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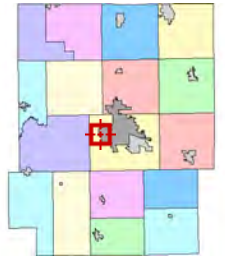


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID	004-085-004	Alternate ID	004-702035-61	Owner Address	Boggs James A
Sec/Twp/Rng	0013-0032-5	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		PO Box 725
Property Address	2001 CRYSTAL LAKE RD	Acreage	35.68		Warsaw, IN 46581
	WARSAW				
District	Warsaw				
Brief Tax Description	004-085-004				
	Nw Ne 13-32-5 35.68a				
	(Note: Not to be used on legal documents)				

Date created: 8/19/2026

Last Data Uploaded: 8/19/2026 10:23:45 AM

Developed by SCHNEIDER
GEOSPATIAL



Lots & Land Agent Full Detail Report

[Schedule a Showing](#)

Class LOTS AND LAND

Property Type Residential Land

Status Active

CDOM 46

DOM 46

Auction No

MLS # 202636595	2001 W Crystal Lake Road	Warsaw	IN 46580	LP \$595,000
------------------------	---------------------------------	---------------	-----------------	---------------------



Area Kosciusko County

Parcel ID 43-10-13-100-024.000-032

Waterfront No

Sub None

Cross Street

Lot #

Township WYN

REO No

Short Sale No

School District Warsaw Community

Elem Harrison

Intermediate

JrH Edgewood

SrH Warsaw

Legal Description 004-085-004 Nw Ne 13-32-5 35.68a

Directions to Property Head West on Winona Lake Ave, heading out of Warsaw. Continue straight on that road until you cross over Zimmer Rd, the property will be on your left right after that intersection.

Inside City Limits Yes

City Zoning R2

County Zoning

Zoning Description

Remarks 35.68+/- Acres of Land. Great opportunity to own Tillable Cropland & Woods that could be an Excellent potential building site. Investors and Developers, take notice this property offers plenty of possibilities and is an opportunity you won't want to overlook! Prime real estate just minutes from Warsaw!

Agent Remarks Home on Property is in Very Poor Condition, it is not advised that you enter the property & a buyer should plan to have it tore down. If you enter the home, you are doing so at your own risk & liability.

Sec	Lot	Lot Ac/SF/Dim	35.6800 / 1,554,221 / 1280 x 1280
Lot Desc	Level, Partially Wooded, 15+	Platted Development	No
Date Lots Available		Price per Acre	\$ \$16,676.01
Type	Residential,	Road	City
Water Type	Available	Well Type	
SEWER TYPE	Available	Easements	Yes
Type Fuel	Available	Water	
Electricity	Available	Assn Dues	Not Applicable
		Other Fees	

Features

DOCUMENTS AVAILABLE Aerial Photo, Agency
LAND FEATURES House

Strctr/Bldg Imprv Yes

Can Property Be No

Water Access

Water Name

Lake Type

Water

Water

Channel

Water

Auction No **Auctioneer Name**

Auctioneer License #

Auction Location

Auction Start Date

Financing Existing

Propose

Excluded

None

Annual \$3,896.4 **Exemption**

Year Taxes 2026

Assessed

Is Owner/Seller a Real Estate Licensee No

Possession after the 2026 Fall Harvest

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 You can walk the property-no lockbox- advise not to enter home due to extremely poor condition

List Date 9/4/2026 **Exp Date** 11/30/202

Contract Exclusive Right to Sell

Special Listing

None

Seller Concessions Offer No

Seller Concession

Virtual Unbranded Virtual Tour

Type of Sale

Offer Accepted Date

Closing Date

Selling Price

How Sold

CDOM 46

Total Concessions

Sold/Concession

Sell

Sell

Sell

Co-Sell

Co-Sell

Presented

Jen Rice - Cell: 260-982-0238

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

Real Estate • Auctions • Appraisals

Maps Provided By:



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Boundary Center: 41° 13' 53.61, -85° 53' 19.92

13-32N-5E
Kosciusko County
Indiana

0ft 644ft 1288ft



9/3/2026

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

Aerial Map



Metzger
Property Services, LLC
AC31300015

Real Estate • Auctions • Appraisals

Maps Provided By:



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Boundary Center: 41° 13' 53.59, -85° 53' 18.49

