Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

PRIVATE COUNTRY ESTATE ON 29.47± ACRES
HOME, POLE BARN, PASTURE & WOODS
OFFERED IN 2 TRACTS

Make this picturesque country setting yours — nearly 30 acres, a stately brick home tucked well back from the road, and the privacy and space to truly enjoy country living.



Follow the long paved driveway back to this impressive 1997-built country home, privately positioned among mature trees and surrounded by 29.47± acres of open ground, pasture and woods. From the moment you approach the home, the setting makes an impression: expansive lawns, mature landscaping, beautiful countryside views and a classic brick exterior highlighted by a large covered front porch.

Inside, the home offers 3 bedrooms and 2.5 baths with a traditional, spacious floor plan. The main level features a welcoming two-story foyer, living room, dining area, kitchen, laundry, half bath and a separate family room with a brick fireplace. Natural woodwork and abundant windows carry throughout the home, bringing warmth and views of the surrounding acreage indoors.

Upstairs, the primary suite includes a private bath and walk-in closet, with two additional bedrooms and another full bath completing the second level. A partial basement provides additional utility, storage and flexible space.

The setting, however, is what truly distinguishes this property. Nearly 29.5 acres provide an exceptional combination of wide-open pasture and lawn, mature woods and impressive walnut groves. The mix of open and wooded acreage creates opportunities for recreation, animals, hobby farming, hunting, exploring the woods or simply enjoying the privacy and scenery of country living.

Adding even more versatility is the separate pole barn, offering concrete-floored interior space, overhead-door access and additional covered storage. Combined with the attached 2-car garage, there is excellent room for vehicles, equipment, recreational items, workshop space and more.

Whether you're searching for a private country residence, acreage for horses or livestock, recreational land, room for equipment and hobbies, or simply the freedom that comes with owning nearly 30 acres, this property brings together the space, versatility and natural beauty that make country living so desirable.

29.47± Acres | Stately Brick Home | Pole Barn | Pasture | Woods | Walnut Groves | Private Country Setting

Don't Miss This One – Schedule Your Showing Today!

TRACT MAP



E OLD RD 30

E OLD RD 30

E OLD RD 30

E OLD RD 30

TRACT #2
25 ACRE

TRACT #1
4.5 ACRES

WAYNE TOWNSHIP · KOSCIUSKO COUNTY
3749 E. OLD RD. 30 WARSAW, IN 46582

LAND AUCTION TERMS

BEAUTIFUL COUNTRY ESTATE ON 29.47± ACRES | OFFERED IN 2 TRACTS

This stunning property will be offered via Online Auction on Thursday, October 22nd at 6:00 pm. Terms & Conditions of this sale are as follows: your bid constitutes a legal offer to purchase & the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any bids at the auction & the auctioneer will settle any disputes as to bids and his decision will be final. The acreages listed in this brochure & 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 & the Buyer. If a survey is completed, the final purchase price will be calculated using the bid price per acres times the final surveyed acres. Tracts containing improvements, such as buildings, will not be adjusted to the exact surveyed acres, even if a survey is required.

A 3.5% Buyer's Premium will be added on top of the winning bid. An earnest money deposit will be due on the day of the auction with the balance due at closing – Tract 1: the home, is $10,000. Down & Tract 2: the land, is 10% down. 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 along with an Owner's Title Insurance Policy at closing. The closing shall be on or before December 4, 2026. Possession will be at closing. The sellers will retain all of the 2026 farm income with the buyers to receive all income thereafter. Taxes will be prorated to the day of closing with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in '25 due in '26 were approximately $3,586.66.

Metzger Property Services LLC, Chad Metzger, John Burnau & their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. 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. Any other Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any and all showings your client attends. The Client Registration form is available on the bidding website.

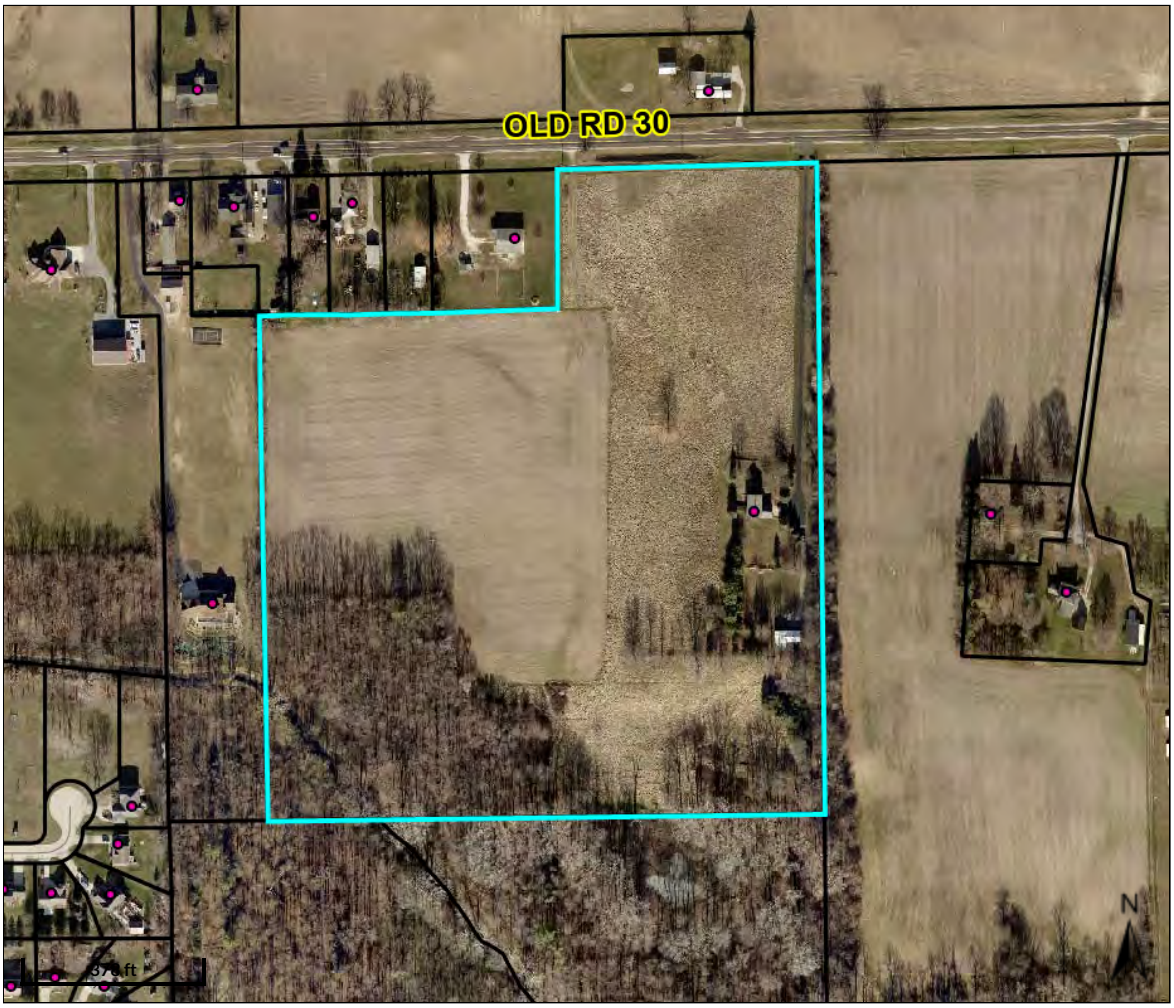
Online Auction: Thursday, October 22, 2026 • 6:00 pm

