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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Lakefront Home & Channel Front Lot on Tippecanoe Lake in 2 Tracts!

This property will be offered at Online Auction on Thursday, June 20, 2024 -- 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(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county 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 Sellers and the Buyer(s). An earnest money deposit of 10% down the day 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. *A 2.5% buyer's premium will be added to the winner's invoice.* YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) 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) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) 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 &/or Trustee's Deed at closing along with an Owner's Title Insurance Policy. The closing(s) shall be on or before July 26, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$18,352.92 for the home, Tract 1 & \$1,950.36 for the vacant lot, Tract 2. Metzger Property Services LLC, Tim Pitts, 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 to receive compensation. Client Registration form is in the docs section of the MLS.

Online Auction: Thursday, June 20, 2024

Bidding begins closing out at 6 pm!

Tract 1 Home: 3846 E. Forest Glen Ave., Leesburg, IN 46538

**Tract 2 Lot: Corner of T34 D & T34 D1 Lane - northside of Tippecanoe Lake
Plain Township • Kosciusko County**

Auction Manager: Tim Pitts 317.714.0432

www.BidMetzger.com

Tract 1:

Lakefront Home
on Tippecanoe
Lake!

3846 E. Forest Glen Ave., Leesburg, IN 46538



Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL		Status	Active		CDO	0	DOM	0	Auction	Yes	
MLS #	202417696	3846 E Forest Glen Avenue	Leesburg		IN	46538	LP \$0					
	Area	Kosciusko County		Parcel ID	43-07-12-100-114.000-016		Type	Site-Built Home		Waterfront	Yes	
	Sub	Forest Glenn Park		Cross Street			Bedrms	5	F Baths	4	H Baths	2
	Township	Plain		Style	Two Story		REO	No	Short Sale	No		
	School District	WRS		Elem	Leesburg		JrH	Lakeview		SrH	Warsaw	
	Legal Description	29-45-14 LOTS 22 & 23 FOREST GLEN										
Directions	On southside of Tippecanoe Lake, north of Stanton Lake. Take Armstrong Rd to 450 E then west on Forest Glen Ave. Property is											
Inside City	N		City Zoning			County Zoning	R1		Zoning Description			

Remarks Luxurious Lakefront Home on Tippecanoe Lake & Channel front Building Site offered in 2 Tracts selling via Online Only Auction on Thursday, June 20, 2024 -- Bidding begins closing out at 6 pm! Tract 1: Breathtaking lakefront home boasts 5 bedrooms and an array of opulent features. From the moment you step inside, floor-to-ceiling windows throughout the residence provide stunning panoramic views of the tranquil lake. The expansive living room, complemented by a family room featuring a cozy fireplace and a wet bar, offers an ideal space for relaxation and entertainment, complete with surround sound for an immersive audio experience. The gourmet kitchen, complete with a central island and breakfast bar, sets the stage for culinary delights and casual dining, all while enjoying the picturesque water views. On the main level, a convenient half bath and a laundry room offer practicality and ease of use. Upstairs, 3 bedrooms and 2 full baths await, including the grand master suite featuring a double-sided corner fireplace and an expansive ensuite with a jacuzzi tub, walk-in

