

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
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,						Fuel /	Propane, Forced Air
						Heating	
						Cooling	Central Air
						Burglar	No
						Channel	
						Water Frtg	
						Lake Type	
						Water	Water

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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