Auction Manager, John Burnau: 574.376.5340

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

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	003-061-005.A	**Alternate ID**	003-707009-30	**Owner Address**	Green Jeff & Stephanie Shultz TIC c/o Jeff Green 7290 W 100 N Warsaw, IN 46580
Sec/Twp/Rng	0013-0032-6				
Property Address	3749 E OLD RD 30 WARSAW	**Class**	AGRICULTURAL - CASH GRAIN/GENERAL FARM		
		Acreage	29.47		

District Wayne

Brief Tax Description 003-061-005.A
PT NW NE 13-32-6 29.47A PER CALC
(Note: Not to be used on legal documents)

Date created: 9/16/2026
Last Data Uploaded: 9/16/2026 10:23:06 AM

Developed by SCHNEIDER GEOSPATIAL

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202639887 **3749 E Old Road 30 Road** **Warsaw** **IN** 46582 **LP** $0



Area Kosciusko County **Parcel ID** 43-11-13-100-008.000-03 **Typ** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrm** 3 **F Baths** 2 **H Baths** 1
Township Wayne **Style** Two Story **REO** No **Short Sale** No
School District Warsaw Community **Ele** Jefferson
Intermediate **JrH** Lakeview **SrH** Warsaw
Legal Description Approximately, 4.5+/- Acres part of 3-61-5.A PT NW NE 13-32-6 29.47A PER CALC
Directions to Property From 325 E. go East on Old Rd. 30, property is on the South side of the road

Inside City Limits No **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks Private Country Estate on 29.47± Acres with Pole Barn is Selling via Online Auction, Thurs. Oct 22nd at 6 pm! This is Tract 1: Follow the long paved driveway to this beautiful, stately brick country home, 3-bedroom, 2.5-bath home, privately situated among mature trees, expansive lawn, pasture and woods. Built in 1997, the home features a spacious traditional floor plan with a two-story foyer, living and dining areas, family room with brick fireplace, and an upstairs primary suite with private bath and walk-in closet. A partial basement, attached 2-car garage and separate pole barn with concrete floor and overhead-door access provide additional space and versatility. Bid on Tract 1 individually or in combination with Tract 2 for Nearly 30 acres offer an impressive combination of open ground, mature woods and walnut groves—ideal for recreation, animals, hobby farming or simply enjoying the privacy and beauty of country living! OPEN HOUSE: Thurs. Oct. 15th | 5:30-6 pm

Agent Remarks ONLINE AUCTION: Thurs. Oct. 22nd | 6 pm est OPEN HOUSE: Thurs. Oct. 15th | 5:30-6 pm FULL TERMS IN DOCS. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present at all showings to receive compensation. Client Registration form is on the bidding website.

Sec **Lot** **Lot Ac/SF/Dim** 4.5000 / 196,020 / 205x970
Above Gd Fin SqFt 2,436 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 29 **New Const** No **Date Complete** **Ext** Brick

Room Dimensions

	RM DIM			LVL
L	24	x	13	M
D	13	x	13	M
F	16	x	14	M
K	14	x	12	M
B		x		
D		x		
1B	18	x	14	U
2B	11	x	13	U
3B	13	x	13	U
4B		x		
5B		x		
R		x		
LF		x		
E	26	x	24	L

Baths **Full** **Half**
B-Main 0 1
B-Upper 2 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W 10 x 7

Water Well
Well Private
Sewer Septic
Fuel / Gas, Forced Air
Heating
Cooling Central Air

AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Closet(s) Walk-in, Crown Molding, Dryer Hook Up Electric, Foyer Entry, Garage Door Opener, Garden Tub, Landscaped, Patio Open, Porch Covered,

Garage 2.0 / Attached / 24 x 21 / 504.
Outbuilding Pole/Post 52 x 32 1328
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Level, Partially Wooded, 3-5.9999, Pasture
Ttl Below Gd SqFt 1,092 **Ttl Fin SqFt** 2,436 **Year Built** 1997
Bsmt Crawl, Partially Finished, Outside Entrance **# Rooms** 9
Basement Material Poured Concrete

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	Yes	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	Decorative,
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	Yes	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	Yes
Pool Type			

SALE INCLUDES Refrigerator, Kitchen Exhaust Hood, Range-Gas, Water Filtration System, Water Heater Gas, Water Softener-Owned, Window Treatment -Blinds
FIREPLACE Family Rm

