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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
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**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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260-982-0238

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

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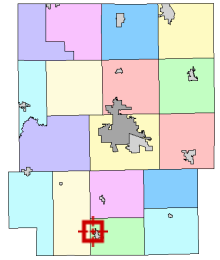


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID	035-026-008	Alternate ID	035-718003-70	Owner Address	Butler Kim W & Carol J
Sec/Twp/Rng	--				512 W 2nd St
Property Address	10462 S BOUSE DR	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		North Manchester, IN
	SILVER LAKE	Acreage	n/a		46962
District	Lake				
Brief Tax Description	035-026-008				
	Lot 14 & Pt Lot 13 & S Pt				
	Lot 15 Don Bouses 1st Add				
	(Note: Not to be used on legal documents)				

Date created: 12/30/2024

Last Data Uploaded: 12/30/2024 3:05:31 AM

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GEOSPATIAL

REAL ESTATE AUCTION TERMS

LAKEFRONT PROPERTY WITH 200 FEET OF LAKE FRONTAGE ON SILVER LAKE!

This property will be offered via Online Only Auction on Wednesday, February 19, 2025 -- Bidding begins closing out at 6:30 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 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 3% buyer's premium will be added to the winning invoice.* 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before March 21, 2025. 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 \$1897.16. 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, February 19, 2025

Bidding begins closing out at 6:30 pm!

10462 S. Bouse Dr., Silver Lake, IN 46982

Lake Township • Kosciusko County

Auction Manager: Tim Pitts 317.714.0432

www.BidMetzger.com





Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL	Status	Active	CDO	12	DOM	12	Auction	Yes	
MLS #	202501305	10462 S Bouse Drive	Silver Lake	IN	46982	LP	\$0			
	Area	Kosciusko County	Parcel ID	43-18-06-400-191.000-013	Type	Site-Built Home	Waterfront	Yes		
	Sub	None	Cross Street		Bedrms	1	F Baths	1	H Baths	0
	Township	Lake	Style	One Story	REO	No	Short Sale	No		
	School District	WRS	Elem	Claypool	JrH	Edgewood	SrH	Warsaw		
	Legal Description	35-26-8 LOT 14 & PT LOT 13 & S PT LOT 15 DON BOUSES 1ST ADD								
	Directions	Take SR 14 to Bouse Dr. Head north - property is on the peninsula on the southwest side of the road.								

Inside City	City Zoning	County Zoning	Zoning Description
Remarks	Lakefront Home with 200+ Feet of Lake Frontage on Silver Lake selling via Online Only Auction on Wednesday, February 19, 2025 -- Bidding begins closing out at 6:30 pm! Perfect lakefront retreat with this charming brick home boasting 200 feet of pristine frontage on the water. This cozy 1-bedroom, 1-bath residence features a well-appointed kitchen with an island that seamlessly opens to the dining room, creating an inviting space for entertaining. The dining area flows into a large living room, providing ample room for relaxation and gatherings. One of the standout features of this property is the expansive new renovated 3 season room, which spans the length of the home and offers breathtaking views of the lake, making it the ideal spot to enjoy morning coffee or unwind in the evenings. Additional updates include a new concrete sea wall, newer HVAC, & roof. The home also includes a detached one-car garage, providing convenient storage for your vehicle or lake essentials. Embrace the tranquility of lakeside living in this delightful home, where every day feels like a vacation!		

