till 10/1/2026	10/1/2025
2	Samsung 65" curved TV's with sound bar	2/21/2019
1	Front Sign for winery	6/15/2016
2	Holstetler Grain Silos	6/7/2018
1	30 ft Flag Pole	6/20/2020
1	Conference Room Table & Chairs	1/15/2017
4	Stainless Tables Various sizes	Various Dates
1	SpaceMan Comerical Frozen Beverage Equipment Model # SM-6795H	5/22/2020
1	General Electric Refrigerator/Freezer Model #GTE 16DTHHRWW	1/19/2018
1	Kenmore Upright Freezer Model #KLFU021AWD0	2/16/2020
Multi	All Holiday Dorations for every holiday/season	Various Dates
20	Assorrted sizes of black linen tableclothes	Various Dates
20	Assorted sizes of cream linen tableclothes	Various Dates
20	Assorted sizes of white linen tableclothes	Various Dates
3	Yealink HD Phones for offices @ \$200.00 each	7/13/2021

Total Inventory

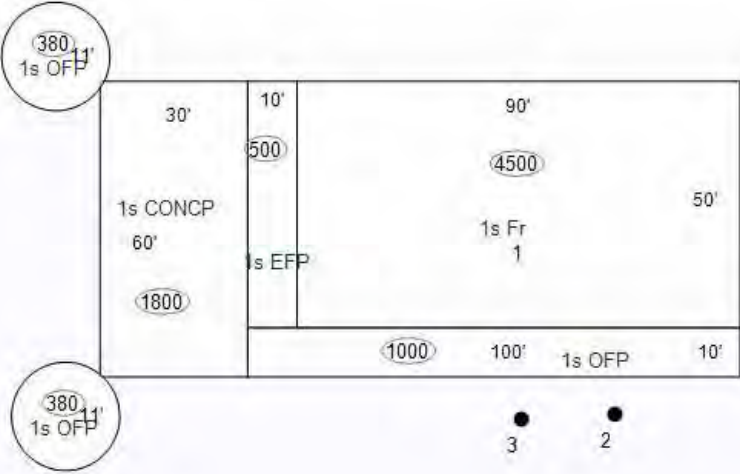
General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 1(280')			
Heating			
4500 sqft			
A/C			
4500 sqft			
Sprinkler			

Plumbing RES/CI				Roofing			
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal	
Full Bath	0		0	☐ Wood	☐ Asphalt	☐ Slate	
Half Bath	0		0	☐ Other			
Kitchen Sinks	0		0	GCK Adjustments			
Water Heaters	0		0	☐ Low Prof	☐ Ext Sheat	☒ Insulatio	
Add Fixtures	0	10	10	☐ SteelGP	☐ AluSR	☒ Int Liner	
Total	0	0	10	☐ HGSR	☐ PPS	☐ Sand Pnl	

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	500	\$25,700
Porch, Open Frame	1000	\$35,800
Patio, Concrete	1800	\$14,100
Porch, Open Frame	380	\$16,400
Porch, Open Frame	380	\$16,400

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	4500 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	280'
PAR	6
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	11'
Base Rate	\$17.12
Frame Adj	\$0.00
Wall Height Adj	(\$0.94)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$17.12
BPA Factor	1.00
Sub Total (rate)	\$17.12
Interior Finish	\$25.06
Partitions	\$0.00
Heating	\$0.00
A/C	\$2.63
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$2.35
S.F. Price	\$46.22
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$207,976

Building Computations	
Sub-Total (all floors)	\$207,976
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$16,000
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$108,400
Garages	\$0
Fireplaces	\$4,700
Sub-Total (building)	\$337,076
Quality (Grade)	\$1
Location Multiplier	0.90
Repl. Cost New	\$303,368

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: C/I Building	1	Wood Fr	C	2015	2015	10 A		0.90		4,500 sqft	\$303,368	28%	\$218,420	0%	100%	1.000	1.000	0.00	0.00	100.00	\$218,400
2: Paving	1	Macada	C	2018	2018	7 A	\$0.51	0.90	\$0.46	14,539 sqft	\$6,673	80%	\$1,330	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300
3: Paving	1	Concrete	C	2016	2016	9 A	\$3.80	0.90	\$3.42	1,005 sqft	\$3,437	42%	\$1,990	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,000

General Information

Occupancy

Barn, Pole (T3)

Description

Barn, Pole (T3)

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

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

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

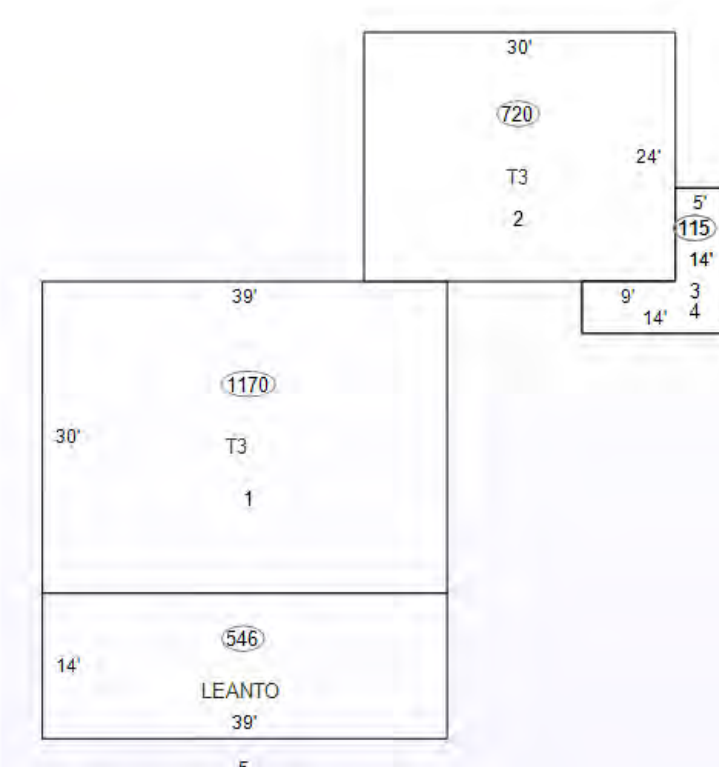
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
-------------	------	-------



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					

Total Base	
Adjustments	Row Type Adj.