Water Access **Wtr** **Water** **Channel**
Water **Water** **Lake**
Auctioneer Name Chad Metzger & John Burnau **Lic #** AC31300015 **Auction Date** 9/25/2026 **Time** 6 pm **Location** Online -
Financing **Existing** **Propose** **Excluded Party** None
Annual $3,586.66 **Exemption** Homestead, Other, **Year Taxes** 2026 **Assessed Value**
Possession closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
Showing Instr Open House or Showingtime
List Date 9/25/2026 **Start Showing Date** **Exp Date** 12/30/202 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N **Seller Concession Amount $** **Special List Cond.** None
Contract Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual **Lockbox Type** Mechanical/Combo **Lockbox Location** front door **Type of Sale**
Offer Accepted **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell** **Sell Team**
Presented 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.
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BEAUTIFUL COUNTRY ESTATE ON 29.47± ACRES
3749 E. Old Rd. 30, Warsaw, IN 46582









Property Highlights:

- ☐ **Stately Brick 3-Bedroom, 2.5-Bath Home** - **Built in 1997**
- ☐ **Long Paved Driveway** leading to a private setting
- ☐ Black Iron **Gated Entrance** & White Vinyl Fencing
- ☐ Expansive lawn with mature trees & landscaping
- ☐ Large **Covered Front Porch** with New Stamped Brick Sidewalk
- ☐ New Lower Level Patio & Windows in 2026
- ☐ Family Room with Brick Fireplace
- ☐ Primary suite with private bath & walk-in closet
- ☐ Partial basement for additional storage & flexible space
- ☐ Attached **2-Car Garage**
- ☐ Separate **Pole Barn with Concrete Floor & Overhead-Door Access**
- ☐ Beautiful combination of **Pasture, Open Ground & Mature Woods**
- ☐ **Impressive Walnut Groves**
- ☐ Excellent potential for **horses, livestock, hobby farming & recreation**
- ☐ **Privacy, Acreage & Versatility in One Exceptional Country Setting**

Property address (number and street, city, state, and ZIP code)
3749 E OLD Rd 30 WARSAW IN 46582

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	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
Jeffrey T Green	09-09-2026		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
Stephanie L. Green	09-09-2026		

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)
3749 E 010 Rd 30 Warsaw IN 46582

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: 21 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	✓		
Age, if known: 1 Years.			
4. FURNACE	✓		
Age, if known: _____ Years.			
5. CENTRAL AIR CONDITIONING	✓		
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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Stephanie L. Shuhz	09-09-2026		

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)
3749 E Old Road 30 Wolsaw IN 46582

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*)

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Stephanie L Green	09-09-26		

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.

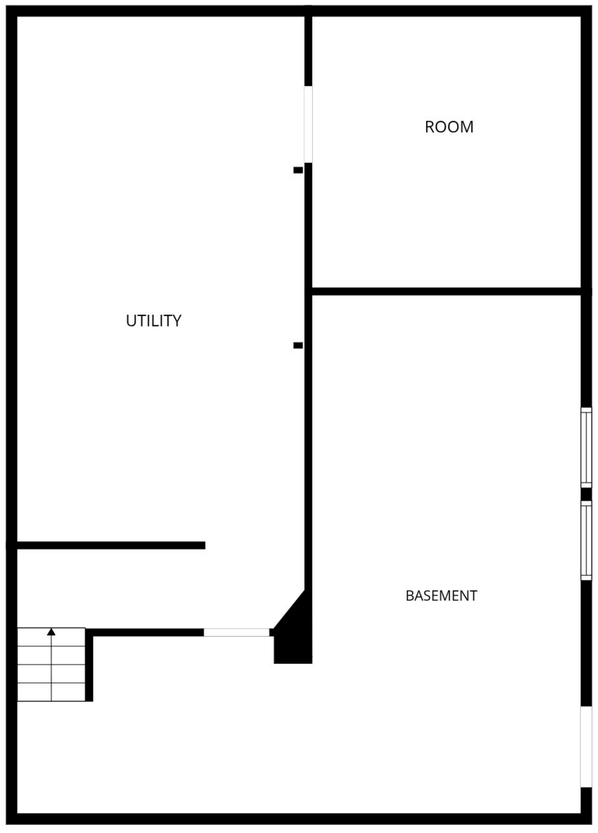
Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)	Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)