Agent Remarks Online Auction: Wed. 2.19.25 1-2pm Open House: Sat. 2.15.25 1-2pm A 3% buyer's premium will be added to the winning invoice. 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 1413	Lot	0.1700	/	7,238	/	161X45	Lot Desc	Waterfront, 0-2.9999, Lake, Water View, Waterfront-Level Bank										
Above Gd Fin SqFt			1,364	Above Gd Unfin SqFt			0	Below Gd Fin SqFt			0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,364	Year Built	1957
Age	68 <th>New Const</th> <td>No</td> <th colspan="3">Date Complete</th> <td></td> <th>Ext</th> <td>Brick</td> <td colspan="2">Bsmt</td> <td>Slab</td> <td colspan="2"></td> <td colspan="2"></td> <th>#</th> <td>5</td>	New Const	No	Date Complete				Ext	Brick	Bsmt		Slab					#	5	
Room Dimensions			Baths	Full	Hal	Water	WELL		Basement Material										
	RM DIM	LV	B-Main	1	0	Well Type	Private	Dryer Hookup Gas	No			Fireplace	No						
LR	27 x 16	M	B-Upper	0	0	Sewer	City	Dryer Hookup Elec	No			Guest Qtrs	No						
DR	x		B-Blw G	0	0	Fuel /	Gas, Baseboard,	Dryer Hookup G/E	Yes			Split FlrPln	No						
FR	x		Laundry Rm	Main	Heating				Disposal	No			Ceiling Fan	No					
KT	15 x 15	M	Laundry L/W	12 x 9	Cooling	Central Air			Water Soft-Owned	Yes			Skylight	No					
BK	x		AMENITIES Hot Tub/Spa, Cable Available, Closet(s) Walk-in					Water Soft-Rented	No			ADA Features	No						
DN	x		, Countertops-Laminate, Dryer Hook Up Gas/Elec, Eat-In					Alarm Sys-Sec	No			Fence							
1B	21 x 13	M	Kitchen, Kitchen Island, Open Floor Plan, Porch Covered,					Alarm Sys-Rent	No			Golf Course	No						
2B	x							Garden Tub	No			Nr Wlkg Trails	No						
3B	x		Garage	1.0	/ Detached	/	12 x 30	/	360.00	Jet Tub	No			Garage Y/N	Yes				
4B	x		Outbuilding 1	None			x			Pool	No			Off Street Pk					
5B	x		Outbuilding 2			x				Pool Type									
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES Refrigerator, Window Treatments, Kitchen Exhaust											
LF	x		Other Fees					Hood, Oven-Electric, Range-Electric, Water Heater Gas, Water											
EX	x		Restrictions					Softener-Owned, Gazebo											

Water Access	LAKE	Wtr Name	Silver	Water Frontage	200.00	Channel	0.00
Water Features	Pier/Dock	Water Type	Lake	Lake Type	Non Ski Lake		
Auctioneer Name	Chad Metzger & Tim Pitts	Lic #	AC31300015	Auction Date	1/14/2025	Time	6:30
Financing	Existing	Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$1,897.16	Exemption	No Exemptions	Year Taxes Payable	2024	Excluded Party	None
Possession	at closing	Assessed Value					
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		Co-List Agent					
Showing Instr	Showingtime or Open House						
List Date	1/15/2025	Start Showing Date		Exp Date	4/30/2025	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Seller Concession Amount	\$	Agent/Owner Related	No		
Contract Type	Exclusive Right to Sell			Special List Cond.	None		
Virtual Tours:	Unbranded Virtual Tour	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					
Co-Sell Office		Co-Sell Agent				Sell Team	
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. © 2025 IRMLS. All Rights Reserved.

43-18-06-400-191.000-013

General Information

Parcel Number
43-18-06-400-191.000-013

Local Parcel Number
3571800370

Tax ID:

Routing Number
035-026-008

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Kosciusko

Township
LAKE

District 013 (Local 013)
LAKE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 3501027-013
SILVER LAKE PENINSULA

Section/Plat
6-30-6

Location Address (1)
10462 S BOUSE DR
SILVER LAKE, IN 46982

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Don Bouses 1st Add

Lot
13-15

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Sewer, Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 14, 2024

Review Group 2023

BUTLER KIM W & CAROL J

Ownership

BUTLER KIM W & CAROL J
512 W 2ND ST
NORTH MANCHESTER, IN 46962

Legal

35-26-8
LOT 14 & PT LOT 13 & S PT LOT 15 DON BOUSES
1ST ADD



10462 S BOUSE DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/10/2003	BUTLER KIM W & CA	2003070768	WD	/	\$80,000	I
07/20/1998	DAUGHERTY KAREN		WD	/	\$64,000	I
01/09/1985	FRIEDEN JAMES	0	WD	/		I
01/01/1900	RUPE EMMA IRENE		WD	/		I

Res

Valuation Records

Assessment Year	2024	2023	2022	2022	2021
Reason For Change	AA	AA	Omit/F122	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2022	01/01/2021
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	\$37,200	\$34,300	\$30,400	\$30,400	\$30,400
Land Res (1)	\$37,200	\$34,300	\$30,400	\$30,400	\$30,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$114,700	\$104,900	\$95,400	\$92,700	\$77,900
Imp Res (1)	\$114,700	\$92,000	\$91,500	\$81,300	\$68,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$12,900	\$3,900	\$11,400	\$9,500
Total	\$151,900	\$139,200	\$125,800	\$123,100	\$108,300
Total Res (1)	\$151,900	\$126,300	\$121,900	\$111,700	\$98,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$12,900	\$3,900	\$11,400	\$9,500