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		0.90
Replacement Cost		\$20,425

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)	1	T3AW	C	1960	1970	55 A	\$19.40	0.90		1,170 sqft x 14'	\$20,425	65%	\$7,150	25%	100%	1.560	1.000	100.00	0.00	0.00	\$8,400
2: Barn, Pole (T3)	1	T3AWI	C	2008	2008	17 A	\$25.98	0.90		720 sqft x 10'	\$35,116	35%	\$22,830	0%	100%	1.560	1.000	100.00	0.00	0.00	\$35,600
3: CNPY	1		C	2008	2008	17 A		0.90		115 sqft	\$990	16%	\$830	0%	100%	1.560	1.000	100.00	0.00	0.00	\$1,300
4: CONCP	1		C	2008	2008	17 A		0.90		115 sqft	\$900	16%	\$760	0%	100%	1.560	1.000	100.00	0.00	0.00	\$1,200
5: Lean-To	1	Concrete	D	1960	1970	55 A	\$9.69	0.90		546 sqft x 10'	\$3,809	65%	\$1,330	0%	100%	1.560	1.000	100.00	0.00	0.00	\$2,100

The Tippy Creek Winery Story & Upcoming Events



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

The Story of Tippy Creek Winery

Some of the best businesses begin with a simple dream.

For Daniel and Lori Richcreek, that dream started in December of 2009 when their three children surprised them with a home winemaking kit for Christmas. What began as a new hobby quickly became a passion. Daniel immersed himself in the craft of winemaking, studying techniques, experimenting with new recipes, and sharing bottles with friends and family. Before long, those gifts turned into requests for more, and a pastime evolved into something much bigger.

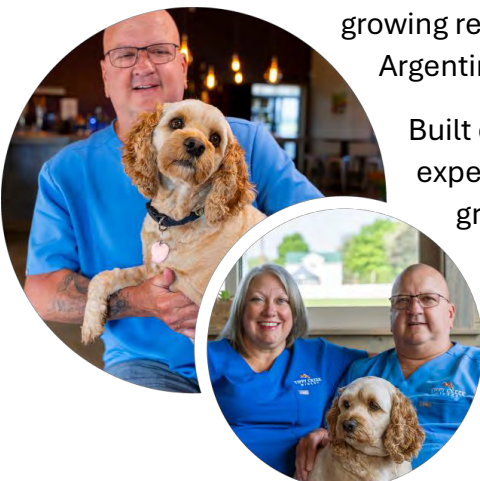


Inspired by years of visiting wineries throughout Indiana and Michigan, the Richcreeks envisioned creating a destination where guests could experience exceptional wines, warm hospitality, and memorable moments close to home. Daniel furthered his education by studying winemaking through the University of California, Davis, while the family carefully planned what would eventually become one of Northern Indiana's premier wineries.

The vision officially took shape during a summer evening in 2014 as the family gathered on their back patio to enjoy one of Daniel's handcrafted wines. It was there that the name **Tippy Creek Winery** was born—a tribute to the nearby Tippecanoe River that flows behind the property while also incorporating the final portion of the family's surname, Richcreek.

Construction began in 2015, and by the spring of 2016 the doors opened to the public. What started with a single Christmas gift had become a thriving winery, gathering place, and destination enjoyed by thousands of visitors each year. Throughout the journey, Daniel often reminded his family, *"Build it and they will come."* Those words proved true as Tippy Creek Winery quickly established itself as Kosciusko County's first and only farm winery.

Today, Tippy Creek Winery is recognized for much more than handcrafted wines. It has become a community gathering place where guests enjoy tastings, live entertainment, trivia nights, private celebrations, weddings, charity events, and seasonal experiences in a welcoming atmosphere. The winery offers an extensive portfolio of wines crafted from premium grapes sourced from respected growing regions including Michigan, New York's Finger Lakes, Chile, and Argentina, providing a diverse selection for every palate.



Built on family values, hospitality, and a commitment to creating memorable experiences, Tippy Creek Winery represents years of dedication, thoughtful growth, and a recognizable brand that has earned a loyal following throughout Northern Indiana and beyond. It stands today as far more than a winery—it is an established destination business with a story that continues to inspire. Today, Owners have decided to pursue retirement and are offering this turnkey opportunity to its next steward.



Our TCW Story

10 Years of Heart, Soul, and Wine

Our story began in December 2009, when our three children gave us a wine-making kit for Christmas. What started as a simple gift quickly became a passion that changed our lives. Daniel’s curiosity and love for wine grew, turning our home garage into a small wine production space, and soon he was taking winemaking classes at UC Davis in California. Friends and family were the first to taste his creations, and the constant requests for more made it clear—this was something special.

Over the past 25 years, we traveled to wineries across Michigan, soaking in every experience and learning all we could about the craft we were falling in love with. While sharing bottles and dreams, we imagined a place of our own—a place where we could pour not just wine, but our hearts and knowledge, and create memories with others who love wine as much as we do.

On a beautiful Indiana Summer night in 2014, as our family shared a bottle of Daniel’s wine on the back patio, the name “Tippy Creek Winery” was born. The name came from the Tippecanoe River that runs just behind our property and the last half of our family name, Richcreek. It felt like home, it felt right—it was the beginning of a dream taking shape.

Seven years after receiving that first wine-making kit, the doors of Tippy Creek Winery opened in June 2016. From that moment, every bottle poured, every event hosted, and every guest welcomed became a part of our family’s heart and soul. The joy, laughter, and memories we’ve shared with our incredible community are what make this journey so meaningful.

This year marks 10 years of being open and part of this amazing community. We are humbled, grateful, and blessed beyond words to share this dream with all of you —our customers, friends, and family. Thank you for helping us pour our hearts into every glass. Here’s to 10 years of love, laughter, and wine.

Cheers,
Daniel and Lori Richcreek

Swirl, Sniff, Sip, and Savor

DryRed Wine

Cabernet Franc

Bright aromas of raspberry, tart cherry, and vanilla fill the glass. With hints of pink peppercorn and cedar. Mouthwatering acidity complements the fruit, while aged Michigan and French oak add silkiness, melted chocolate, and a touch of allspice to the finish.