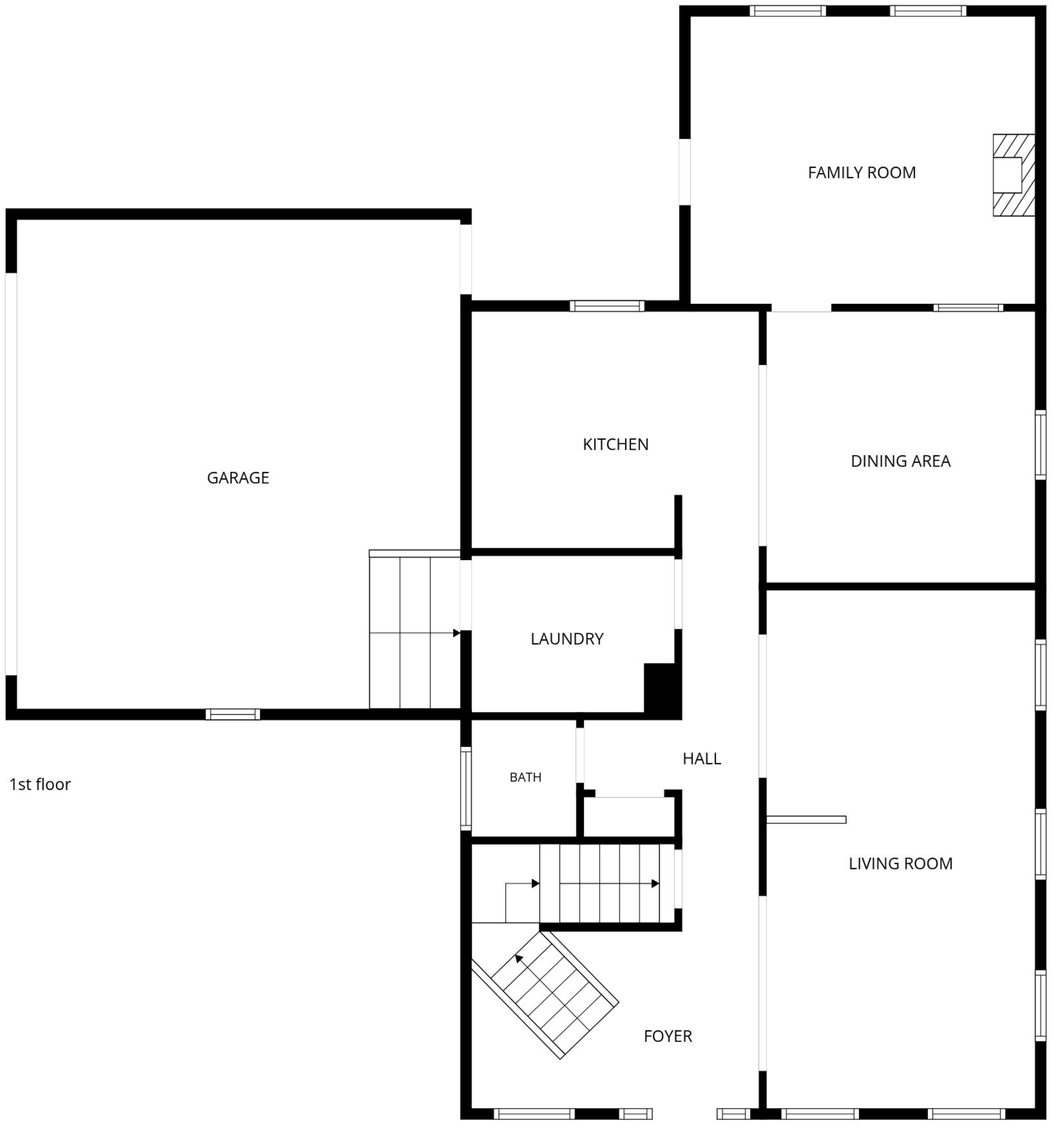
Average Utilities

Utility	Company	Average Amount
Gas	N.pscO	$ 90.00
Electric	Remc	$ 130.00
Water	Well	$
Septic/Sewer	Septic	$
HOA	N/A	$
Other		$

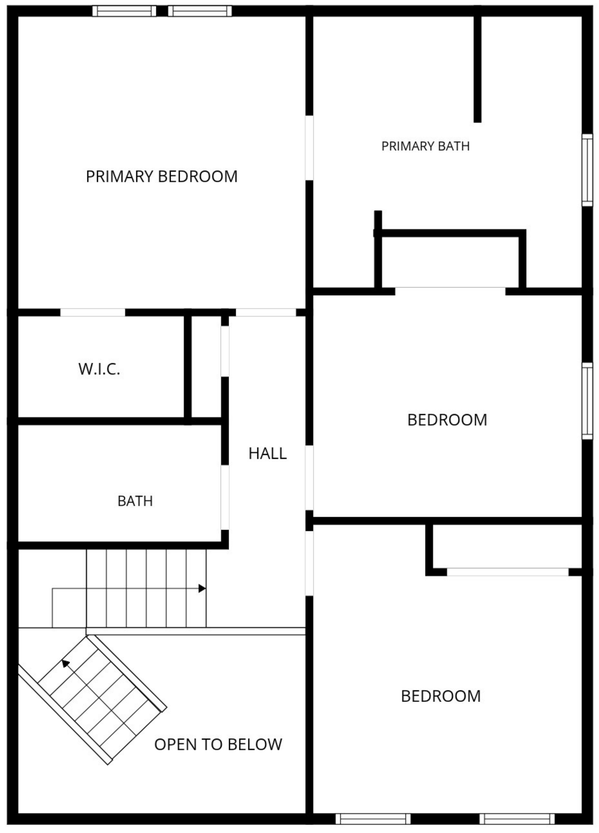
Additional Notes New concrete drive 2025
New Sidwalk with Stamped brick 2025
New Lower level patio 2026
New Lower level windows 2026



Basement



1st floor



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

General Information

Parcel Number
43-11-13-100-008.000-031

Local Parcel Number
0370700930

Tax ID:

Routing Number
003-061-005.A

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 308863-031
WAYNE TWP ACREAGE - AG

Section/Plat
13-32-6

Location Address (1)
3749 E OLD RD 30
WARSAW, IN 46582

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level

Flood Hazard ☐

Public Utilities Electricity

ERA ☐

Streets or Roads Paved

TIF ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2024

Ownership

GREEN JEFF & STEPHANIE SHULTZ
C/O JEFF GREEN
7290 W 100 N
WARSAW, IN 46580

Legal

3-61-5.A
PT NW NE 13-32-6 29.47A PER CALC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/31/2025	GREEN JEFF & STEP	2025071611	NA	/		I
04/28/2020	GREEN LUCY	2020041124	WD	/		I
04/28/2020	GREEN JUNIOR J & L	2020041121	TD	/		I
04/05/2019	GREEN JUNIOR J & L	2019040186	WD	/		I
01/01/1900	GREEN JUNIOR J & L		WD	/		I

