

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Country Home on 1.58± Acres Just Minutes from the Winona Lake Area!



*C*ountry Home on 1.58± Acres, Just Minutes from Winona Lake!

Enjoy the space and peaceful setting of country living while staying conveniently close to Winona Lake, Grace College, and the area's popular biking and walking trails!

Situated on 1.58± acres, this 2-bedroom, 1-bath home offers a comfortable layout, an attached 2-car garage, and a large unfinished basement providing excellent space for storage, a workshop, hobbies, or potential future living area.

The property has benefited from numerous improvements, including a new roof in 2022, new shed, replacement windows in the large living area, bedroom and garage, new storm doors & south entry door, new water softener, and the addition of air conditioning to the main house. Basement improvements include an interior/exterior drainage system, sump pump, and dry well, with radon mitigation completed in 2018.

Enjoy dining & sitting outside on your secluded deck, just off the back of the house. The 1.58± acres provides plenty of room to enjoy the country setting while still being just minutes from the restaurants, shops, recreation, and charm of the Winona Lake Area.

A great opportunity to enjoy a little more space without giving up the convenience of being close to everything Winona Lake and Warsaw have to offer!

OPEN HOUSE: Thurs. September 17th | 5:30-6pm

Join us at the Open House or Book a Private Showing Today!



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS	202634774	2331 S Packerton Road	Warsaw	IN	46580	LP	\$0
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Area	Kosciusko County	Parcel ID	43-11-27-100-304.000-03	Type	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrms	2	F Baths	1
Township	Wayne	Style	One Story	REO	No	Short Sale	No
School District	Warsaw Community			Elem	Jefferson		
Intermediate		JrH	Lakeview	SrH	Warsaw		
Legal Description	003-129-012 PT S 1/2 NE 27-32-6 1.58A						
Directions to Property	Going East on Pierceton Road from Winona Lake, turn right onto Packerton Road. Continue straight going through the intersection of E 225 S. The property will shortly come up on your right.						

Inside City	City Zoning	County	Zoning
Remarks Country Home on 1.58± Acres Just Minutes from Winona Lake is Selling via Online Auction: Thurs. Sept. 24th at 6 pm. Enjoy the space and peaceful setting of country living while staying conveniently close to Winona Lake, Grace College, and the area's popular biking and walking trails! Situated on 1.58± acres, this 2-bedroom, 1-bath home offers a comfortable layout, an attached 2-car garage, and a large unfinished basement providing excellent space for storage, a workshop, hobbies, or potential future living area. The property has benefited from numerous improvements, including a new roof in 2022, new shed, replacement windows in the large living area, bedroom and garage, new storm doors & south entry door, new water softener, and the addition of air conditioning to the main house. Basement improvements include an interior/exterior drainage system, sump pump, and dry well, with radon mitigation completed in 2018. Enjoy dining & sitting outside on your secluded deck, just off the back of the house. The 1.58± acres provides plenty of room to enjoy the country setting while still being just minutes from the restaurants, shops, recreation, and charm of the Winona Lake Area. A great opportunity to enjoy a little more space without giving up the convenience of being close to everything Winona Lake and Warsaw have to offer! OPEN HOUSE: Thurs. September 17th 5:30-6pm			

Agent Remarks Online Auction: Thursday, Sept. 24th at 6 pm Open House: Thursday, Sept. 17th | 5:30-6 pm A 4 % buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs in advance of auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec	Lot	Lot Ac/SF/Dim	1.5800 / 68,825 / 215 x 330	Lot Desc	Partially Wooded, 0-2.9999
Above Gd Fin SqFt	1,962	Above Gd Unfin SqFt	0	Ttl Below Gd SqFt	1,170
Age	74	New Const	No	Ttl Fin SqFt	1,962
		Date Complete		Year Built	1952
		Ext Vinyl		#	8
Room Dimensions		Baths	Ful	Hal	Water
	RM DIM	LV	B-Main	1	0
LR	19 x 14	M	B-Upper	0	0
DR	14 x 12	M	B-Blw G	0	0
FR	23 x 20	M	Laundry Rm	Main	Heating
KT	12 x 9	M	Laundry	10 x 5	Cooling
BK	x		AMENITIES Built-In Bookcase, Ceiling Fan(s), Deck Open, Garage		
DN	15 x 11	M	Door Opener, Near Walking Trail, Storm Doors, Stand Up Shower,		
1B	13 x 12	M	Formal Dining Room, Main Floor Laundry, Sump Pump, Washer		
2B	12 x 11	M			
3B	x		Garage	2.0 / Attache	/ 30 x 24 / 720.0
4B	x		Outbuilding 1	Shed	12 x 10
5B	x		Outbuilding 2		x
RR	x		Assn Dues		Frequenc
LF	x		Other Fees		Not Applicable
EX	x		Restrictions		
				Basement Material	Block
				Dryer Hookup Gas	No
				Dryer Hookup Elec	No
				Dryer Hookup G/E	No
				Disposal	No
				Water Soft-Owned	Yes
				Water Soft-Rented	No
				Alarm Sys-Sec	No
				Alarm Sys-Rent	No
				Garden Tub	No
				Jet Tub	No
				Pool	No
				Pool Type	
				SALE INCLUDES	Oven-Gas, Range-Gas, Sump Pump, Water Heater Electric, Water Softener-Owned
				FIREPLACE	Living/Great Rm, Fireplace Insert