Dewart Dry Dock

A dry red blend featuring Chancellor, Chambourcin, Merlot, Cabernet Fanc, and Cabernet Sauvignon. This full-bodied wine offers ripe flavors of plum, black cherry, and black raspberry combining dryness with a rich and fruity depth.

Sunset Sayrah

Rich flavors of raspberry and pink peppercorn. Hints of vanilla and spice makes this wine great for a day drink and especially great in the fall.

Motorboating Merlow

A dry wine similar to a light Chianti with acidity to handle fatty foods. Oaked with black cherry and raspberry flavors.

Regatta Rosé *NEW SPRING RELEASE*

Bold, dry, and oh-so-aromatic, this fuchsia beauty bursts with strawberry, rasperry & watermelon with a hint of white pepper. Refreshing, structured, and perfectly crisp, a true TCW sippin’ favorite!

Tippy Zippy Red *Fan Favorite!*

Double Gold Medal Winner. Named after the original beloved winery dog Zippy! Dry red blend with Foch, DeChaunac, Rougeon, and Chancellor. Flavors of dark cherries, wild berries, and a bit of plum.

DryWhite Wine

Grüner Veltliner

Crisp and versatile, this dry wine has a peppery nose, high acidity, and a med-full body with flavors of citrus and green apple. Pairs well with seafood, chicken, and pork.

Pinot Blanc *FALL RELEASE*

Crisp, bright, and refreshing as a lake breeze, this dry white shines with green apple, pear, and a splash of citrus. Clean, easy-sipping, and perfect for any season — enjoy it well chilled with crab cakes, goat cheese, or lemon tart.

Reserved Chardonnay

Fermented in stainless steel, this Chardonnay bursts with apple, Meyer lemon, and pineapple flavors. A balanced creaminess and acidity makes it wonderfully stylish.

Tanlines Traminette

Medium-bodied, semi-dry white with notes of orange peel, honey suckle, honeycrisp apple, and nectarine.

Boats N’ Hoes Sauvignon Blanc

Fresh grapefruit, tea tree, and lemongrass aromas with hints of kiwi, strawberry, and clementine. Refreshing and engaging. Pairs well with white meats and fresh summer salads.

Wawasee Weekender *Fan Favorite!*

Chardonel, Vidal Blanc, Seyval Blanc, and Vignoles blend. Elegantly fruity aromas of papaya, peach custard, and honey.

Semi-Sweet Wine

Winona Lake Wake

Rich and buttery with a silky balance of ripe peach, citrus, honey, and melon, finishing with delicate finesse.

Sweet Winnie White *Fan Favorite!*

Silver Medal Winner. Luscious fruit flavor! Flavors of peach, melon, and lychee.

Double D Diamond *NEW SPRING RELEASE*

Bright, tropical, and refreshingly semi-sweet, this easy-sipping white bursts with pineapple, citrus, and fresh green grape notes. A Niagara-style favorite, it’s basically summer in a glass, perfect for patio and lake.

Skinny Dippin’ Riesling *RETURNING*

Citrus, stone fruit, and honey aromas lead into flavors of apricot, tangerine, and a touch of cream, all balanced with a subtle mineral edge - bright, refreshing, and irresistibly easy to sip.

Sweet Wine

Jammin’ Nuts

This sweet red wine will remind you of biting into a real peanut butter and jelly sandwich! **Does not contain peanut allergens**

Shipfaced Sailor *Fan Favorite!*

A sweet rose with floral aromas, notes of ruby red grapefruit, flavors of strawberry candy, and watermelon.

Spiced Up

Rich aromas of nutmeg, cranberry compote, and cinnamon lead to a sweet, balanced red wine with flavors of cinnamon, plums, and cloves. Enjoy warm, on the rocks, or in a creative cocktail.

Boat Church Wine

Rich and aromatic, with the luscious taste of Concord grapes, reminiscent of communion wine. Sweet, balanced, and slightly tart, this deep purple wine is as beautiful as it is delicious.

Chapman Catawba

Jammy grape taste balanced with just the right amount of sweetness.

Cruisin’ Concord

Snappy, grape accents eco fresh Concord grape juice.

Barbee Blueberry

Chardonel wine based with fresh blueberry juice added is the perfect combination for a sweet fruit wine.

Rippling Blackberry

Bold and rich wine aged for 5 months in bourbon barrels. It offers deep blackberry flavors with a hint of bourbon warmth, making it the perfect after-dinner treat, especially when poured over ice.

Papakeechee Peach

Bronze Medal Winner. A blend of tart peach and Chardonel reminds you of summer.

Raspberry Rush

A rich red wine with luscious rasperry and smooth chocolate flavors. Balanced with sweet fruit and decadent cocoa, it offers a luxurious, velvety finish. Pair with your favorite chocolate treat for an elevated experience.

Sparkling Wine

Blessings Bubbly

Pear, apple, and citrus flavors with light honey notes that complement the crisp, off-dry finish.

Razzle Dazzle Raspberry

Bursting with fresh raspberry aroma and sweet-tart flavor, this lively, bubbly sparkler is crisp, refreshing, and full of personality- pure fun in a glass!

Syracuse Serenade *RETURNING*

A bubbly burst of sweet passion fruit with a peachy little twist! Bright, refreshing, and basically a party in a glass!

Dessert Wine

Espresso Shores

A smooth cream-based wine with rich espresso notes that’ll wake up your taste buds! Enjoy it warm, chilled, or add a splash to your morning coffee for the ultimate cozy pick-me-up.

Tipsy Truffle *NEW FALL RELEASE*

For serious chocolate lovers: rich, creamy, and decadently chocolately with a kiss of Irish Cream. Sip it chilled, mix into a cocktail, or pour over a milkshake - pure TCW chocolaty bliss.

Hard Cider

Apple

100% Michigan apples.

Blueberry Blackberry

100% Michigan apples and the finest berries.

Cherry

Made from Golden Delicious apples and Montmorency Cherries.

Join our TCW Family Become a Wine Club Member Today!

At Tippy Creek Winery, our wine club is about more than wine — it’s about creating a family. When you join, you become part of our story, sharing laughter, memories, and great pours along the way.