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 58' X 100', CI 58' X 100')

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		112	108x36	0.61	\$385	\$235	\$25,380	0%	1.0000	100.00	0.00	0.00	\$25,380
F	F		25	25x50	0.73	\$385	\$281	\$7,025	0%	1.0000	100.00	0.00	0.00	\$7,030
F	F		32	28x75	0.89	\$385	\$343	\$9,604	-50%	1.0000	100.00	0.00	0.00	\$4,800

SILVER LAKE PENINSULA/ 1/2

Notes

10/5/2018 REA: 2019 CORRECTED LOT DIMENSIONS PER PLAT, CHANGED GRADES ON CNPY & EFP, COND OF CONC TO AVERAGE PER PICTOMETRY

12/23/2014 REA: 2015 CORRECTED CAP RATE ON CARSHED, CORRECTED COND ON SHED & CARSHED TO AVERAGE, GRADE ON RES TO D & AVERAGE COND PER PICTOMETRY

10/11/2010 MEM: CHANGED 9 x 24 EMP TO EFP TO BE CORRECT FOR 2011 PAY 2012

Land Computations

Calculated Acreage	0.17
Actual Frontage	169
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	\$37,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$37,200

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

1364 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

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

1

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

5

Heat Type

Central Warm Air

Exterior Features

Description

Area

Value

Porch, Enclosed Frame

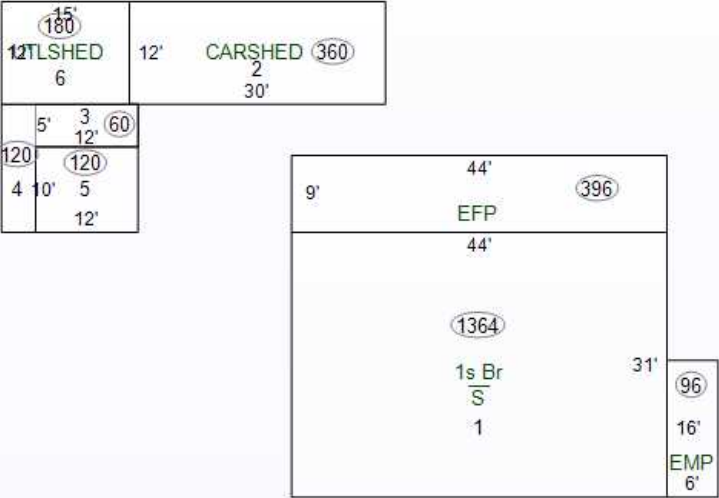
396

\$16,300

Porch, Enclosed Masonry

96

\$8,000



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1364	1364	\$107,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1364	0	\$0	
				Total Base	\$107,000
Adjustments				1 Row Type Adj. x 1.00	\$107,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1364	\$3,500
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$110,500
				Sub-Total, 1 Units	
Exterior Features (+)				\$24,300	\$134,800
Garages (+) 0 sqft				\$0	\$134,800
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.92
				Replacement Cost	\$99,213

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	Brick	D	1957	1957	67	A		0.92		1,364 sqft	\$99,213	47%	\$52,580	0%	100%	1.860	1.000	100.00	0.00	0.00	\$97,800
2: Car Shed	1		D	1956	1956	68	A	\$10.10	0.92	\$7.43	12'x30'	\$2,676	65%	\$940	0%	100%	1.860	1.000	100.00	0.00	0.00	\$1,700
3: CNPY	1		D	2000	2000	24	A		0.92		60 sqft	\$294	26%	\$220	0%	100%	1.860	1.000	100.00	0.00	0.00	\$400
4: CONCP	1		D	1956	1956	68	A		0.92		120 sqft	\$589	47%	\$310	0%	100%	1.860	1.000	100.00	0.00	0.00	\$600
5: EFP	1		D	2000	2000	24	A		0.92		10'x10'	\$5,962	26%	\$4,410	0%	100%	1.860	1.000	100.00	0.00	0.00	\$8,200
6: Utility Shed	1		C	1956	1956	68	A	\$55.62	0.92	\$51.17	12'x15'	\$9,211	65%	\$3,220	0%	100%	1.860	1.000	100.00	0.00	0.00	\$6,000

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



Metzger
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