Agent Remarks Online Auction: Thurs. 6.20.24 6pm Open House: Tues. 6.11.24 5-6pm 10% down day of the auction with the balance at closing. 2.5% buyer's premium will be added to the winner's final bid. Full Terms in the Docs Section. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot 0	Lot	0.3600	/	15,664	/	88X178	Lot Desc	Waterfront, 0-2.9999, Lake, Water View, Waterfront-High Bank					
Above Gd Fin SqFt		4,302	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		1,944	Ttl Below Gd SqFt	1,944	Ttl Fin SqFt	6,246	Year Built	1997
Age	27	New Const	No	Date Complete			Ext	Wood, Limestone	Bsmt	Full Basement, Walk-Out Basement, Finished,			#	7
Room Dimensions		Baths	Full	Hal	Water	WELL			Basement Material		Block			
	RM DIM	LV	B-Main	0	1	Well Type	Private		Dryer Hookup Gas	No	Fireplace	Yes		
LR	25 x 20		B-Upper	2	0	Sewer	Septic		Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x		B-Blw	2	1	Fuel /	Gas, Forced Air, Hot		Dryer Hookup G/E	Yes	Split FlrPln	No		
FR	33 x 19		Laundry Rm	Main		Heating			Disposal	Yes	Ceiling Fan	No		
KT	18 x 15		Laundry L/W	x		Cooling	Central Air		Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES 1st Bdrm En Suite, Bar, Breakfast Bar, Built-In					Water Soft-Rented	No	ADA Features	No			
DN	x		Speaker System, Built-In Bookcase, Cable Available, Ceiling					Alarm Sys-Sec	No	Fence				
1B	17 x 13	B	-9+, Ceiling-Tray, Closet(s) Walk-in, Countertops-Stone, Deck					Alarm Sys-Rent	No	Golf Course	No			
2B	24 x 17	B						Garden Tub	Yes	Nr Wlkg Trails	No			
3B	28 x 19	U	Garage	4.0	/	Attached	/	50 x 24 / 1,200.0	Jet Tub	Yes	Garage Y/N	Yes		
4B	17 x 17	U	Outbuilding 1	None		x		Pool	No	Off Street Pk	Yes			
5B	18 x 11	U	Outbuilding 2			x		Pool Type						
RR	33 x 19	B	Assn Dues	Frequency		Not Applicable		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Window						
LF	x		Other Fees						Treatments, Air Purifier/Air Filter, Cooktop-Gas, Indoor Grill, Oven-Built					
EX	x		Restrictions						-In, Oven-Double, Oven-Gas, Trash Compactor, Warming Drawer,					

Water Access	LAKE	Wtr Name	Tippecanoe	Water Frontage	93.00	Channel	0.00
Water Features	Pier/Dock			Water Type	Lake	Lake Type	Ski Lake
Auctioneer Name	Chad Metzger & Tim Pitts	Lic #	AC31300015	Auction Date	6/20/2024	Time	6 pm
Financing:	Existing	Proposed				Location	Online Only: BidMetzger.com
						Excluded Party	None
Annual Taxes	\$18,352.9	Exemption	Homestead, Supplemental	Year Taxes Payable	2024	Assessed Value	

Possession	at closing										
List Office	Metzger Property Services, LLC - Off: 260-982-0238					List Agent	Timothy Pitts - Cell: 317-714-0432				
Agent E-mail	tpitts5467@hotmail.com					List Agent - User Code	UP388055047		List Team		
Co-List Office	Metzger Property Services, LLC					Co-List Agent	Chad Metzger - Cell: 260-982-9050				
Showing Instr	Showingtime or Open House										
List Date	5/17/2024	Start Showing Date			Exp Date	10/1/2024	Owner/Seller a Real Estate Licensee	No	Agent/Owner Related	No	
Contract Type	Exclusive Right to Sell		Buyer Broker Comp. 2.0%		Variable Rate		No	Special List Cond.		None	
Virtual Tours:			Lockbox Type Mechanical/Combo		Lockbox Location		front door		Type of Sale		
Pending Date			Closing Date		Selling Price				How Sold		
Ttl Concessions Paid			Sold/Concession Remarks						Conc Paid By		
Sell Office			Sell Agent						Sell Team		
Co-Sell Office			Co-Sell Agent								

Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.

Lakefront Home on Tippecanoe Lake!