Enjoy exclusive perks, early access to new releases, and member-only experiences designed to make you feel right at home. Whether you’re new to wine or a longtime fan, this is your place to belong. Pull up a chair, raise a glass, and join the TCW family. Cheers!

Luxury Home

Resort Style Pool & Patio

Pole Barn with Business Center



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Property Details

Thoughtfully designed for both everyday living and successful hospitality operations, this remarkable property offers an unparalleled opportunity to own an established destination where luxury, business, and unforgettable guest experiences come together. The

winery welcomes guests into a spacious tasting room with soaring ceilings, abundant natural light, a stunning stone fireplace, a custom tasting bar, retail gift shop, indoor and outdoor seating, an expansive stained concrete patio, two signature grain-bin gazebos, beautifully landscaped gathering spaces, a commercial production area, multiple storage and employee areas, and an established Wine Club membership program. A separate business and operations center offers two private offices, a conference room, kitchen, restroom, and large shop and storage areas, providing an ideal space for efficient business management. The beautifully landscaped grounds create the perfect setting for live music, wine tastings, food truck nights, trivia nights, weddings, private celebrations, corporate gatherings, seasonal events, and community festivals, while ample paved and overflow parking easily accommodates large crowds.



The private residence features an open-concept floor plan with soaring vaulted wood ceilings, a gourmet kitchen overlooking the living and dining areas, 2 cozy gas-log fireplaces, a spacious main-level primary suite and ensuite with a



tilled walk-in shower, an impressive loft entertainment area complete with a custom bar, and a two-car attached garage. Outdoors, enjoy resort-style amenities including an inground pool, expansive patio, and a one-of-a-kind hot tub nestled beneath a restored grain-bin gazebo.

Luxury 2 Bedroom, 2.5 Bath Home with Inground Pool

Beautifully designed in a modern farmhouse-industrial style, the private residence offers the perfect retreat after a busy day welcoming guests



Main Residence:

- Open-concept living with soaring vaulted wood ceilings
- Gourmet kitchen overlooking the living and dining areas
- Spacious main-level primary suite with spa-inspired ensuite bath with tiled walk-in shower
- Two cozy gas-log fireplaces
- Exceptional Loft entertainment space complete with Bar Area
- Partial basement
- Metal Roof Installed in 2014
- Two-car attached garage
- Resort-style outdoor living featuring an inground pool, expansive patio, and a unique hot tub tucked beneath a restored grain-bin gazebo
- Great potential for additional 3 bedroom

This isn't simply owner's quarters—it is a luxury home worthy of standing on its own.

Business & Operations Center Located in the Pole Barn

Separate from the winery, up near the home, the additional building provides outstanding flexibility with dedicated office and operational space including:



Pole Barn:

- Two private offices
- Conference room
- Kitchen
- Restroom
- Large shop / storage / maintenance areas



An ideal setup for business administration while keeping winery operations organized and efficient.



Residential HOME Agent Full Detail Report

Class RESIDENTIAL

Property Site-Built Home

CDOM

DOM

Auction Yes

MLS	5998 N 200 E	Leesburg	IN	46538	LP	\$0
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Area	Kosciusko County	Parcel ID	3-07-14-400-812.000-016	Type	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrms	2	F Baths	2
Township	Plain	Style	Two Story	REO	No	Short Sale	No
School District	Warsaw Community			Elem	Leesburg		
Intermediate		JrH	Lakeview	SrH	Warsaw		
Legal Description	029-054-003 Pt Nw Nw 14-33-6 4.74 A						
Directions to Property	From Leesburg, continue west on Van Buren St, then turn right on Old State Road 15. Turn left onto Armstrong Rd, lastly turn right on 200 E, the property will be on your left.						

Inside City	City Zoning	County	Zoning
-------------	-------------	--------	--------

Remarks This beautifully designed modern farmhouse-industrial style home offers the perfect blend of luxury and comfort. The open-concept floor plan features soaring vaulted wood ceilings, a gourmet kitchen overlooking the living and dining areas, two gas-log fireplaces, and a spacious main-level primary suite with a spa-inspired ensuite bath. Upstairs, the impressive loft includes a custom bar and entertainment area. Step outside to your own private retreat with an inground pool, expansive patio, and a unique hot tub nestled beneath a restored grain-bin gazebo. Complete with a partial basement, attached two-car garage, and a metal roof installed in 2014, this exceptional residence is far more than owner's quarters—it's a stunning luxury home designed for everyday living and unforgettable entertaining.

Agent Remarks Auction: Thursday, September 10, 2026 at 6 pm Open House: 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 present with them at any & all showings they attend. Client Registration form available on bidding site.

Sec	Lot	Lot Ac/SF/Dim	4.7400 /	201,600 /	240 x 840	Lot Desc	Level, 3-5.9999
Above Gd Fin SqFt	1,891	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	710
Age	81	New Const	No	Date Complete	Ext Vinyl	Ttl Fin SqFt	1,891
						Year Built	1945
						#	7
Room Dimensions		Baths	Ful	Hal	Water	Well	
	RM DIM	LV	B-Main	2	0	Well	Private
LR	16 x 16	M	B-Upper	0	1	Sewer	Septic
DR	16 x 12	M	B-Blw G	0	0	Fuel /	Propane, Forced Air
FR	x		Laundry Rm	Main		Heating	
KT	16 x 16	M	Laundry	15 x 9		Cooling	Central Air
BK	x		AMENITIES Hot Tub/Spa, Alarm System-Security, Balcony, Breakfast Bar, Ceiling Fan(s), Closet(s) Walk-in, Countertops				
DN	x		-Laminate, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door				
1B	15 x 13	M					
2B	15 x 9	M					
3B	x		Garage	2.0 / Attache	/	30 x 24 /	
4B	x		Outbuilding 1	Outbuilding		130 x 50 6500	
5B	x		Outbuilding 2	Pole/Post		39 x 44 1716	
RR	x		Assn Dues		Frequenc	Not Applicable	
LF	26 x 34	U	Other Fees				
EX	10 x 10	M	Restrictions				

Water		Wtr Name		Water Frontage		Channel Frontage	
Water	None			Water Type		Lake	
Auctioneer	Dustin Dillon and Chad	Lic	AC31300015	Auction	7/22/2026	Tim	6
Financing	Existing	Proposed		Location	Online: BidMetzger.com		
Annual	\$5,603.28	Exemptions	Homestead, Supplemental	Excluded Party	None		
Possessio	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	chad@metzgerauction.com			List Agent - User	UP388053395		
Co-List Office				List Team			
Showing	Showingtime or Open House			Co-List Agent			
List Date	7/22/2026	Start Showing		Exp Date	11/30/202	Owner/Seller a Real Estate	No
Seller Concessions Offer Y/N	No	Seller Concession Amount	\$	Agent/Owner	No		
Contract Type	Exclusive Right to Sell			Special List Cond.	None		
Virtual		Lockbox	None	Lockbox Location			
Pending Date		Closing Date		Selling Price			
Ttl Concessions		Sold/Concession		How Sold			
Sell Office		Sell Agent		Conc Paid By			
Co-Sell		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.