Water		Wtr Name		Water Frontage		Channel Frontage	
Water				Water Type		Lake	
Auctioneer	Chad Metzger	Lic	AC31300015	Auction	8/25/2026	Tim	6
Financing	Existing	Proposed		Location	Online at BidMetzger.com		
Annual	\$1,019.22	Exemptions	Homestead, Over 65,	Year Taxes Payable	2026	Excluded Party	None
Possessio	at closing			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				Co-List Agent		List Team	
Showing	Showing Time or Open House						
List Date	8/25/2026	Start Showing		Exp Date	1/31/2027	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	Mechanical/Combo	Lockbox Location	Front Door		
Pending Date		Closing Date		Selling Price		Type of	
Ttl Concessions		Sold/Concession				How Sold	
Sell Office		Sell Agent				Conc Paid By	
Co-Sell		Co-Sell Agent				Sell Team	

Presented by: Tiffany Reimer - Cell: 260-571-7910

/ 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.

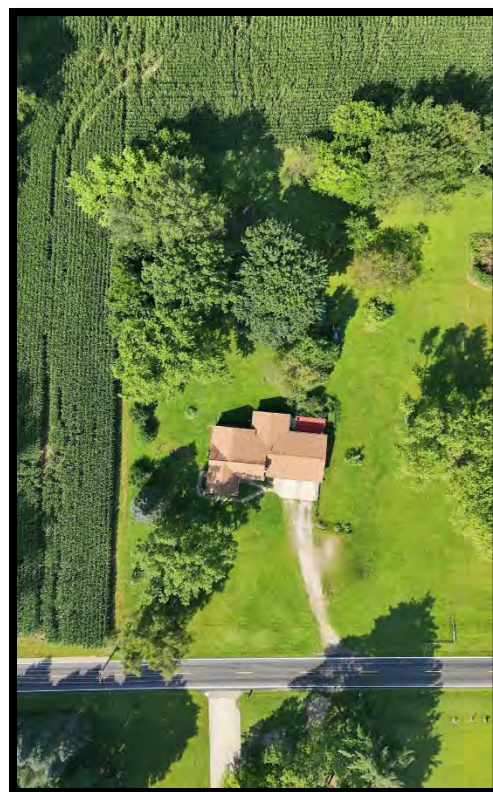
Country Home on 1.58+/- Acres!

*2331 S. Packerton Rd., Warsaw,
IN 46580*



Home Updates

- New Roof in 2022
- New Garden Shed
- New Windows in Big Room, Bedroom & Garage
- New Storm Doors & New South Entry Door
- New Water Softener
- Air Conditioning Added to Main House
- Basement Waterproofed: Inside/Outside
Basement Drain System Installed & Sump Pump
- Radon Mitigation Completed Prior to Moving
in - 2018





ONLINE AUCTION TERMS

Country Home on 1.58+/- Acres!

This property will be offered at Online Auction on Thurs. September 24, 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, 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 4% buyer's premium will be added to the winning invoice. An earnest money deposit of \$10,000.00 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 30, 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 \$1,019.22. 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 and be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Thurs. September 24, 2026 • Bidding begins closing out at 6pm
Wayne Township • Kosciusko County • Warsaw, IN

Open House: Thursday, September 17th from 5:30-6 pm

www.BidMetzger.com

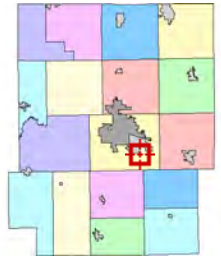


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID	003-129-012	Alternate ID	003-718006-64
Sec/Twp/Rng	0027-0032-6		
Property Address	2331 S PACKERTON RD WARSAW	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
		Acreage	1.58
District	Wayne		
Brief Tax Description	003-129-012 PT S 1/2 NE 27-32-6 1.58A		
	(Note: Not to be used on legal documents)		