13-32N-5E
Kosciusko County
Indiana

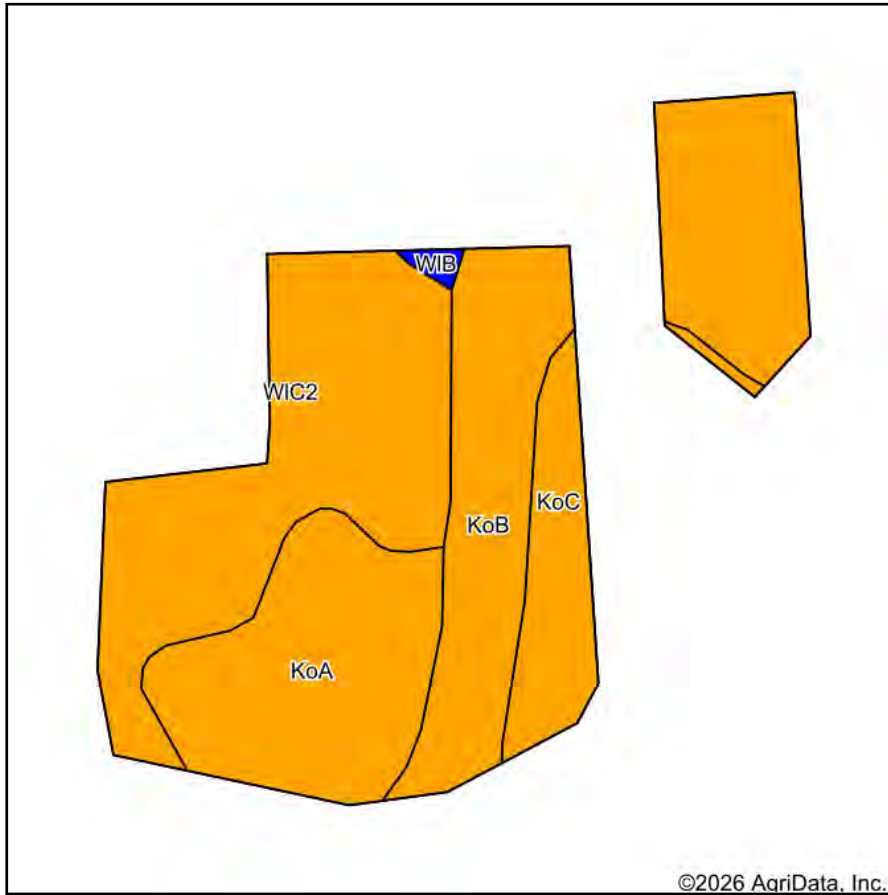
0ft 644ft 1288ft



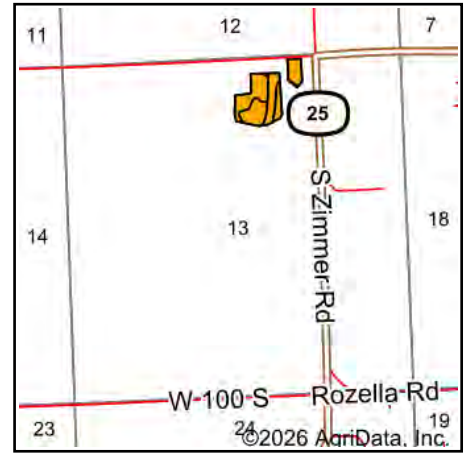
9/3/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Kosciusko**
 Location: **13-32N-5E**
 Township: **Wayne**
 Acres: **12.89**
 Date: **9/3/2026**

 **Metzger**
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Maps Provided By:
 **surety**
 CUSTOMIZED ONLINE MAPPING
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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	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	4.34	33.7%		IIIe	95	17	3	6	33	48	55
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	4.23	32.8%		IIIe	130		4	9	46	52	55
KoA	Kosciusko sandy loam, 0 to 2 percent slopes	2.96	23.0%		IIIs	95	17	3	6	33	48	56
KoC	Kosciusko sandy loam, 6 to 12 percent slopes	1.28	9.9%		IIIe	85	16	3	6	30	43	54

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	Pasture AUM	Soybeans Bu	Winter wheat Bu	*n NCCPI Soybeans
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	0.08	0.6%		Ile	145		5	9	51	58	65
Weighted Average					2.99	105.8	11.2	3.3	7	37.1	48.9	*n 55.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