Average Utilities

Utility	Company	Average Amount
Gas	Rented via Stumps LP Winery & Shop	\$ 3,888.13/yr
	LP tank at House is owned	\$ 1,608.68/yr
Electric	Kosciusko REMC x 3 buildings	\$ 902.20/mo
Water	2 Private Wells	\$
Septic/Sewer	3 Septic Fields - one for each building	
	Strombeck Bros. Cleaned-out twice a year	\$ 543.00/yr
Other Additional	Extinguisher Co. No. 1	\$44.00/yr
Notes	Kosciusko Connect for Internet -	\$70.73/mo.

Neighbors water line is through back section of the property on east side of line for irrigation, it is in the county required set back area

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

5998 N 200 E Leesburg, In 46538

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓		✓	
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer			✓	
Gas Grill	✓			
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish			✓	
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)			✓	
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
☐ 60 ☐ 100 ☒ 200 Amp Service				
Generator				

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern				
Septic Field / Bed			✓	
Septic & Holding Tank / Septic Mound			✓	
Hot Tub			✓	
Plumbing			✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater / Electric	✓			
Water Heater / Gas			✓	
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener			✓	
Well			✓	
Geothermal and Heat Pump			✓	
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment			✓	

	Yes	No	Unknown
Are the structures connected to a public water system?		✓	
Are the structures connected to a public sewer system?		✓	
Are there any additions that may require improvements to the sewage disposal system?		✓	
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?		✓	
Are the structure(s) connected to a private / community sewer system?		✓	

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>David L. Richards</i>	Date (mm / dd / yyyy) 06/19/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Eric A. Richards</i>	Date (mm / dd / yyyy) 06/19/2026	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)

5996 North 200 E, Leesburg, FL 34650

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

2. ROOF	Yes	No	Unknown
Age, if known: 2014 Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
If yes, how many layers? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: 6 years. months	✓		

4. FURNACE	Yes	No	Unknown
Age, if known: 13 Years.			

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
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?		✓	
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?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

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Signature of Seller <i>Paul H. Rahul</i>	Date (mm / dd / yyyy) 06/19/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Eric A. Richardson</i>	Date (mm / dd / yyyy) 06/19/2026	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)

5998 N 200 E Leesburg, IN 46538

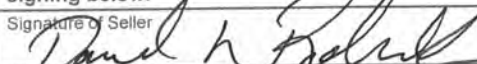
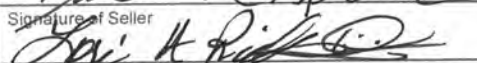
7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?	✓		
Are there any foundation problems with the structures?		✓	
Are there any encroachments?			✓
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another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

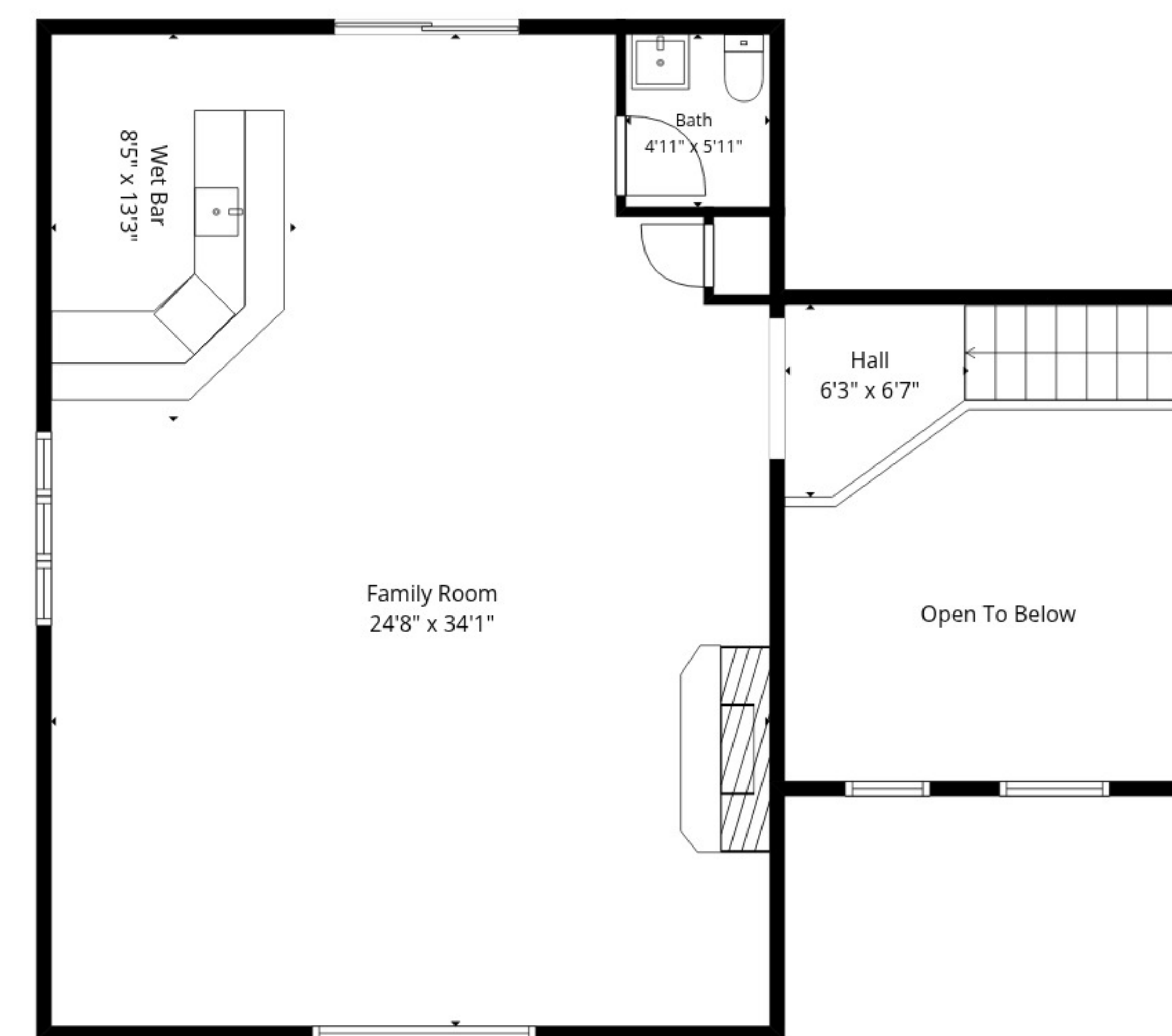
8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

