

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**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!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

This property will be offered at Online Only Auction on Wednesday, October 27, 2021— Bidding begins closing out at 6:00 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, 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 Sellers and the Buyer(s). An earnest money deposit of \$2,500.00 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 Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 3, 2021. Possession will be as of the date of closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 20' due in 21' were approximately \$428.32. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Wednesday, October 27, 2021
Bidding begins closing out at 6:00 pm!

Property Location: 3281 E. Wilcox Rd., Warsaw, IN 46580
Wayne Township • Kosciusko County
<https://bidmetzger.com/auctions/>



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

260-982-0238

WWW.METZGERAUCTION.COM




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 10/15/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	2	DOM	2	Auction	Yes				
MLS #	202143285	3281 E Wilcox Road	Warsaw	IN	46580	Status	Active	LP	\$0				
	Area	Kosciusko County	Parcel ID	43-11-25-300-109.000-031						Type	Site-Built Home		
	Sub	None	Cross Street				Bedrms	5	F Baths	1	H Baths	0	
	Location	Rural	Style	Two Story			REO	No	Short Sale	No			
	School District	WRS	Elem	Eisenhower	JrH	Edgewood			SrH	Warsaw			
	Legal Description	003-123-002.A TRCT SW 25-32-6 2.15A & 003-123-002.B TR SW 25-32-6 .04A											
	Directions	From Pierceton Rd, head south on 350 East. Turn west on Wilcox Rd. Property is on the south side of the road.											
	Inside City Limits	N	City Zoning				County Zoning	A1	Zoning Description				

Remarks Country Home on 2.19+/- Acres selling via Online Only Auction on Wednesday, October 27, 2021 - bidding begins closing out at 6:00 PM! The main level features a Kitchen /Dining Room, Living Room, Full Bath, & 2 Bedrooms. Upstairs has 3 more bedrooms. Large Screened Porch is great for relaxing in the evenings! The 2-Car Attached Garage has extra space for storage or your workshop! Updated Furnace & A/C. Great Opportunity to get into the peaceful country! Open House: Sunday, October 24 1-2pm

Agent Remarks Online Auction: Wed. 10.27.21 6pm Open House: Sun. 10.24.21 1-2pm TERMS: \$2,500 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	2.1900	/	95,396	/	360 x 475	Src	N	Lot Des	0-2.9999, Wooded			
Township	Wayne	Abv Gd Fin SqFt		1,968	Below Gd Fin SqFt		0	Ttl	Below Gd SqFt	984	Ttl Fin SqFt	1,968	Year Built	1891
Age	130	New	No	Date Complete		Ext		Vinyl	Fndtn	Crawl, Unfinished			# Rooms	12
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material						
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace		Yes		
LR	x	M	B-Upper	0	0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs		No		
DR	x	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln		No		
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan		No		
KT	x	M	Laundry Rm	Main		x		Water Soft-Owned	No	Skylight		No		
BK	x		AMENITIES	Porch Screened, Washer Hook-Up				Water Soft-Rented	No	ADA Features		No		
DN	x							Alarm Sys-Sec	No	Fence				
MB	8 x 12	M						Alarm Sys-Rent	No	Golf Course		No		
2B	16 x 16	U	Garage	2.0	/ Attached	/ 28	x 22 / 616.00	Garden Tub	No	Nr Wlkg Trails		No		
3B	16 x 16	U	Outbuilding	2nd Detached		18 x 12		Jet Tub	No	Garage Y/N		Yes		
4B	10 x 12	U	Outbuilding	x				Pool	No	Off Street Pk				
5B	14 x 14	U	Assn Dues	Not Applicable				Pool Type						
RR	x		Other Fees					FIREPLACE	Living/Great Rm					
LF	x		Restrictions											
EX	x		Water Access	Wtr Name										
WtrType		Wtr Frtg		Channel Frtg										
Water Features				Lake Type										
Auction	Yes	Auctioneer Name		Chad Metzger				Auctioneer License #		AC31300015				
Owner Name														
Financing: Existing				Proposed				Excluded Party		None				
Annual Taxes	\$428.32	Exemptions	Homestead, Over 65,				Year Taxes Payable	2021	Assessed Value					
Is Owner/Seller a Real Estate Licensee				No				Possession	At Closing					
List Office	Metzger Property Services, LLC - office: 260-982-0238							List Agent	Chad Metzger - Cell: 260-982-9050					
Agent E-mail	chad@metzgerauction.com							List Agent - User Code		UP388053395				
Co-List Office				Co-List Agent										
Showing Instr	Showing time or Open House							Start Showing Date						
List Date	10/13/2021	Exp Date	12/31/2021	Publish to Internet		Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes		
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.5%	Vari.Rate	No	Special List Cond.		None			
Virtual Tours:		Unbranded Virtual Tour	Lockbox Type	NONE			Lockbox Location	n/a		Type of Sale				
Pending Date		Closing Date		Selling Price		How Sold		CDOM 2						
Ttl Concessions Paid			Sold/Concession Remarks											
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent								