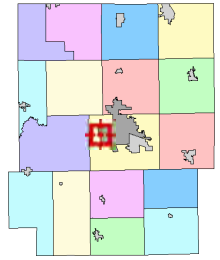


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Kosciusko County, IN



Overview



Legend

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- ▭ Parcels
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Parcel ID 004-085-004

Sec/Twp/Rng 0013-0032-5

Property Address 2001 CRYSTAL LAKE RD
WARSAW

Alternate ID 004-702035-61

Class AGRICULTURAL - CASH GRAIN/GENERAL FARM

Acreage 35.68

Owner Address Boggs James A

PO Box 725

Warsaw, IN 46581

District Warsaw

Brief Tax Description 004-085-004

Nw Ne 13-32-5 35.68a

(Note: Not to be used on legal documents)

Date created: 7/7/2026

Last Data Uploaded: 7/7/2026 10:24:42 AM

Developed by  SCHNEIDER
GEOSPATIAL

43-10-13-100-024.000-032

General Information

Parcel Number
43-10-13-100-024.000-032

Local Parcel Number
0470203561

Tax ID:

Routing Number
004-085-004

Property Class 101 RENTAL
Cash Grain/General Farm

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 408812-032
WARSAW HOMESITE - DIST 32 -

Section/Plat
0013

Location Address (1)
2001 W CRYSTAL LAKE RD
WARSAW, I 46580

Zoning
R-2 RESIDENCE DISTRICT (WAR

Subdivision

Lot

Market Model
1 WARSAW HOUSE RENTALS

Characteristics

Topography Flood Hazard
Level, Rolling ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2024

BOGGS JAMES A

Ownership

BOGGS JAMES A
PO BOX 725
WARSAW, IN 46581

Legal

4-85-4
NW NE 13-32-5 35.68A



2001 W CRYSTAL LAKE RD

101, Cash Grain/General Farm

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/14/2021	BOGGS JAMES A	2021010634	AS	/		
03/02/2010	BOGGS DORIS R & J	2010030110	QC	/		
12/15/1988	BOGGS FRED J,DORI	0	WD	/		
09/10/1979	BOGGS LEASING INC	0	WD	/		
01/01/1900	BOGGS,FRED J.& DO		WD	/		

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	\$61,400	\$61,400	\$65,400	\$55,800	\$50,200
Land Res (1)	\$30,000	\$30,000	\$30,000	\$22,000	\$22,000
Land Non Res (2)	\$31,400	\$31,400	\$35,400	\$33,800	\$28,200
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$74,200	\$64,800	\$64,800	\$58,700	\$54,800
Imp Res (1)	\$74,200	\$64,800	\$64,800	\$58,700	\$54,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$135,600	\$126,200	\$130,200	\$114,500	\$105,000
Total Res (1)	\$104,200	\$94,800	\$94,800	\$80,700	\$76,800
Total Non Res (2)	\$31,400	\$31,400	\$35,400	\$33,800	\$28,200
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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	1.000000	1.00	\$30,000	\$30,000	\$30,000	0%	1.0000	100.00	0.00	0.00	\$30,000
4	A	HX	0	0.040000	1.11	\$2,120	\$2,353	\$94	0%	1.0000	0.00	100.00	0.00	\$90
4	A	KOA	0	3.150000	0.68	\$2,120	\$1,442	\$4,542	0%	1.0000	0.00	100.00	0.00	\$4,540
4	A	KOB	0	5.290000	0.68	\$2,120	\$1,442	\$7,628	0%	1.0000	0.00	100.00	0.00	\$7,630
4	A	KOC	0	2.460000	0.64	\$2,120	\$1,357	\$3,338	0%	1.0000	0.00	100.00	0.00	\$3,340
4	A	WLB	0	0.435000	0.89	\$2,120	\$1,887	\$821	0%	1.0000	0.00	100.00	0.00	\$820
4	A	WLC	0	4.845000	0.77	\$2,120	\$1,632	\$7,907	0%	1.0000	0.00	100.00	0.00	\$7,910
5	A	HX	0	0.390000	1.11	\$2,120	\$2,353	\$918	-60%	1.0000	0.00	100.00	0.00	\$370
5	A	KOA	0	0.220000	0.68	\$2,120	\$1,442	\$317	-60%	1.0000	0.00	100.00	0.00	\$130
5	A	KOB	0	0.750000	0.68	\$2,120	\$1,442	\$1,082	-60%	1.0000	0.00	100.00	0.00	\$430
5	A	KOC	0	0.020000	0.64	\$2,120	\$1,357	\$27	-60%	1.0000	0.00	100.00	0.00	\$10
5	A	SE	0	1.640000	1.02	\$2,120	\$2,162	\$3,546	-60%	1.0000	0.00	100.00	0.00	\$1,420
5	A	WLC	0	0.710000	0.77	\$2,120	\$1,632	\$1,159	-60%	1.0000	0.00	100.00	0.00	\$460
6	A	HE	0	5.150000	0.50	\$2,120	\$1,060	\$5,459	-80%	1.0000	0.00	100.00	0.00	\$1,090
6	A	HX	0	2.530000	1.11	\$2,120	\$2,353	\$5,953	-80%	1.0000	0.00	100.00	0.00	\$1,190