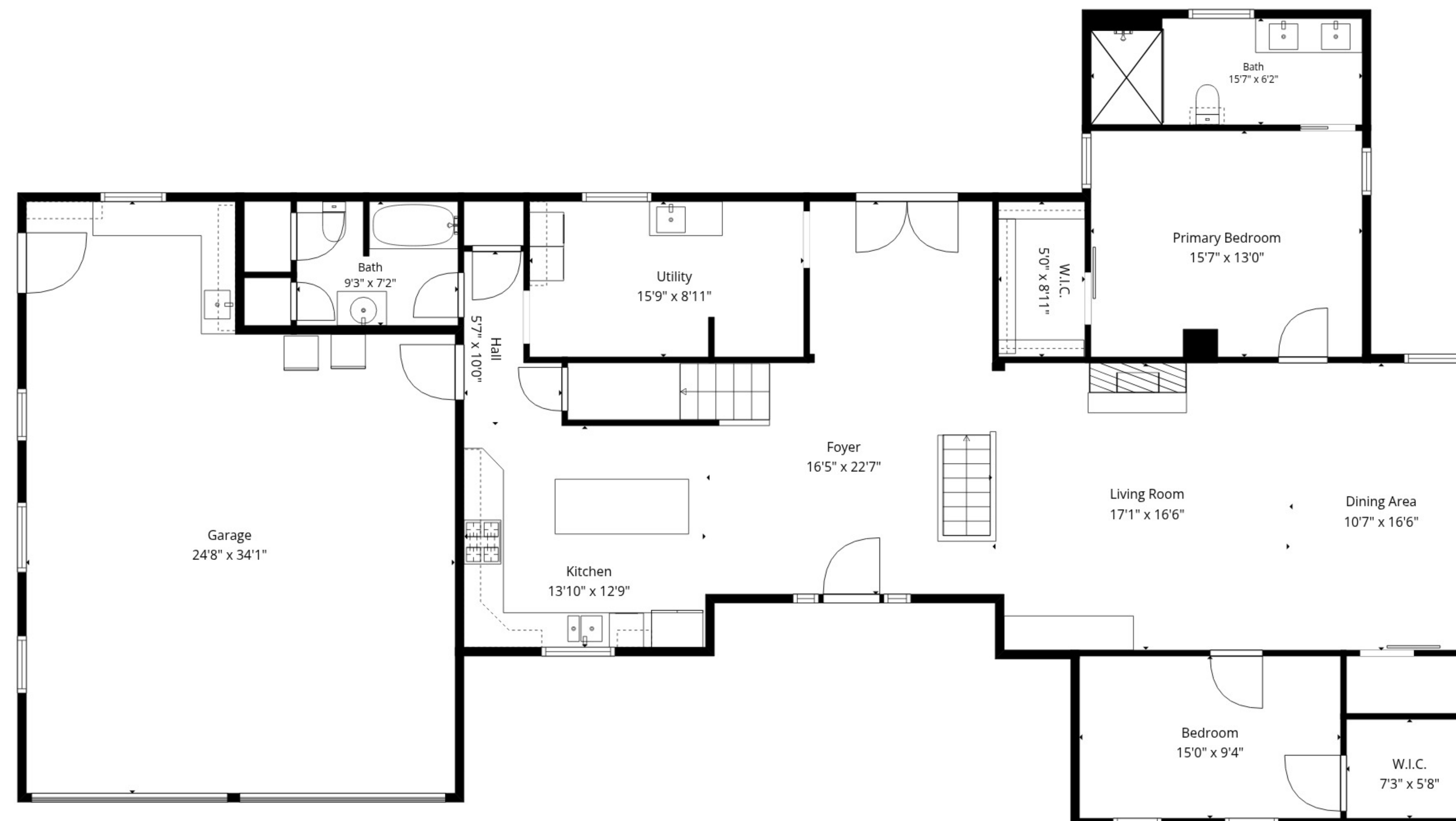
Real estate license. FN referral

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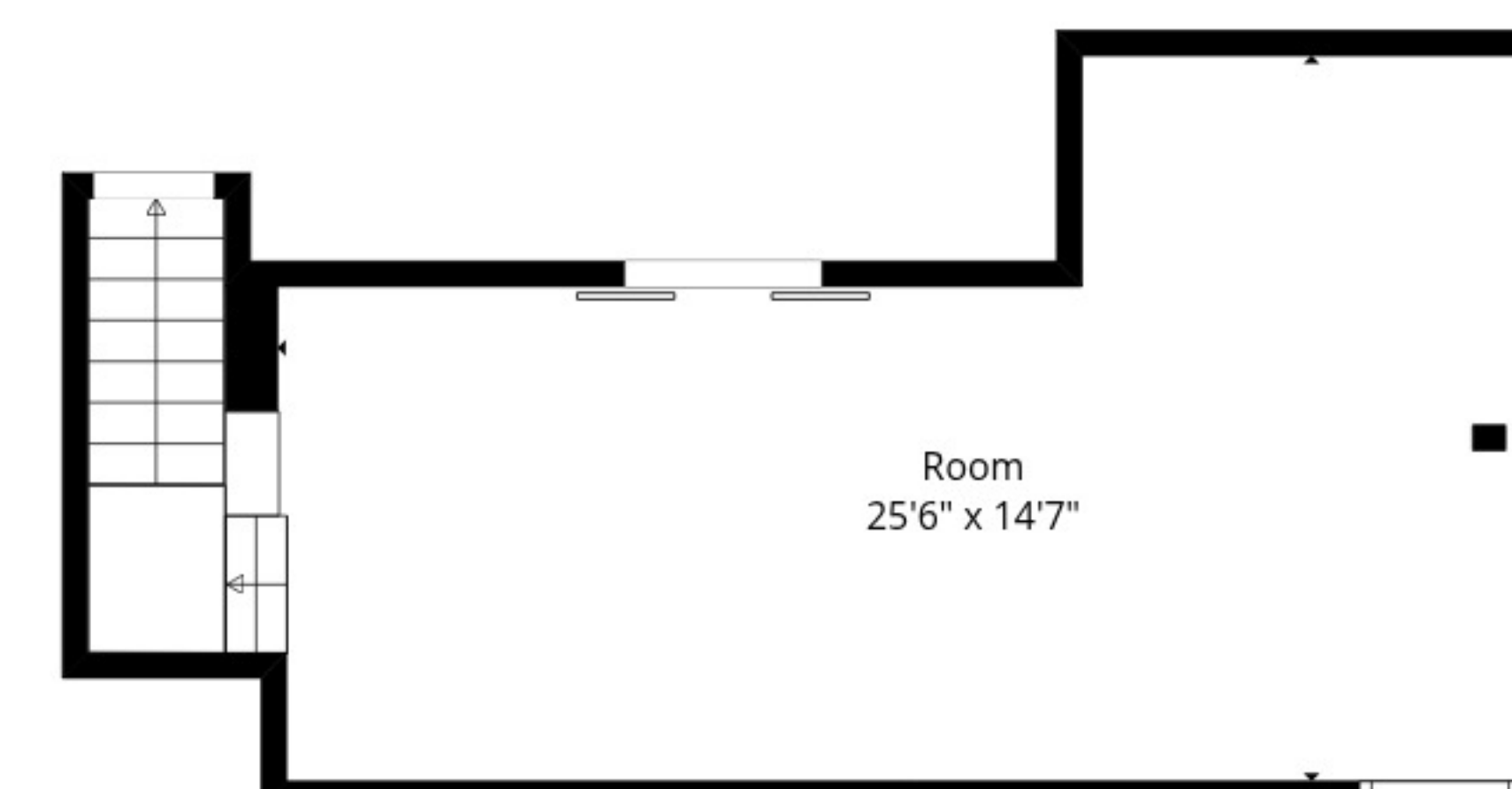
Signature of Seller 	Date (mm / dd / yyyy) 06/19/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 06/19/2026	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's 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)



3rd Floor



2nd Floor



1st Floor

TOTAL: 3698 sq. ft
 1st floor: 329 sq. ft, 2nd floor: 2457 sq. ft, 3rd floor: 912 sq. ft
 EXCLUDED AREAS: UTILITY: 141 sq. ft, OPEN TO BELOW: 164 sq. ft, WALLS: 281 sq. ft

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1 1/2

Style

40 newer 1 st 1961-20

Finished Area

2801 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

2

6

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

2

2

Add Fixtures

3

3

Total

9

14

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

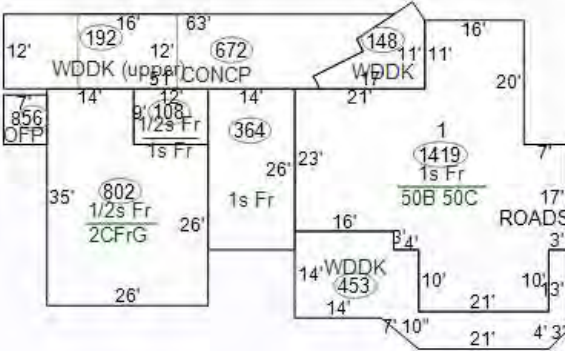
0

Total Rooms

7

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1891	1891	\$160,400
2				
3				
4				
1/4				
1/2	1Fr	910	910	\$38,800
3/4				
Attic				
Bsmt		710	0	\$28,600
Crawl		710	0	\$6,600
Slab				
Total Base				\$234,400

Adjustments			1 Row Type Adj. x 1.00	\$234,400
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)		PO:1		\$1,600
No Heating (-)				\$0