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

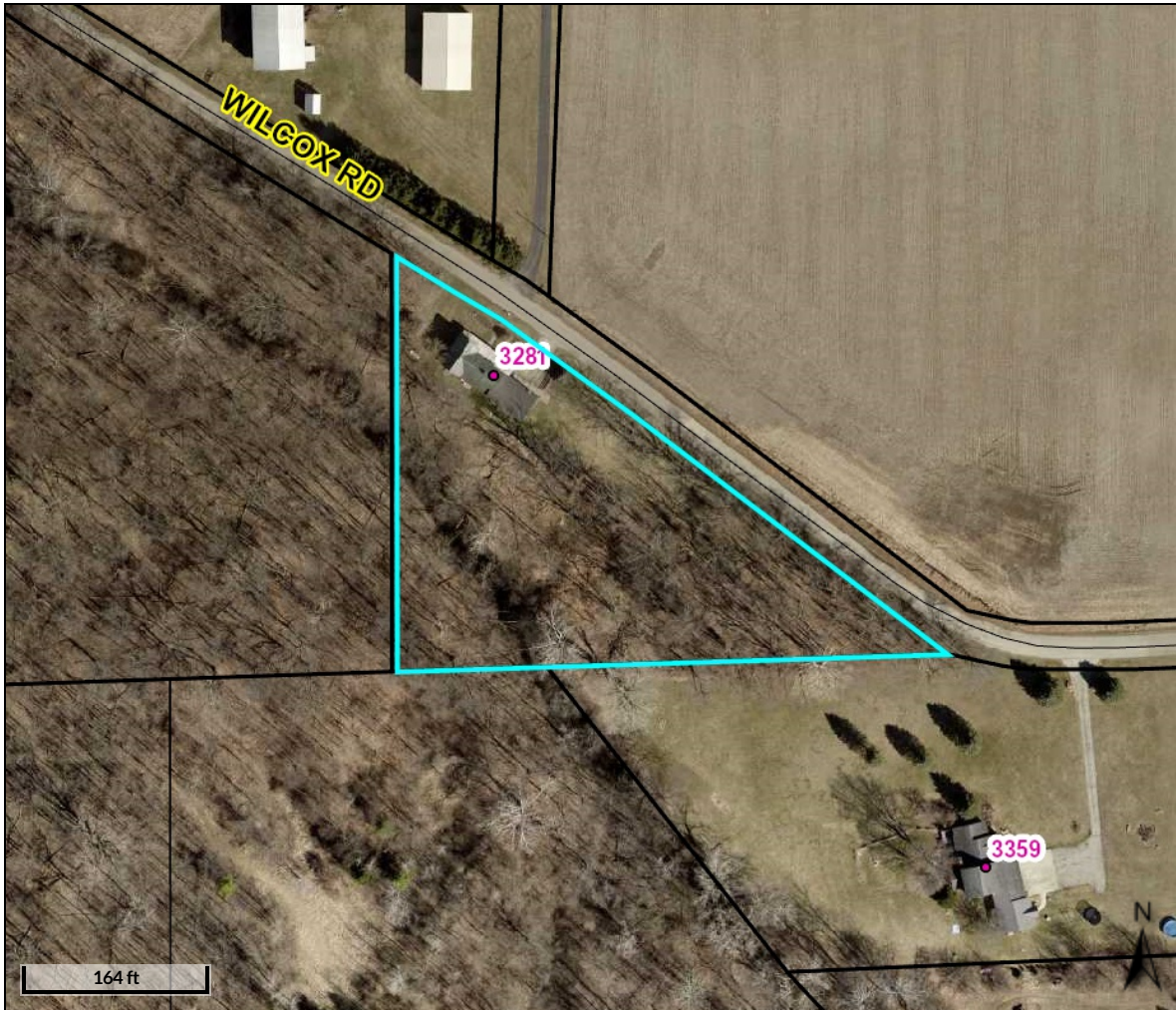
MLS content is Copyright © 2021 Indiana Regional Multiple Listing Service LLC

Featured properties may not be listed by the office/agent presenting this brochure.