Data Source N/A

Collector

Appraiser

WARSAW HOMESITE - DIS 1/4

Notes

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
9/19/2023 REA: 2024 ADJUSTED EFF YEAR OF RES TO 1945 (N/V CHANGE) PER PICTOMETRY
7/2/2019 REA: 2020 CHANGED CONDITION ON DET GARAGE TO FR PER PICTOMETRY FOR REASSESSMENT
5/9/2019 SPLT: 2020 SPLIT 1.12 ACRES TO 0472602095

Land Computations

Calculated Acreage	35.68
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	35.68
81 Legal Drain NV	0.00
82 Public Roads NV	0.51
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	34.17
Farmland Value	\$31,410
Measured Acreage	34.17
Avg Farmland Value/Acre	919
Value of Farmland	\$31,400
Classified Total	\$0
Farm / Classified Value	\$31,400
Homesite(s) Value	\$30,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$30,000
CAP 2 Value	\$31,400
CAP 3 Value	\$0
Total Value	\$61,400

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

11 1 story older

Finished Area

1163 sqft

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

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

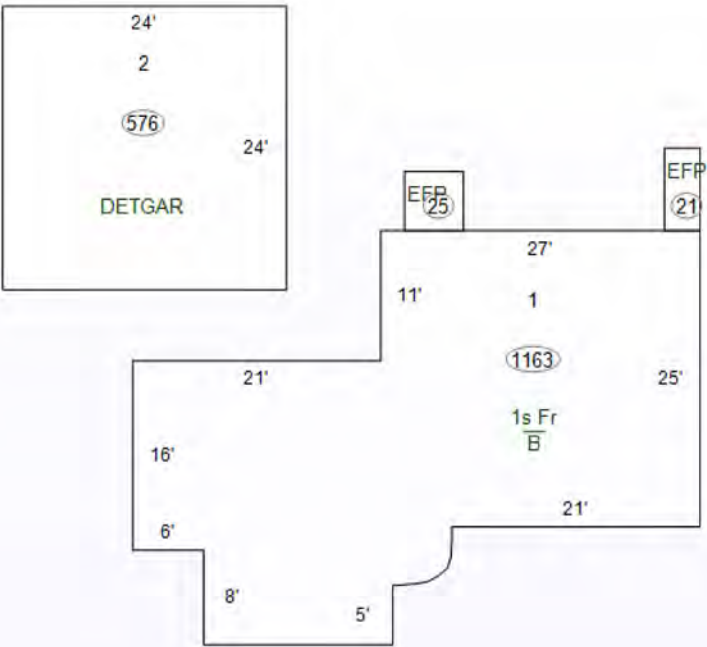
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	25	\$4,500
Porch, Enclosed Frame	21	\$4,500



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1163	1163	\$142,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1163	0	\$60,800	
Crawl					
Slab					
				Total Base	\$203,400
Adjustments				1 Row Type Adj. x 1.00	\$203,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$203,400
				Sub-Total, 1 Units	
Exterior Features (+)				\$9,000	\$212,400
Garages (+) 0 sqft				\$0	\$212,400
Quality and Design Factor (Grade)				0.70	
Location Multiplier				0.92	
				Replacement Cost	\$136,786

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	D-1	1900	1945	81 F		0.92		2,326 sqft	\$136,786	65%	\$47,870	0%	100%	1.350	1.000	100.00	0.00	0.00	\$64,600
2: Detached Garage	1	Wood Fr	D	1934	1934	92 F	\$48.08	0.92	\$35.39	24'x24'	\$20,383	65%	\$7,130	0%	100%	1.350	1.000	100.00	0.00	0.00	\$9,600

...Generation after Generation



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