Owner	McNutt Howard
Address	Steven 2331 S Packerton Rd Warsaw, IN 46580

Date created: 8/25/2026
Last Data Uploaded: 8/25/2026 10:40:12 AM

Developed by SCHNEIDER
GEOSPATIAL

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

2331 S. Pakerton Rd. Warsaw, IN 46580

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven	X			
Oven	X			
Range			X	
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms	X			
Carbon Monoxide Detectors				X
Switches and Outlets			X	
Vent Fan(s)				X
☐ 60 ☐ 100 ☒ 200 Amp Service			X	
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern				
Septic Field / Bed			X	
Septic & Holding Tank / Septic Mound				
Hot Tub	X			
Plumbing	X		X	
Aerator System	X		X	
Sump Pump			X	
Irrigation Systems	X		X	
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well			X	
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			
				Yes No Unknown
Are the structures connected to a public water system?				X
Are the structures connected to a public sewer system?				X
Are there any additions that may require improvements to the sewage disposal system?				X
If yes, have the improvements been completed on the sewage disposal system?				
Are the structure(s) connected to a private / community water system?				X
Are the structure(s) connected to a private / community sewer system?				X

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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>H. Steven McNeill</i>	08/14/2026		
Signature of Seller	Date (mm / dd / yyyy)	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)

2331 S Packerton Rd, Warsaw, IN 46580

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning			X	
Electric Heat Pump	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X		X	
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert			X	
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			
2. ROOF		Yes	No	Unknown
Age, if known: _____ Years.		X		
Does the roof leak?			X	
Is there present damage to the roof?			X	
Is there more than one layer of shingles on the house?				X
If yes, how many layers? _____				
3. WATER HEATER		X		
Age, if known: _____ Years.				
4. FURNACE		X		
Age, if known: _____ Years.				
5. CENTRAL AIR CONDITIONING		X		
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?				X
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?			X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X	
Explain:				

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
H. Steven McNeill	08/24/2026		
Signature of Seller	Date (mm / dd / yyyy)	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)

7331 S. Packerton Rd. Warsaw, IN 46580

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

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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>J. Steven McRute</i>	Date (mm / dd / yyyy) 08/14/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	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)
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Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana, Ohio, and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana, Ohio, and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,

(MPS, LLC Owner/Agent)

The Owner: X The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

H. Steven McRutt 08/24/2021
Owner Date

Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

Initial: AS

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

X

Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: _____

X

Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial: _____

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

CM

Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

H. Steven McRutt 08/14/2026
Seller's Signature Date

Seller's Signature Date

Ethan
Agent's Signature Date

Agent's Signature Date

Purchaser's Signature Date

Purchaser's Signature Date

43-11-27-100-304.000-031

General Information

Parcel Number
43-11-27-100-304.000-031

Local Parcel Number
0371800664

Tax ID:

Routing Number
003-129-012

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 308853-031
WAYNE TWP ACREAGE - RES

Section/Plat
27-32-6

Location Address (1)
2331 S PACKERTON RD
WARSAW, IN 46580

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA
Gas, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2024

MCNUTT HOWARD STEVEN

Ownership

MCNUTT HOWARD STEVEN
2331 S PACKERTON RD
WARSAW, IN 46580

Legal

3-129-12
PT S 1/2 NE 27-32-6 1.58A



2331 S PACKERTON RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/13/2018	MCNUTT HOWARD S	2018110509	WD	/	\$170,000	V
10/02/2017	EDINGER CYNTHIA R	2017100061	PR	/		I
09/03/2003	RICHARDSON E ORV		WD	/		I
03/01/1982	RICHARDSON E ORV	0	WD	/		I
01/01/1900	RUNYAN,GERTRUDE		WD	/		I

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$35,800	\$35,800	\$25,800	\$25,800	\$25,800
Land Res (1)	\$30,000	\$30,000	\$22,000	\$22,000	\$22,000
Land Non Res (2)	\$5,800	\$5,800	\$3,800	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$3,800	\$3,800
Improvement	\$213,000	\$200,100	\$182,300	\$166,500	\$151,500
Imp Res (1)	\$213,000	\$200,100	\$182,300	\$166,500	\$151,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$248,800	\$235,900	\$208,100	\$192,300	\$177,300
Total Res (1)	\$243,000	\$230,100	\$204,300	\$188,500	\$173,500
Total Non Res (2)	\$5,800	\$5,800	\$3,800	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$3,800	\$3,800

