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

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REAL ESTATE AUCTION TERMS

Lakefront Home with 1-Car Garage on Dewart Lake!

This property will be offered via an Online Only Auction on Wednesday, October 16, 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 Trustee's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 22, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$2844.08. Metzger Property Services LLC, Chad Metzger & 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 upon request.

Online Auction: Wednesday, October 16, 2024

Bidding begins closing out at 6 pm!

4294 E. Defreese Rd., Syracuse, IN 46567

Turkey Creek Township • Kosciusko County

Auction Manager: John Burnau 574.376.5340

www.BidMetzger.com





Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL		Status	Active		CDO	17	DOM	17	Auction	Yes	
MLS #	202436509	4294 E Defreese Road	Syracuse			IN	46567		LP \$309,000			
	Area	Kosciusko County		Parcel ID	43-04-31-400-712.000-025		Type	Site-Built Home		Waterfront	Yes	
	Sub	None		Cross Street			Bedrms	4	F Baths	2	H Baths	0
	Township	Turkey Creek		Style	One Story		REO	No	Short Sale	No		
	School District	WSC		Elem	Syracuse		JrH	Wawasee		SrH Wawasee		
	Legal Description	7-122-1.5 PT N 1/2 NW 1/4 31-34-7 .67A										
	Directions	Between Syracuse & North Webster on the south side of Dewart Lake. On north side of Defreese Rd.										
Inside City	N		City Zoning			County Zoning	R1		Zoning Description			

Remarks Channel Front Ranch with 1-Car Garage on Dewart Lake selling via Online Only Auction on Wednesday, October 16, 2024 -- Bidding begins closing out at 6 pm! This home on beautiful Dewart Lake features 4 bedrooms & 2 baths with an impressive 75 feet of channel frontage, providing direct access to the tranquil waters. Nestled on over a half-acre lot, this property offers ample outdoor space for relaxation and recreation. Step inside to discover a spacious layout, highlighted by a sunroom with vaulted ceilings that floods the home with natural light and offers stunning views of the lake. The waterfront deck off the sunroom is perfect for entertaining or enjoying peaceful sunsets over the water. An attached 1-car garage adds convenience for your vehicles and lake gear. With its prime location, generous living space, and beautiful surroundings, this home is an exceptional opportunity for those seeking a tranquil lifestyle. Don't miss your chance to own this slice of paradise on Dewart Lake! Open House: Wed. October 9th 5:30-6pm

Agent Remarks Online Auction: Wed. 10.16.24 6pm Open House: Wed. 10.9.24 5:30-6pm List Price is based on County Assessment, Auction Estimate is \$300-400k Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