A/C (+)		1:1891 1/2:910		\$6,700
No Elec (-)				\$0
Plumbing (+ / -)		14 - 5 = 9 x \$800		\$7,200
Spec Plumb (+)				\$0
Elevator (+)				\$0

Sub-Total, One Unit			\$249,900
Sub-Total, 1 Units			
Exterior Features (+)	\$27,500		\$277,400
Garages (+) 802 sqft	\$30,400		\$307,800
Quality and Design Factor (Grade)			1.05
Location Multiplier			0.90
Replacement Cost			\$290,871

Description	Area	Value
Wood Deck	453	\$9,600
Wood Deck	192	\$4,600
Porch, Open Frame	56	\$4,300
Wood Deck	148	\$3,700
Patio, Concrete	672	\$5,300

Specialty Plumbing		
Description	Count	Value

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 1/2	Wood Fr	C+1	1945	1973	52	A		0.90		3,511 sqft	\$290,871	40%	\$174,520	0%	100%	1.560	1.000	100.00	0.00	0.00	\$272,300
2: OFP	1		C	2018	2018	7	A		0.90		380 sqft	\$14,760	6%	\$13,870	0%	100%	1.560	1.000	100.00	0.00	0.00	\$21,600

General Information

Occupancy

Patio (free standing)

Description

CONC APRON

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Wood Shingle

☐ Metal

☐ Other

☐ Asphalt

☐ Slate

☐ Tile

Exterior Features

Description

Area

Value

Patio, Concrete

2018

\$15,700

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

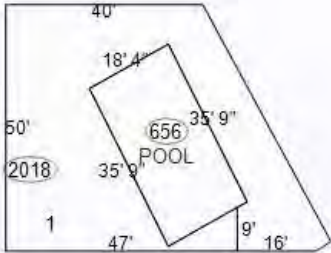
Living Rooms

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

Total Base

Adjustments

Row Type Adj.