Agricultural

Valuation Records

Assessment Year	2026	2025	2025	2024	2023
Reason For Change	AA	AG Upd	AA	AA	AA
As Of Date	01/01/2026	05/13/2025	01/01/2025	01/01/2024	01/01/2023
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	**$94,000**	**$94,000**	**$98,700**	**$79,300**	**$72,700**
Land Res (1)	$30,000	$30,000	$30,000	$22,000	$22,000
Land Non Res (2)	$64,000	$64,000	$68,700	$57,300	$32,900
Land Non Res (3)	$0	$0	$0	$0	$17,800
Improvement	**$368,500**	**$329,000**	**$329,000**	**$303,000**	**$288,900**
Imp Res (1)	$350,400	$314,300	$314,300	$303,000	$267,900
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$18,100	$14,700	$14,700	$0	$21,000
Total	**$462,500**	**$423,000**	**$427,700**	**$382,300**	**$361,600**
Total Res (1)	$380,400	$344,300	$344,300	$325,000	$289,900
Total Non Res (2)	$64,000	$64,000	$68,700	$57,300	$32,900
Total Non Res (3)	$18,100	$14,700	$14,700	$0	$38,800

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
92	A		0	2.7300	1.00	$10,000	$10,000	$27,300	0%	1.0000	0.00	100.00	0.00	$27,300
4	A	RLB	0	1.3200	0.98	$2,120	$2,078	$2,743	0%	1.0000	0.00	100.00	0.00	$2,740
4	A	SE	0	1.5200	1.02	$2,120	$2,162	$3,286	0%	1.0000	0.00	100.00	0.00	$3,290
4	A	WE	0	1.3600	1.02	$2,120	$2,162	$2,940	0%	1.0000	0.00	100.00	0.00	$2,940
4	A	KXC3	0	4.7000	0.50	$2,120	$1,060	$4,982	0%	1.0000	0.00	100.00	0.00	$4,980
4	A	MBB	0	9.7200	0.72	$2,120	$1,526	$14,833	0%	1.0000	0.00	100.00	0.00	$14,830
4	A	ORB	0	5.1700	0.60	$2,120	$1,272	$6,576	0%	1.0000	0.00	100.00	0.00	$6,580
5	A	RE	0	0.9900	1.28	$2,120	$2,714	$2,687	-60%	1.0000	0.00	100.00	0.00	$1,070
6	A	WE	0	0.5500	1.02	$2,120	$2,162	$1,189	-80%	1.0000	0.00	100.00	0.00	$240
81	A	RE	0	0.2100	1.28	$2,120	$2,714	$570	-100%	1.0000	0.00	100.00	0.00	$00
82	A	SE	0	0.0600	1.02	$2,120	$2,162	$130	-100%	1.0000	0.00	100.00	0.00	$00
82	A	MBB	0	0.1400	0.72	$2,120	$1,526	$214	-100%	1.0000	0.00	100.00	0.00	$00

Data Source N/A **Collector** **Appraiser**

Notes

2/17/2026 2026: 2026 ADJUSTED AG BUILDING PRICING DUE TO COST TABLE CHANGES

5/14/2025 2025: UPDATED AG LAND BASE RATE PER LEGISLATIVE CHANGE. FOR 1/1/25 DLGF SET THE BASE RATE AT 2390/ACRE. LEGISLATIVE UPDATE CHANGES THE RATE TO 2120/ACRE

7/21/2023 REA: 2024 CHANGED 8X20 OFP TO RFX/CONC PER PICTOMETRY

8/5/2021 COMB: 2022 PAY 2023 COMBINED 0370700941 INTO THIS PARCEL

7/21/2015 REA: 2016 CORRECTED HEIGHT OF T3 FROM 14 TO 8

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

8/12/2011 COMB: 2012 COMBINED 0372601750 W/THIS PARCEL

11/19/2008 BP: BP#961435 12/17/96 $6,900 ACCESS BLDG
BP#97877 8/6/97 $137,000 RES/GARAGE
BP#040302 4/12/04 $20,000 SUNROOM
BP#100760 10/25/10 POLE BARN ADDN $13,000

Land Computations

Calculated Acreage	29.47
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	29.47
81 Legal Drain NV	0.21
82 Public Roads NV	0.20
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	2.73
Total Acres Farmland	25.33
Farmland Value	$36,670
Measured Acreage	25.33
Avg Farmland Value/Acre	1448
Value of Farmland	$36,680
Classified Total	$0
Farm / Classifed Value	$36,700
Homesite(s) Value	$30,000
91/92 Value	$27,300
Supp. Page Land Value	
CAP 1 Value	$30,000
CAP 2 Value	$64,000
CAP 3 Value	$0
Total Value	**$94,000**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	60 Newer convent'l 2/2
Finished Area	2436 sqft
Make	

Floor Finish

- ☐ Earth
- ☑ Tile
- ☑ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☑ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☑ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Plumbing

	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

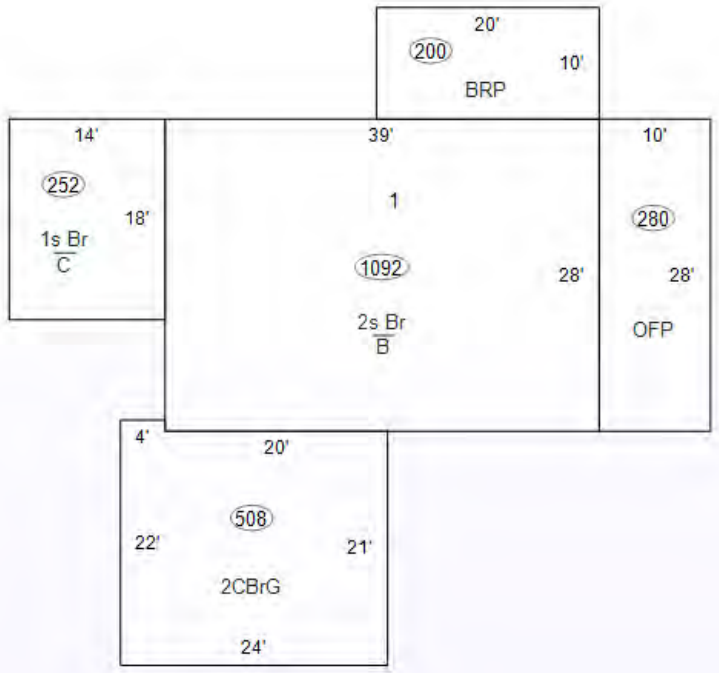
Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Open Frame	280	$12,400
Patio, Brick	200	$4,600