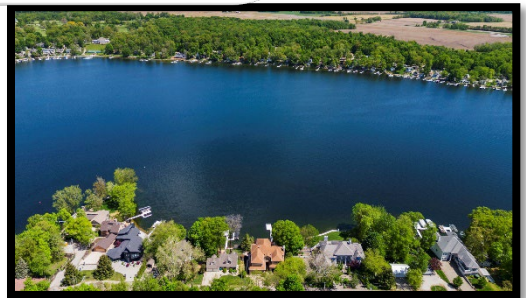
3846 E. Forest Glen Ave., Leesburg, IN 46538



6200+ Sq. Ft. Lakefront Home!

- **Luxurious Lakefront Home:**

- 90+ feet of lake frontage
- 5 bedrooms, 4 full baths, 2 half baths
- Floor-to-ceiling windows with water views
- 3 Fireplaces
- Finished walk-out basement with kitchenette/bar
- New wrap-around deck
- Chair lift from lake
- Two 2-car attached garage



Lakefront Home & a Channel Front Lot on Tippecanoe Lake!



Luxurious Lakefront Home on Tippecanoe Lake & Channel Front Potential Building Site offered in 2 Tracts!

Selling via Online Auction on Thursday, June 20, 2024 - 6 pm!

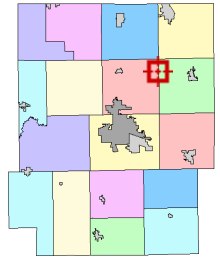
Tract 1, The Home: Breathtaking lakefront home boasts 5 bedrooms and an array of opulent features. From the moment you step inside, floor-to-ceiling windows throughout the residence provide stunning panoramic views of the tranquil lake. The expansive living room, complemented by a family room featuring a cozy fireplace and a wet bar, offers an ideal space for relaxation and entertainment, complete with surround sound for an immersive audio experience. The gourmet kitchen, complete with a central island and breakfast bar, sets the stage for culinary delights and casual dining, all while enjoying the picturesque water views. On the main level, a convenient half bath and a laundry room offer practicality and ease of use. Upstairs, 3 bedrooms and 2 full baths await, including the grand master suite featuring a double-sided corner fireplace and an expansive ensuite with a jacuzzi tub, walk-in shower, and double vanity. The master suite also boasts a generously sized walk-in closet with built-ins and a second laundry hookup for added convenience. The walk-out basement beckons with a spacious rec room adorned with a stone fireplace, a well-appointed kitchenette with bar seating, 2 additional bedrooms, and 2.5 baths, providing the perfect space for leisure and guest accommodations. Outside, a new wrap-around deck invites you to savor the tranquil lake views, creating an idyllic setting for outdoor gatherings and relaxation. With the added convenience of two 2-car attached garages & a chair escalator from the lake, this luxurious lakefront home offers an unparalleled blend of comfort, elegance, and scenic beauty, creating an extraordinary retreat for those seeking the finest in lakeside living.

Come see all the amenities of this home for yourself! Open House on Tuesday, June 11th 5-6pm

Tract 2, The Lot: Waterfront Potential Building Site on Tippecanoe Lake. 0.23+/- Acre lot with 90 feet of channel front on Tippecanoe Lake. Whether you're drawn to water sports, boating, or simply seeking a serene escape, this prime waterfront lot provides the ideal setting for creating lasting memories and enjoying a life centered around the dynamic energy of lake living. Embrace the opportunity to potentially build your dream waterfront retreat and enjoy the freedom to design a home that perfectly complements your lifestyle and appreciation for waterfront living.

**Beacon**TM

Kosciusko County, IN

**Overview****Legend**

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	029-045-014	Alternate ID	029-702025-85	Owner Address	Hamer Roy R Revocable Trust & Barbara A Hamer Revocable Trust TIC
Sec/Twp/Rng	--				Roy R & Barbara A Hamer Trustees
Property Address	3846 E FOREST GLEN AVE	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		c/o 1st Source Bank
	LEESBURG	Acreage	n/a		325 S Lake St
					Warsaw, IN 46580
District	Plain				
Brief Tax Description	029-045-014				
	Lots 22 & 23 Forest Glenn				
	(Note: Not to be used on legal documents)				