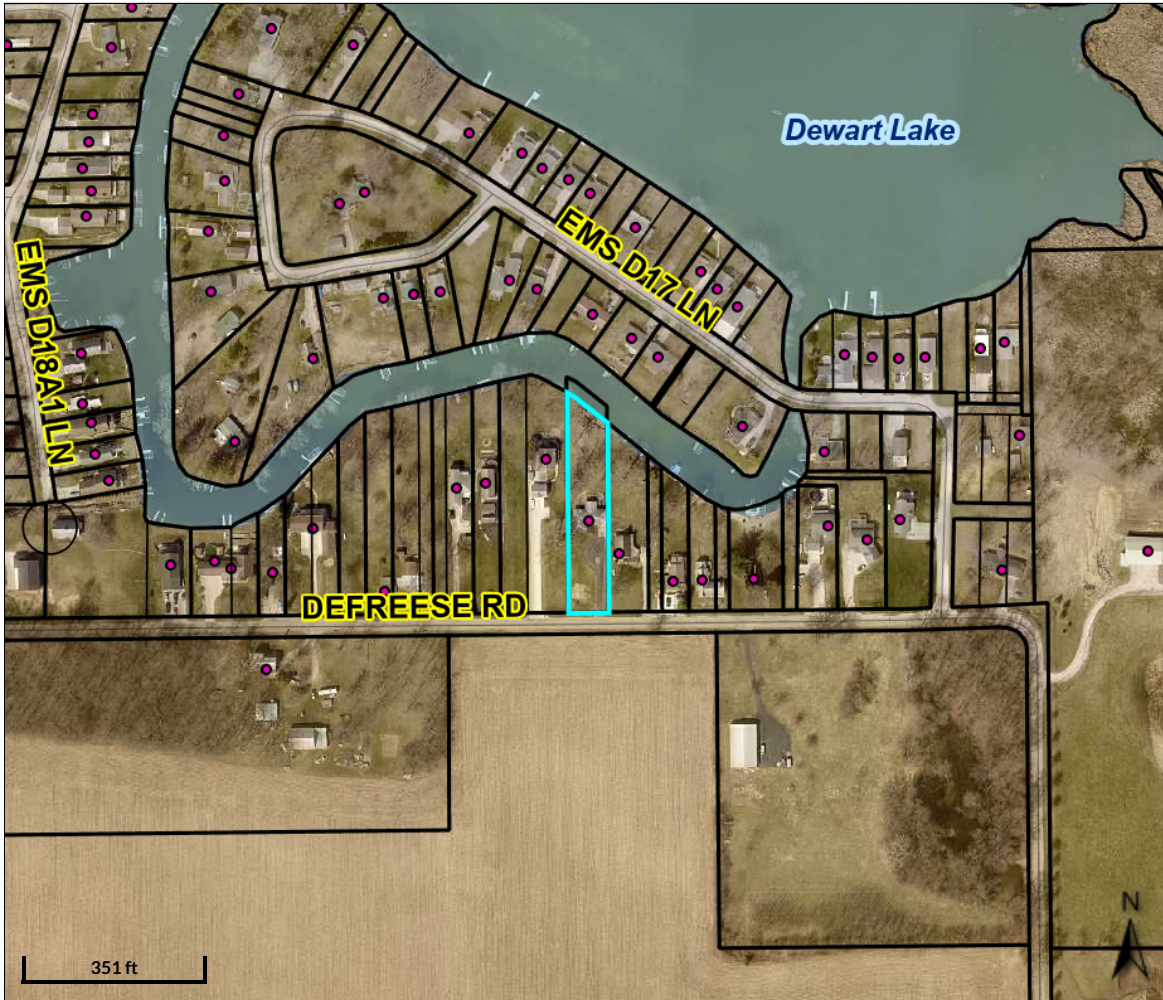
Sec	Lot	Lot	0.6700	/	29,100	/	75X388	Lot Desc	Waterfront, 0-2.9999					
Above Gd Fin SqFt		1,670	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	1,060	Ttl Fin SqFt	1,670	Year Built	1973
Age	51	New Const	No	Date Complete			Ext	Aluminum	Bsmt Crawl, Slab, Partial Basement			#	7	
Room Dimensions			Baths	Full	Hal	Water	WELL		Basement Material		Block			
	RM DIM	LV	B-Main	2	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	Yes			
LR	14 x 16	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	17 x 12	M	B-Blw	0	0	Fuel /	Forced Air	Dryer Hookup G/E	No	Split FlrPln	No			
FR	x		Laundry Rm	Baseme		Heating		Disposal	No	Ceiling Fan	Yes			
KT	10 x 12	M	Laundry L/W	x		Cooling	Central Air	Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES		Ceiling Fan(s), Garage Door Opener, Generator									
DN	x				Ready, Porch Screened, Sump Pump									
1B	12 x 14	M												
2B	12 x 10	M												
3B	12 x 12	M	Garage	1.0	/	Attached	/	24 x 12	/	288.00				
4B	10 x 10	M	Outbuilding 1	None		x		Jet Tub	No	Garage Y/N	Yes			
5B	x		Outbuilding 2			x		Pool	No	Off Street Pk	Yes			
RR	x		Assn Dues				Frequency	Not Applicable		Pool Type				
LF	x		Other Fees				SALE INCLUDES Refrigerator, Window Treatments, Dryer-Electric,							
EX	x		Restrictions				Range-Gas, Water Heater Electric							
								FIREPLACE Living/Great Rm						

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. © 2024 IRMLS. All Rights Reserved.

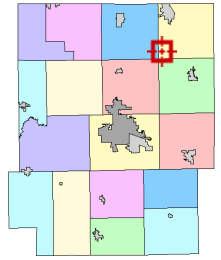


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID	007-122-001.5	Alternate ID	007-723022-14
Sec/Twp/Rng	0031-0034-7		
Property	4294 E	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND
Address	DEFREESE RD		OF 0-9.99 ACRES
	SYRACUSE	Acreage	0.67
District	Turkey Creek		
Brief Tax Description	007-122-001.5		
	Pt N 1/2 Nw 1/4 31-34-7.67a		
	(Note: Not to be used on legal documents)		

Owner Address

Hough Christine
Revocable Trust
Christine Hough Trustee
3171 E 500 S
Warsaw, IN 46580

Date created: 9/16/2024

Last Data Uploaded: 9/16/2024 4:06:41 AM

Developed by Schneider
GEOSPATIAL



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

08-25-24

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)

4294 E Defrese Rd Syracuse IN 46567

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				
Gas Grill				
Hood			X	
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna / Dish				
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier				
Burglar Alarm				
Ceiling Fan(s)				
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks				
Intercom				
Light Fixtures			X	
Sauna				
Smoke / Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)				
60 / 100 / 200 Amp Service (Circle one)				
Generator				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)
<i>[Signature]</i>	8-26-24		
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)

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

2. ROOF	YES	NO	DO NOT KNOW
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. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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 13-14-1-15?		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: ☐ ☐ ☒			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, 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 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)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
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	
Is the present use a non-conforming use? Explain:		X	
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
Are the furnace/woodstove/chimney/flue all in working order?			X
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			X
Is the property located within one (1) mile of an airport?		X	



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★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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[illegible]

43-04-31-400-712.000-025

General Information

Parcel Number
43-04-31-400-712.000-025

Local Parcel Number
0772302214

Tax ID:

Routing Number
007-122-001.5

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

Year: 2024

Location Information

County
Kosciusko

Township
TURKEY CREEK

District 025 (Local 025)
TURKEY CREEK TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 701700-025
DEWART CHANNEL

Section/Plat
31-34-7

Location Address (1)
4294 E DEFREESE RD
SYRACUSE, IN 46567

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High, Rolling ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 14, 2024

Review Group 2026

HOUGH WILLIAM E SR & CHRIS

Ownership

HOUGH WILLIAM E SR & CHRISTINE
114 E MARY MAC ST
WARSAW, IN 46580

Legal

7-122-1.5
PT N 1/2 NW 1/4 31-34-7 .67A



4294 E DEFREESE RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/08/1989	HOUGH WILLIAM E S	0	WD	/		
12/14/1984	WEBSTER GARY L &	0	WD	/		
11/21/1979	WIGGS DUANE	0	WD	/		
04/12/1978	WALKER STUART A	0	WD	/		
01/01/1900	HUNZIKER CARL & D		WD	/		

511, 1 Family Dwell - Unplatted (0 to 9.9

DEWART CHANNEL/70170 1/2

Notes

7/7/2021 REA: 2022 CORRECTED LOT DEPTH & WDP DIMENSIONS. CHANGED EFF YEAR FROM 1973 TO 1978 FOR UPDATES PER PICTOMETRY - CORRECTED PROPERTY CLASS (SS)

8/24/2017 REA: 2018 CORRECTED LAND TO BE A FRONT LOT FOR REASSESSMENT. (NEIGHBORS ARE ALL PRICED AS FRONT LOTS)

11/14/2006 BP: ADDITION
ADD 1SFR 256 SQFT AND WDDK
BP# 96952 8/13/96 8000
1/29/97 KR

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
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	\$109,200	\$109,200	\$84,000	\$83,300	\$83,300
Land Res (1)	\$109,200	\$109,200	\$84,000	\$83,300	\$83,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$199,800	\$206,500	\$181,200	\$138,500	\$127,500
Imp Res (1)	\$199,800	\$204,800	\$179,700	\$137,300	\$126,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$1,700	\$1,500	\$1,200	\$1,200
Total	\$309,000	\$315,700	\$265,200	\$221,800	\$210,800
Total Res (1)	\$309,000	\$314,000	\$263,700	\$220,600	\$209,600
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$1,700	\$1,500	\$1,200	\$1,200

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 50' X 180', CI 50' X 180')

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
F	F		75	75x388	1.12	\$1,300	\$1,456	\$109,200	0%	1.0000	100.00	0.00	0.00	\$109,200

Land Computations

Calculated Acreage	0.67
Actual Frontage	75
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	\$109,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$109,200

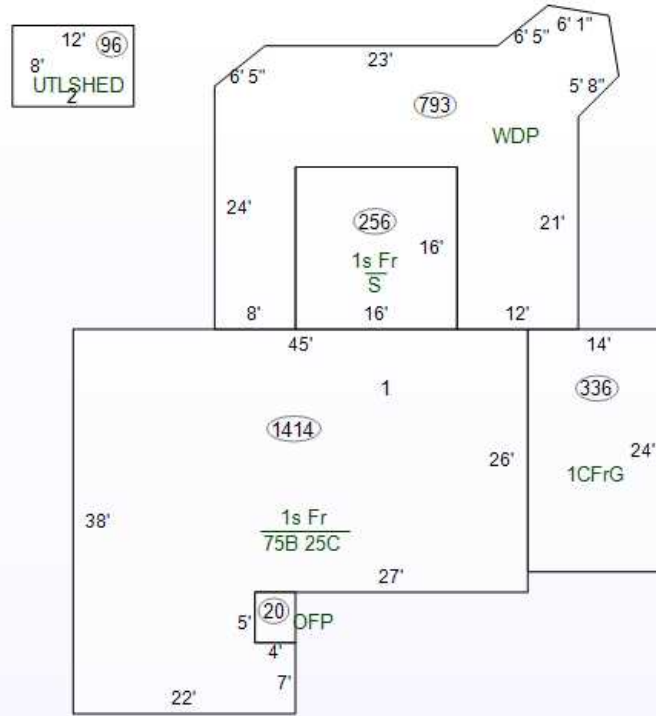
Data Source N/A

Collector

Appraiser

Description	Area	Value
Porch, Open Frame	20	\$2,700
Patio, Treated Pine	793	\$3,600

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Elevator (+)	\$0
--------------	-----

Location Multiplier	0.92
Final Value	\$143,133

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	1973	1978	46	A		0.92		2,730 sqft	\$143,423	35%	\$93,230	0%	100%	2.120	1.000	100.00	0.00	0.00	\$197,600
2: Utility Shed	1		C	2004	2004	20	A	\$23.66	0.92	\$21.77	8'x12'	\$2,090	50%	\$1,040	0%	100%	2.120	1.000	100.00	0.00	0.00	\$2,200

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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