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 (+)

\$15,700

\$15,700

Garages (+) 0 sqft

\$0

\$15,700

Quality and Design Factor (Grade)

Location Multiplier

0.90

Replacement Cost

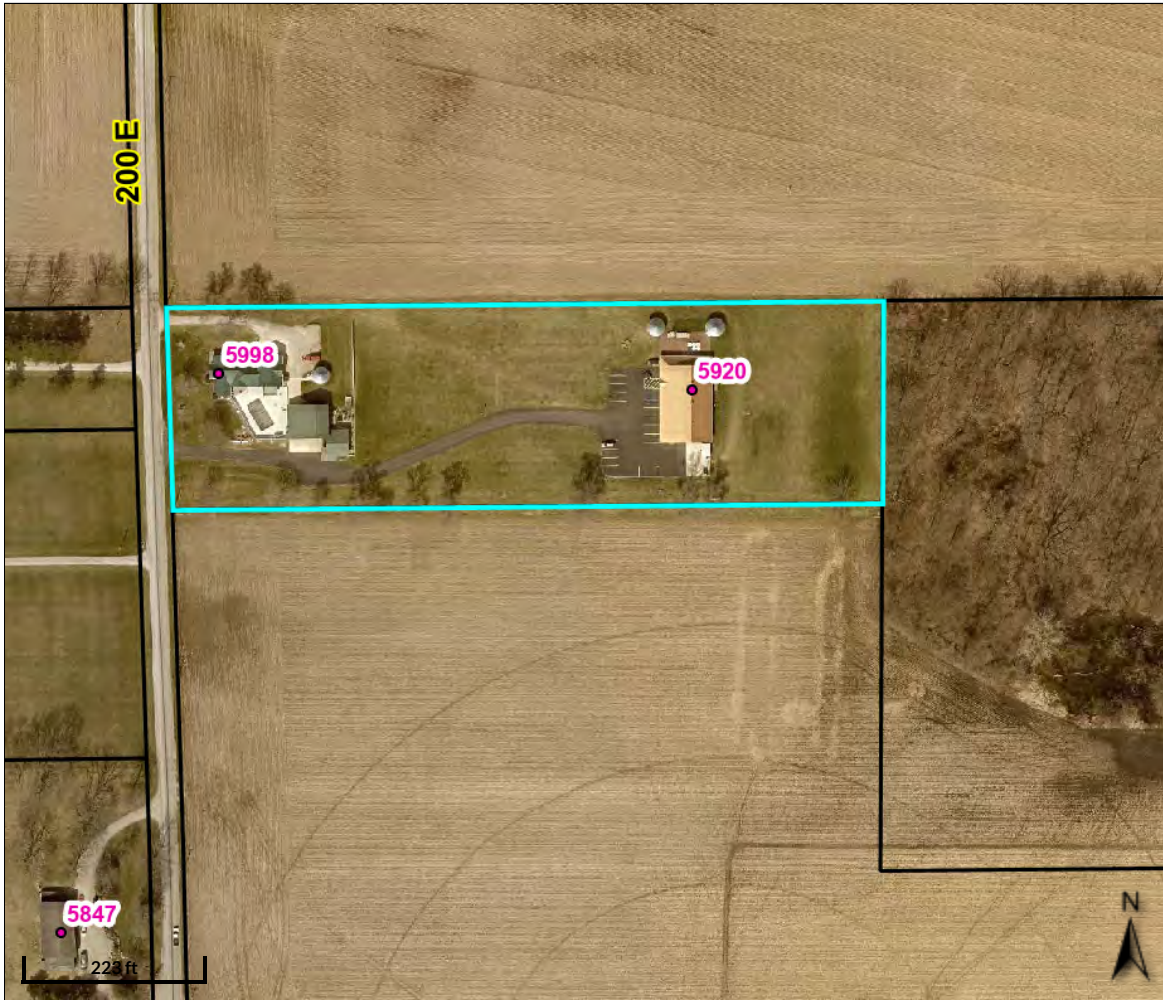
\$14,130

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: CONC APRON	1		C	2020	2020	5	A		0.90		2018 sqft	\$14,130	4%	\$13,560	0%	100%	1.560	1.000	100.00	0.00	0.00	\$21,200
2: Paving	1	Crushed	C	2008	2008	17	A	\$0.54	0.90	\$0.49	3,930 sqft	\$1,910	80%	\$380	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
3: Pool, In Ground	1		C	2020	2020	5	A	\$40.66	0.90	\$43.88	18'x36'	\$28,788	15%	\$24,470	0%	100%	1.560	1.000	100.00	0.00	0.00	\$38,200

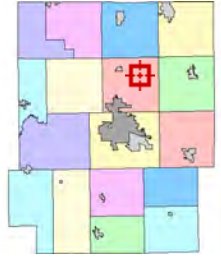


Beacon™

Kosciusko County, IN



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	029-054-003	Alternate ID	029-718007-01	Owner Address	Richcreek Daniel L & Lori A
Sec/Twp/Rng	0014-0033-6	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		5998 N 200 E
Property Address	5998 N 200 E	Acreage	4.74		Leesburg, IN 46538
District	LEESBURG				
Brief Tax Description	Plain				
	029-054-003				
	Pt Nw Nw 14-33-6 4.74 A				
	(Note: Not to be used on legal documents)				

Date created: 5/2/2025

Last Data Uploaded: 5/2/2025 8:17:29 AM

Developed by SCHNEIDER
GEOSPATIAL

Auction Details

Terms & Conditions



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals



ONLINE AUCTION TERMS

Tippy Creek Winery

Experience More than a Property – Own a Destination

This property will be offered via Online Auction on Thurs., September 10, 2026 - Bidding begins closing out at 6 pm! 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, seller information, 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 \$50,000 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. 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 October 16, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately \$5,603.28. 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 on the bidding website.

Bidding will Open Monday, Sept. 7, 2026

Online Auction: Thursday, Sept. 10, 2026 • Bidding begins closing out at 6 pm

Auction Manager: Dustin Dillon 574.265.9215

www.BidMetzger.com



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**

...Generation after Generation



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