Date created: 4/24/2024

Last Data Uploaded: 4/24/2024 6:43:57 AM

Developed by Schneider
GEOSPATIAL



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

4/22/24

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

3846 E. Forest Glenn Ave, Leesburg, IN

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
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	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier			X	
Burglar Alarm				X
Ceiling Fan(s)	X			
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks				X
Intercom				X
Light Fixtures			X	
Sauna			X	
Smoke / Fire Alarm(s)			X	
Switches and Outlets				X
Vent Fan(s)			X	
60 / 100 / 200-Amp Service (Circle one)			X	
Generator	X			

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed			X	
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier			X	
Water Softener			X	
Well			X	
Septic & Holding Tank/Septic Mound			X	
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				X
Central Air Conditioning			X	
Hot Water Heat			X	
Furnace Heat / Gas			X	
Furnace Heat / Electric	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			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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 agent, 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/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

[illegible]

43-07-12-100-114.000-016

General Information

Parcel Number
43-07-12-100-114.000-016

Local Parcel Number
2970202585

Tax ID:

Routing Number
029-045-014

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Kosciusko

Township
PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2905810-016
TIPPE LAKEFRONT - T23 & FORE

Section/Plat
12-33-6

Location Address (1)
3846 E FOREST GLEN AVE
LEESBURG, IN 46538

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Forest Glenn

Lot
22&23

Market Model
Tippe Lake - Newer

Characteristics

Topography Flood Hazard
High

Public Utilities ERA
Gas, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Monday, April 3, 2023

Review Group 2025

HAMER ROY R REVOCABLE TR

Ownership

HAMER ROY R REV TR & BARBARA
C/O 1ST SOURCE BANK
325 S LAKE ST
WARSAW, IN 46580

Legal

29-45-14
LOTS 22 & 23 FOREST GLEN



Valuation Records (Work In Progress values are not certified values and are subject to change)

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☒	☐	☐
\$639,600	Land	\$639,600	\$610,300	\$530,900	\$530,900	\$530,900
\$639,600	Land Res (1)	\$639,600	\$610,300	\$530,900	\$530,900	\$530,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$909,300	Improvement	\$909,300	\$835,700	\$634,000	\$611,300	\$582,200
\$902,500	Imp Res (1)	\$902,500	\$828,100	\$628,100	\$605,700	\$576,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$6,800	Imp Non Res (3)	\$6,800	\$7,600	\$5,900	\$5,600	\$5,700
\$1,548,900	Total	\$1,548,900	\$1,446,000	\$1,164,900	\$1,142,200	\$1,113,100
\$1,542,100	Total Res (1)	\$1,542,100	\$1,438,400	\$1,159,000	\$1,136,600	\$1,107,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$6,800	Total Non Res (3)	\$6,800	\$7,600	\$5,900	\$5,600	\$5,700

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 44' X 210', CI 44' X 210')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		88	88x178	0.95	\$7,650	\$7,268	\$639,584	0%	100%	1.0000	\$639,580

3846 E FOREST GLEN AVE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/16/2022	HAMER ROY R REV T	2022050817	WD	/	\$0	I
04/12/2022	HAMER ROY R & BA	2022040588	TD	/	\$0	I
12/15/1999	HAMER ROY R & BA	0	WD	/	\$1,625,000	I
09/28/1998	STONE KIMBERLY D	0	WD	/	\$0	I
05/06/1996	REMOVE ALBERT H	0	WD	/	\$375,000	I
11/15/1989	SHINNEMAN JACK D	0	WD	/	\$0	I

Res

TIPPE LAKEFRONT - T23 & 1/2

Notes

9/18/2020 REA: 2021 ADDED 7 EXTRA
FIXTURES, REMOVED PORTABLE SPA, 2
WHIRLPOOLS & REMOVED PREFAB STACKS PER
QUESTIONNAIRE. CORRECTED DIMENSIONS OF
HOUSE PER PICTOMETRY.