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1344	1344	$172,400	
2	7	1092	1092	$99,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1092	0	$58,100	
Crawl		252	0	$3,700	
Slab					
			Total Base		$333,800
Adjustments			**1 Row Type Adj. x 1.00**		$333,800
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)			PS:1 PO:1		$6,400
No Heating (-)					$0
A/C (+)			1:1344 2:1092		$8,000
No Elec (-)					$0
Plumbing (+ / -)			10 – 5 = 5 x $1,400		$7,000
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$355,200
			Sub-Total, 1 Units		
Exterior Features (+)			$17,000		$372,200
Garages (+) 508 sqft			$28,700		$400,900
			Quality and Design Factor (Grade)		1.00
			Location Multiplier		0.92
			Replacement Cost		$368,828

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	2	Brick	C	1997	1997	29	A		0.92		3,528 sqft	$368,828	24%	$280,310	0%	100%	1.250	1.000	100.00	0.00	0.00	$350,400

General Information

Occupancy	Barn, Pole (T3)
Description	Barn, Pole (T3)
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☐ Carpet
- ☐ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☐ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

	#	TF
Full Bath		
Half Bath		
Kitchen Sinks		
Water Heaters		
Add Fixtures		
Total		

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

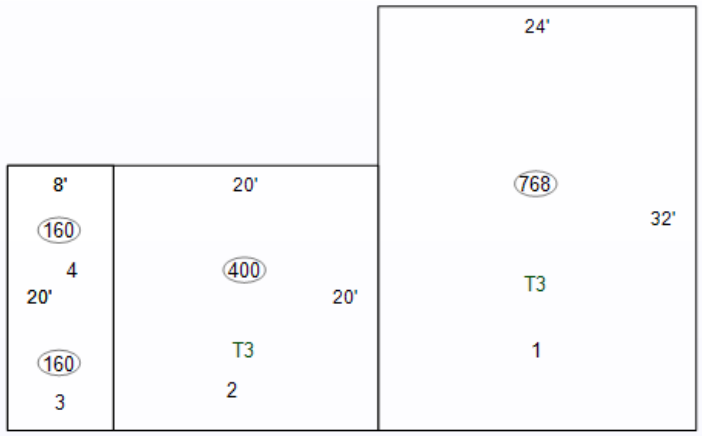
Heat Type

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	0.92
	Replacement Cost	$23,314

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	1996	1996	30	A	$36.09	0.92		32' x 24' x 11'	$23,314	50%	$11,660	33%	100%	1.000	1.000	0.00	0.00	100.00	$7,800
2: Barn, Pole (T3)	1	T31SO	C	2010	2010	16	A	$30.78	0.92		400 sqft x 8'	$9,321	30%	$6,520	0%	100%	1.000	1.000	0.00	0.00	100.00	$6,500
3: CNPY	1		C	2010	2010	16	A		0.92		8'x20'	$2,484	15%	$2,110	0%	100%	1.250	1.000	0.00	0.00	100.00	$2,600
4: CONCP	1		C	2010	2010	16	A		0.92		8'x20'	$1,104	15%	$940	0%	100%	1.250	1.000	0.00	0.00	100.00	$1,200

Lots & Land Agent Full Detail Report

Schedule a Showing

Class LOTS AND LAND
Property Type Agricultural Land **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202639886 **3749 E Old Road 30 Road** **Warsaw** **IN** **46582** **LP** **$0**



Area Kosciusko County **Parcel ID** 43-11-13-100-008.000-031 **Waterfront** Yes
Sub None **Cross Street** **Lot #**
Township WYN **REO** No **Short Sale** No
School District Warsaw Community **Elem** Jefferson
Intermediate **JrH** Lakeview **SrH** Warsaw
Legal Description Approximately 25+/- Acres part of 3-61-5.A PT NW NE 13-32-6 29.47A PER CALC
Directions to Property From 325 E. go East on Old Rd. 30, property is on the South side of the road

Inside City Limits No **City Zoning** **County Zoning** A1 **Zoning**

Remarks 25± Acres: Pasture, Woods, Walnut Groves & Creek Frontage Selling Via Online Auction — Thursday, October 22, 2026 at 6 pm. This is Tract 2 and offers 25± acres of beautiful, versatile country land featuring open pasture ground, mature woods, impressive walnut groves and creek frontage. With its attractive mix of open and wooded acreage, this property offers excellent potential as a future building site, additional acreage for animals or hobby farming, recreational ground, or a private country getaway. Enjoy the space and possibilities of this property on its own, or bid on Tract 2 in combination with Tract 1 to create an impressive 29.47± acre country estate complete with the stately brick home and pole barn. OPEN HOUSE: Thurs. Oct. 15th | 5:30-6 pm

Agent Remarks ONLINE AUCTION: Thurs. Oct. 22nd | 6 pm est OPEN HOUSE: Thurs. Oct. 15th | 5:30-6 pm FULL TERMS IN DOCS. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present at all showings to receive compensation. Client Registration form is on the bidding website.