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	\$30,000	\$30,000	\$30,000	0%	1.0000	100.00	0.00	0.00	\$30,000
91	A		0	0.5800	1.00	\$10,000	\$10,000	\$5,800	0%	1.0000	0.00	100.00	0.00	\$5,800

WAYNE TWP ACREAGE - 1/2

Notes

7/26/2023 REA: 2024 ADDED 10X12 UTL SHED PER PICTOMETRY

6/13/2019 REA: 2020 CORRECTED SIZE OF BASEMENT, REMOVED REC RM FINISH FROM BASEMENT, REMOVED 1 EX FIXTURE, ADDED A/C PER PER FIELD CHECK 6/12/2019

2/11/2019 SUR: SURVEY FOR EDINGER, CYNTHIA & WEHRLY,LISA DOC# 2018100595 10-11-18

11/16/2018 SPLT: 2019 SPLIT .51A LAND TO PARCEL 0372601869

6/24/2015 2016: MOVED TO WAYNE TWP ACREAGE NEIGHBORHOOD (308853) DELETED OLD NEIGHBORHOOD

Land Computations

Calculated Acreage	1.58
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.58
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.58
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$30,000
91/92 Value	\$5,800
Supp. Page Land Value	
CAP 1 Value	\$30,000
CAP 2 Value	\$5,800
CAP 3 Value	\$0
Total Value	\$35,800

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

11 1 story older

Finished Area

1962 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Wood Deck	288	\$5,800
Stoop, Masonry	12	\$1,500

Plumbing

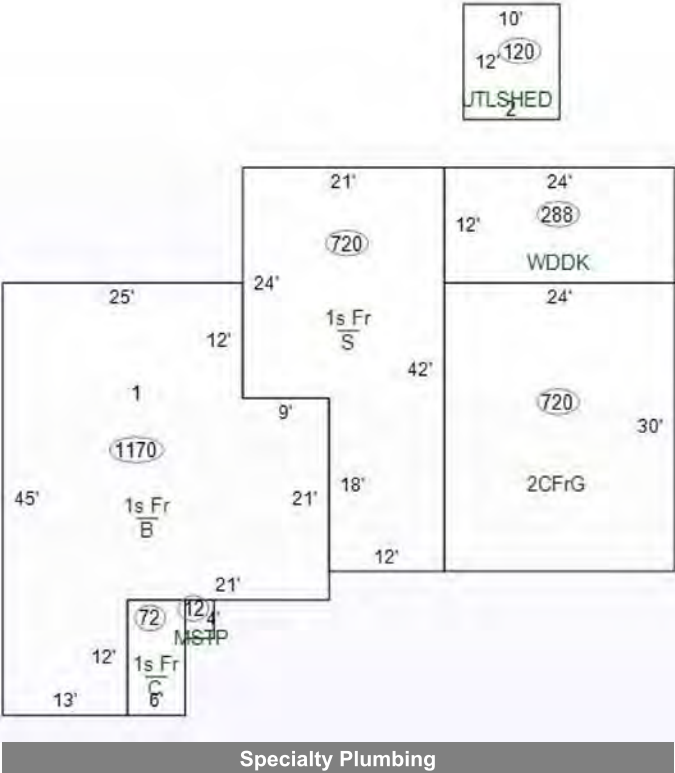
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	3 5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1962	1962	\$205,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1170	0	\$60,800	
Crawl		72	0	\$3,200	
Slab		720	0	\$0	
				Total Base	\$269,800
Adjustments				1 Row Type Adj. x 1.00	\$269,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$7,300
No Heating (-)					\$0
A/C (+)				1:1962	\$4,900
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$282,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$7,300	\$289,300
Garages (+) 720 sqft				\$30,700	\$320,000
Quality and Design Factor (Grade)				0.95	
Location Multiplier				0.92	
				Replacement Cost	\$279,680

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	Wood Fr	C-1	1942	1970	56	A		0.92		3,132 sqft	\$279,680	40%	\$167,810	0%	100%	1.250	1.000	100.00	0.00	0.00	\$209,800	
2: Utility Shed	1		C	2020	2020	6	A	\$28.66	0.92	\$26.37	10'x12'	\$3,164	20%	\$2,530	0%	100%	1.250	1.000	100.00	0.00	0.00	\$3,200	

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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**

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