Land Computations

Calculated Acreage	0.36
Actual Frontage	88
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$639,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$639,600

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

2

Style

60 Newer convent'l 2/2

Finished Area

6246 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	1338	\$17,700

Plumbing

#

TF

Full Bath

4

12

Half Bath

2

4

Kitchen Sinks

2

2

Water Heaters

1

1

Add Fixtures

7

7

Total

16

26

Accommodations

Bedrooms

4

Living Rooms

0

Dining Rooms

0

Family Rooms

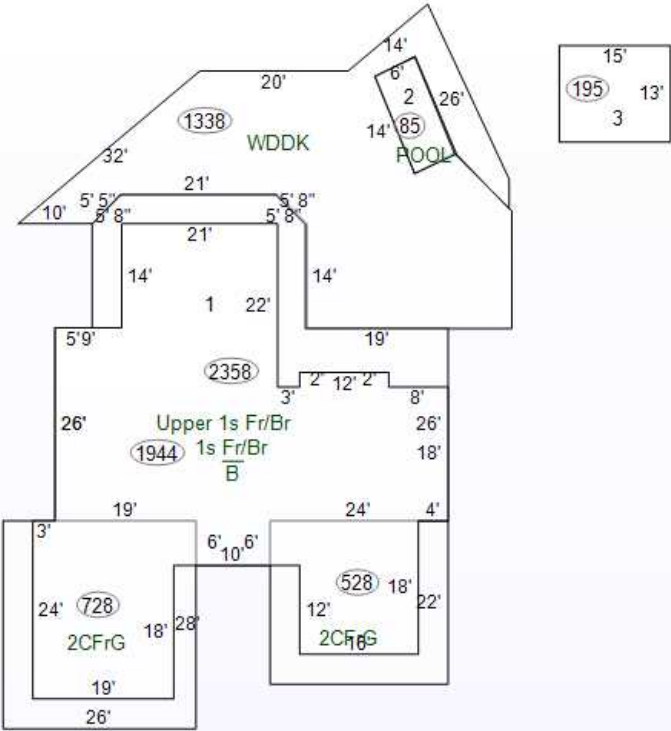
1

Total Rooms

7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
Bath Tub With Steam Conversion	2	\$7,800
Steam Bath (2)	1	\$8,700

Cost Ladder						
Floor	Constr	Base	Finish	Value	Totals	
1	93	1944	1944	\$129,600		
2	92	2358	2358	\$78,000		
3						
4						
1/4						
1/2						
3/4						
Attic						
Bsmt		1944	1944	\$91,300		
Crawl						
Slab						
				Total Base	\$298,900	
Adjustments	1 Row Type Adj. x 1.00				\$298,900	
Unfin Int (-)						\$0
Ex Liv Units (+)						\$0
Rec Room (+)						\$0
Loft (+)						\$0
Fireplace (+)			MS:1 MO:1 PO:2		\$7,700	
No Heating (-)						\$0
A/C (+)			1:1944 2:2358		\$7,800	
No Elec (-)						\$0
Plumbing (+ / -)			26 – 5 = 21 x \$800		\$16,800	
Spec Plumb (+)						\$16,500
Elevator (+)						\$0
Sub-Total, One Unit					\$347,700	
Sub-Total, 1 Units						
Exterior Features (+)				\$17,700	\$365,400	
Garages (+) 1256 sqft				\$37,900	\$403,300	
Quality and Design Factor (Grade)					1.50	
Location Multiplier					0.92	
Replacement Cost					\$556,554	

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	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
1: Single-Family	100%	2	2/6 Masonry	A-1	1997	1997	26	A		0.92		6,246 sqft	\$556,554	22%	\$434,110	0%	100%	1.890	1.1000
2: Pool, In Ground	0%	1		C	1997	1997	26	A	\$60.51	0.92	\$64.23	8'x14'	\$5,460	85%	\$820	0%	100%	1.890	1.1000
3: Wood Deck	0%	1		C	1997	1997	26	A		0.92		13'x15'	\$3,220	24%	\$2,450	0%	100%	1.890	1.1000

Tract 2:

Channel Front Lot on Tippecanoe Lake!