Sec **Lot** **Lot Ac/SF/Dim** 25.0000 / 1,089,000 / 875x1295
Lot Desc Partially Wooded, Waterfront, Rolling, Undeveloped, 15+ **Platted Development** No **Platted** Yes
Date Lots Available **Price per Acre** $0.00
Type Agriculture, Residential, **Road** County **Road** Asphalt **Road** County

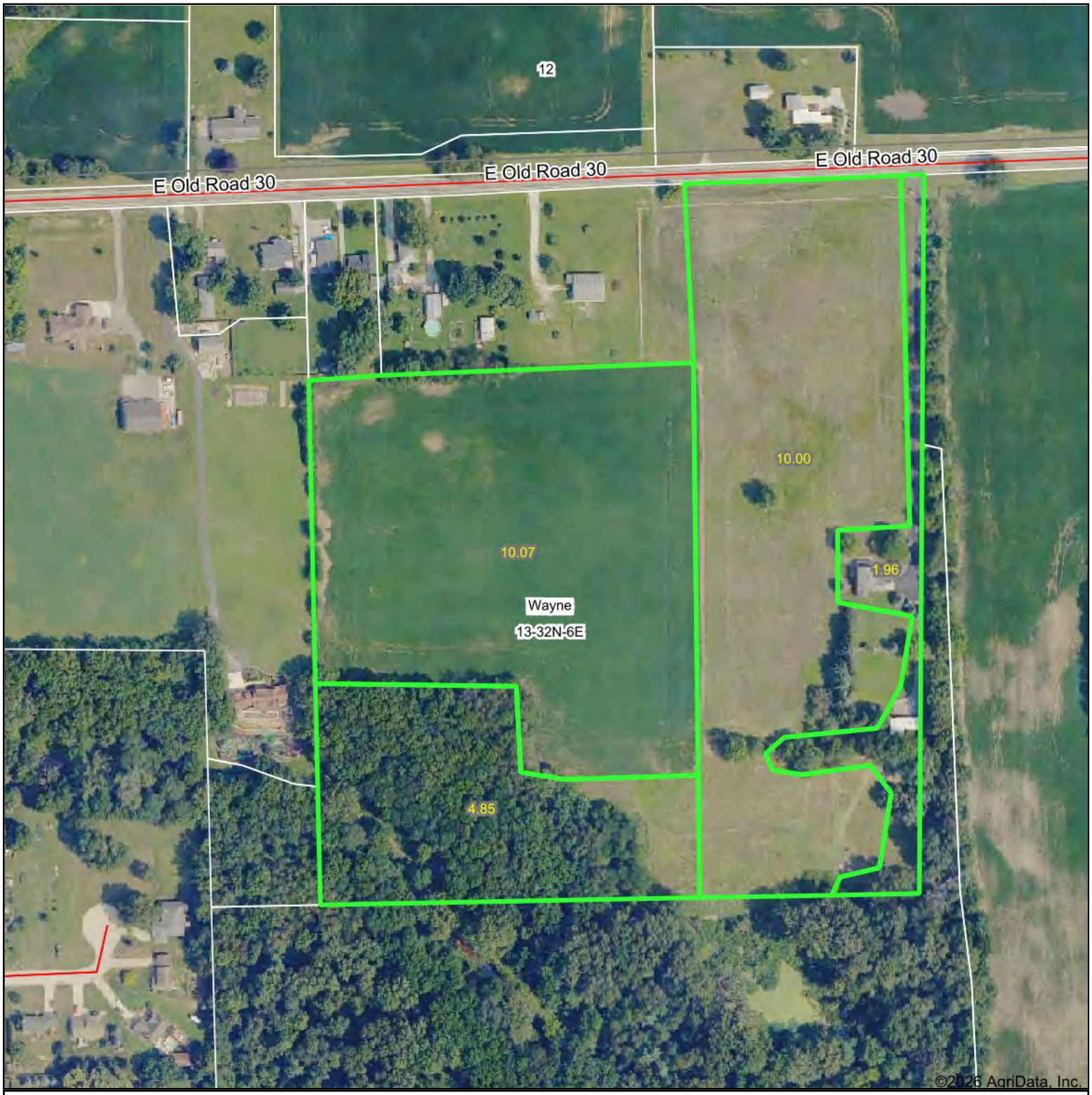
Water Type None **Well Type** **Easements** Yes
SEWER TYPE None **Water** 350.00
Type Fuel None **Assn Dues** Not Applicable
Electricity None **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo, Agency, Soil Map

Strctr/Bldg Imprv No
Can Property Be No
Water Access Creek
Water Name **Lake Type**
Water
Water 350.00 **Channel** **Water** RVRF
Auctio Yes **Auctioneer Name** Chad Metzger & John Burnau **Auctioneer License #** AC31300015
Auction Location Online at **Auction Start Date** 9/25/2026
Financin **Existing** **Propos** **Excluded** None
Annual $3,586. **Exemptio** Homestead, Other, **Year Taxes** 2026 **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 Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
Showing Instr Open House or Showingtime
List Date 9/25/202 **Exp** 12/30/20
Contract Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer **Seller Concession**
Virtual **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Sell**
Presented 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. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

Aerial Map



Metzger Property Services, LLC AC31300015
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Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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Boundary Center: 41° 14' 0.68, -85° 46' 20.64

0ft 277ft 555ft

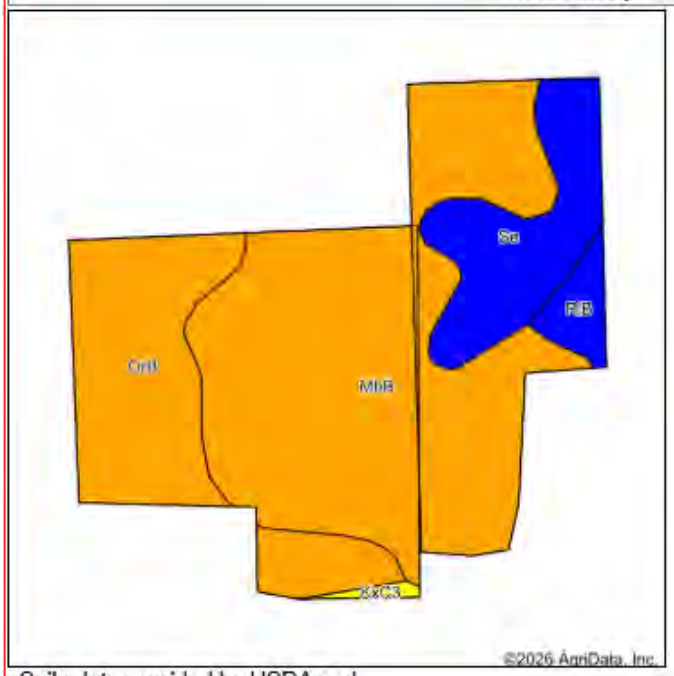
N W E S

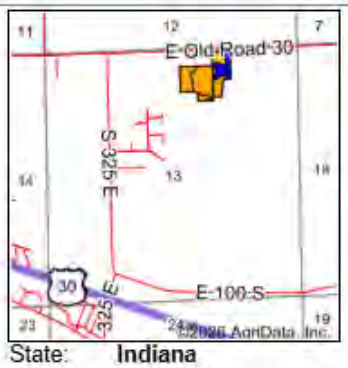
13-32N-6E
Kosciusko County
Indiana

9/24/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map





State: **Indiana**
County: **Kosciusko**
Location: **13-32N-6E**
Township: **Wayne**
Acres: **16.74**
Date: **9/24/2026**

Soils Version: Latest

Map Options
View PDF
Email PDF
Save PDF
Save As JPEG
Print
Close
Edit Field(s)
Export
Export Reports

Soils Options

Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Grass legume pasture Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
MbB	Metea loamy sand, 2 to 6 percent slopes	9.74	58.3%		IIIe	110	18	4			7	39	55	43
OrB	Ormas loamy sand, 2 to 6 percent slopes	4.04	24.1%		IIIe	100	16	3			7	35	50	38
Se	Sebewa loam, drained, 0 to 1 percent slopes	2.35	14.0%		IIw	133		4			9	37	65	71
RlB	Riddles fine sandy loam, 2 to 6 percent slopes	0.51	3.0%		IIe	141	1	5	8	8	1	49	58	58

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Grass legume pasture Tons	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
KxC3	Kosciusko sandy clay loam, 8 to 15 percent slopes, severely eroded	0.10	0.6%		IVe	80	14	3			5	28	40	38
			Weighted Average		**2.84**	**111.6**	**14.4**	**3.8**	**0.2**	**0.2**	**7.1**	**38**	**55.2**	***n 46.2**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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!

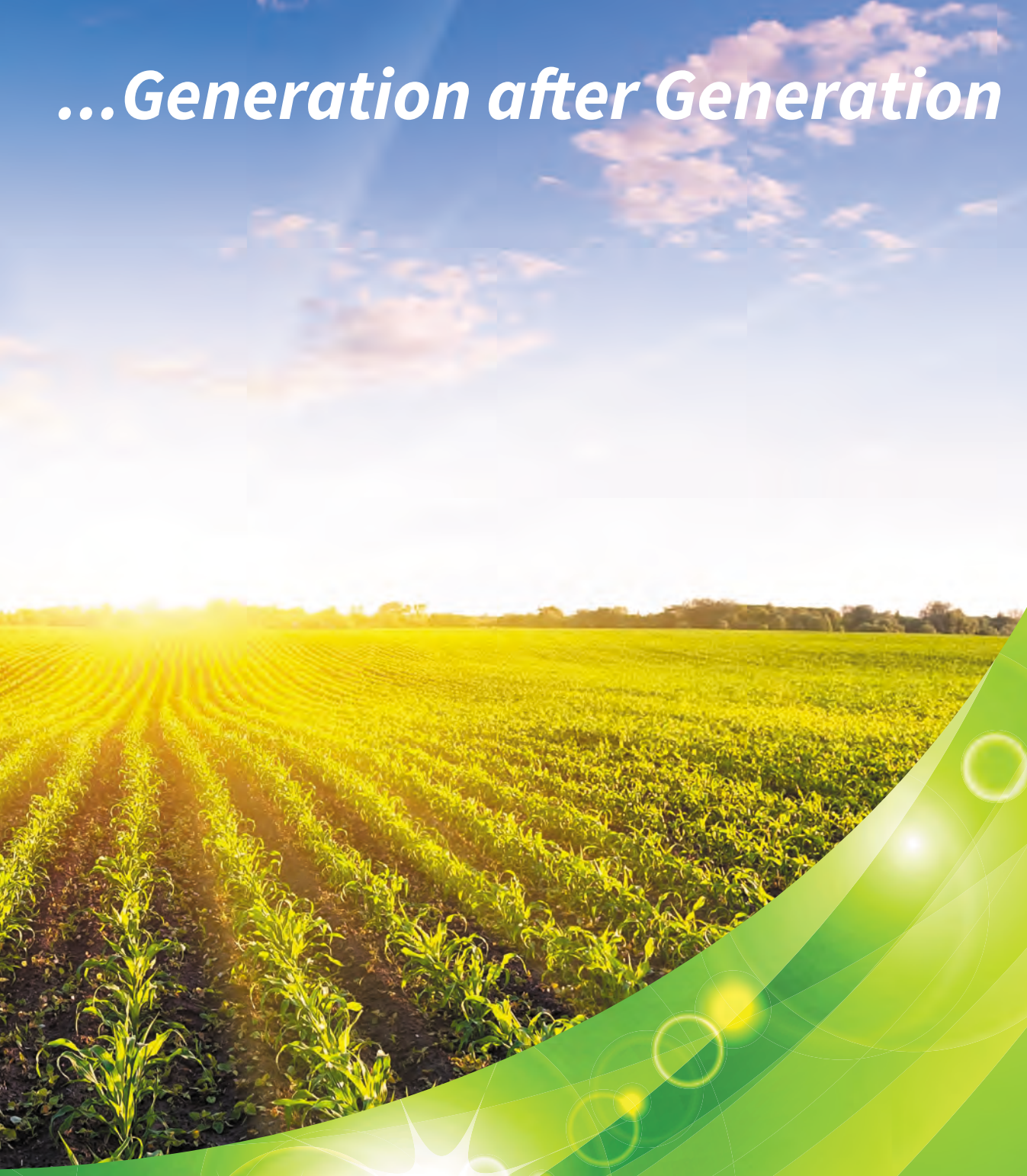
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

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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