Corner of T34D & T34 D1 Lane –
Northside of Tippecanoe Lake



Lots & Land Agent Full Detail

[Schedule a Showing](#)

Listings as of 05/17/2024

Page 1 of 1

Property Type		LOTS AND LAND		Status		Active		CDOM		0		DOM		0		Auction		Yes	
MLS	202417693		** Ems T34d1 Lane		Leesburg		IN 46538		Status		Active		LP		\$0				
	Area		Kosciusko County		Parcel ID		43-07-01-300-156.000-016		Type		Residential Land								
	Sub		Old Mill Place		Cross Street								Lot #						
	School District		WRS Elem		Leesburg		JrH		Lakeview				SrH		Warsaw				
	REO		No		Short Sale		No		Waterfront Y/N		Y								
	Legal Description		29-3-030.C W 1/2 LOT 17 & LOT 18 BLK B OLD MILL PLACE																
	Directions		On north side of Tippecanoe Lake. Take EMS T34 Ln to T34 D1 Ln. Property is on corner of T34 D & T34 D1.																
Inside City Limits		N City		County Zoning		R1		Zoning Description											

Remarks Waterfront Potential Building Site on Tippecanoe Lake selling via Online Auction on Thursday, June 20, 2024 -- Bidding begins closing out at 6 pm! Tract 2: 0.23+/- Acre lot with 90 feet of channel frontage on Tippecanoe Lake. Whether you're drawn to water sports, boating, or simply seeking a serene escape, this prime waterfront lot provides the ideal setting for creating lasting memories and enjoying a life centered around the dynamic energy of lake living. Embrace the opportunity to potentially build your dream waterfront retreat and enjoy the freedom to design a home that perfectly complements your lifestyle and appreciation for waterfront living.

Agent Remarks Online Auction: Thurs. 6.20.24 6pm- a 2.5% buyer's premium will be added to the winner's final bid. 10% down day of the auction with the balance at closing. Full terms in the docs section. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot 17	Lot Ac/SF/Dim	0.2300	/	10,198	/	101X101	
Parcel Desc	Lake, 0-2.9999, Water View	Platted Development	No				Platted Y/N	Yes
Township	Plain	Date Lots Available				Price per Acre	\$ \$0.00	
Type Use	Residential	Road Access	County	Road Surface	Tar and Stone	Road Frontage	County	
Water Type	None	Well Type		Easements	Yes			
SEWER TYPE	None			Water Frontage	90.00			
Type Fuel	None			Assn Dues		Not Applicable		
Electricity	Available			Other Fees				

Features

DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv		No			
Can Property Be Divided?		No			
Water Access		Lake			
Water Name		Tippecanoe Lake		Lake Type	
Water Features					
Water Frontage		90.00		Channel Frontage 90.00	
Water Access		CHFR			
Auction Yes		Auctioneer Name Chad Metzger & Tim Pitts		Auctioneer License # AC31300015	
Auction Location Online Only:		Auction Start Date		6/20/2024	
Financing: Existing		Proposed		Excluded Party None	
Annual Taxes \$1,950.3		Exemption No Exemptions		Year Taxes Payable 2024	
Assessed Value					
Is Owner/Seller a Real Estate Licensee		No		Possession at closing	
List Office Metzger Property Services, LLC - Off: 260-982-0238		List Agent		Timothy Pitts - Cell: 317-714-0432	
Agent ID RB21001581		Agent E-mail tpitts5467@hotmail.com			
Co-List Office Metzger Property Services, LLC		Co-List Agent		Chad Metzger - Cell: 260-982-9050	
Showing Instr					
List Date 5/17/2024		Exp Date 12/31/2024			
Contract Type Exclusive Right to Sell		BBC 2.0%		Variable Rate No	
Special Listing Cond.		None			
Virtual Tours:		Type of Sale			
Pending Date		Closing Date		Selling Price	
How Sold		CDOM 0			
Total Concessions Paid		Sold/Concession Remarks			
Sell Office		Sell Agent		Sell Team	
Co-Sell		Co-Sell Agent			

Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.

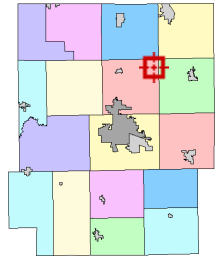


Beacon™

Kosciusko County, IN



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID 029-003-030.C

Sec/Twp/Rng --

Property Address

District

Brief Tax Description

Plain

029-003-030.C

W 1/2 Lot 17 & Lot 18 Blk B Old Mill Place

(Note: Not to be used on legal documents)

Alternate ID 029-723007-35

Class RESIDENTIAL VACANT PLATTED LOT

Acreage n/a

Owner Address Manby Gayle

1334 S Helms Dr

Wabash, IN 46992

Date created: 3/13/2024

Last Data Uploaded: 3/13/2024 5:39:41 AM

Developed by Schneider
GEOSPATIAL

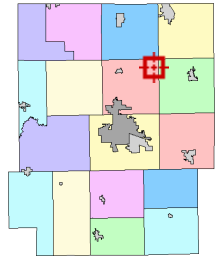


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Developed by Schneider
GEOSPATIAL

43-07-01-300-156.000-016

General Information

Parcel Number
43-07-01-300-156.000-016

Local Parcel Number
2972300735

Tax ID:

Routing Number
029-003-030.C

Property Class 500
Vacant - Platted Lot

Year: 2023

Location Information

County
Kosciusko

Township
PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2904300-016
TIPPE CHANNEL - T34

Section/Plat
1-33-6

Location Address (1)
EMS T34D1 LN
LEESBURG, IN 46538

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
SD of Blk B Old Mill Place

Lot
18

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Monday, April 3, 2023

Review Group 2025

MANBY GAYLE

Ownership

MANBY GAYLE
1334 S HELMS DR
WABASH, IN 46992

Legal

29-3-030.C
W 1/2 LOT 17 & LOT 18 BLK B OLD MILL PLACE



EMS T34D1 LN

500, Vacant - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/08/1999	MANBY GAYLE	0	WD	/	\$0	I
08/30/1985	TITUS RANDALL J &	0	WD	/	\$0	I
07/16/1979	WELKER CHARLES L	0	WD	/	\$0	I
01/01/1900	GOBA W		WD	/	\$0	I

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☒	☐	☐
\$164,600	Land	\$164,600	\$164,600	\$137,900	\$92,200	\$92,200
\$164,600	Land Res (1)	\$164,600	\$164,600	\$137,900	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$92,200	\$92,200
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$164,600	Total	\$164,600	\$164,600	\$137,900	\$92,200	\$92,200
\$164,600	Total Res (1)	\$164,600	\$164,600	\$137,900	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$92,200	\$92,200

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 100', CI 50' X 100')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		61	71x98	0.99	\$1,750	\$1,733	\$123,043	-7%	100%	1.0000	\$115,040
F	F		30	30x108	1.02	\$1,750	\$1,785	\$53,550	-7%	100%	1.0000	\$49,550

TIPPE CHANNEL - T34/290 1/2

Notes

1/4/2021 COMB: 2021 COMBINED 2971200130 WITH THIS PARCEL PER REQUEST TO COMBINE
7/22/2020 REA: 2021 CHANGED LAND TO CAP1 FOR REASSESSMENT.

Land Computations

Calculated Acreage	0.23
Actual Frontage	91
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$164,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$164,600

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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