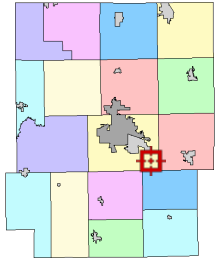


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID	003-123-002.A	Alternate ID	003-702000-80
Sec/Twp/Rng	0025-0032-6		
Property Address	3281 E WILCOX RD WARSAW	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
		Acreage	2.15

Owner Address	Banghart Doris E 3281 E Wilcox Rd Warsaw, IN 46580
---------------	--

District	Wayne
Brief Tax Description	003-123-002.A TRCT SW 25-32-6 2.15A (Note: Not to be used on legal documents)

Date created: 7/12/2021
Last Data Uploaded: 7/12/2021 3:10:47 AM

Developed by Schneider GEOSPATIAL

43-11-25-300-109.000-031

General Information

Parcel Number
43-11-25-300-109.000-031

Local Parcel Number
0370200080

Tax ID:

Routing Number
003-123-002.A

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

Year: 2021

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 308853-031
WAYNE TWP ACREAGE

Section/Plat
25-32-6

Location Address (1)
3281 E WILCOX RD
WARSAW, IN 46580

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, March 28, 2021

Review Group 2020

BANGHART DORIS E

Ownership

BANGHART DORIS E
3281 E WILCOX RD
WARSAW, IN 46580

Legal

3-123-2.A
TR SW 25-32-6 2.15A



3281 E WILCOX RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/04/2006	BANGHART DORIS E		WD	/	\$0	I
08/31/2006	BANGHART DORIS E		WD	/	\$0	I
01/01/1900	BANGHART EDWARD		WD	/	\$0	I

Res

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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
02/25/2021	As Of Date	01/01/2021	01/01/2020	01/01/2019	01/01/2018	01/01/2017
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$28,800	Land	\$28,800	\$26,300	\$26,300	\$26,300	\$26,300
\$22,000	Land Res (1)	\$22,000	\$20,000	\$20,000	\$20,000	\$20,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$6,800	Land Non Res (3)	\$6,800	\$6,300	\$6,300	\$6,300	\$6,300
\$123,200	Improvement	\$123,200	\$120,100	\$115,200	\$109,700	\$104,000
\$119,500	Imp Res (1)	\$119,500	\$116,200	\$111,400	\$106,100	\$100,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$3,700	Imp Non Res (3)	\$3,700	\$3,900	\$3,800	\$3,600	\$3,400
\$152,000	Total	\$152,000	\$146,400	\$141,500	\$136,000	\$130,300
\$141,500	Total Res (1)	\$141,500	\$136,200	\$131,400	\$126,100	\$120,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,500	Total Non Res (3)	\$10,500	\$10,200	\$10,100	\$9,900	\$9,700

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. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$22,000	\$22,000	\$22,000	0%	100%	1.0000	\$22,000
91	A		0	1.0500	1.00	\$6,500	\$6,500	\$6,825	0%	0%	1.0000	\$6,830
91	A		0	0.1000	1.00	\$6,500	\$6,500	\$650	-100%	0%	1.0000	\$00

WAYNE TWP ACREAGE/30

1/2

Notes

5/22/2019 REA: 2020 PER QUESTIONNAIRE
REMOVED 1 EXT FIX AND LEFT 1 FOR GARAGE
SINK/LEFT FP ON PER PICTOMETRY/KC

11/9/2015 REA: CHANGED EFF YR ON HOUSE &
CONDITION ON DET GARAGE FROM PR TO FR
PER PICTOMETRY

6/11/2015 2015: ADJUSTED INFLUENCE FACTOR
0.10 ACRES UNDERWATER.

Land Computations

Calculated Acreage	2.15
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.15
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.15
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	\$22,000
91/92 Value	\$6,800
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$0
CAP 3 Value	\$6,800
Total Value	\$28,800

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

2

Style

30 Older 2/2+ story 1

Finished Area

1968 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joint

☐ 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

1

1

Total

4

6

Accommodations

Bedrooms

5

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

12

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

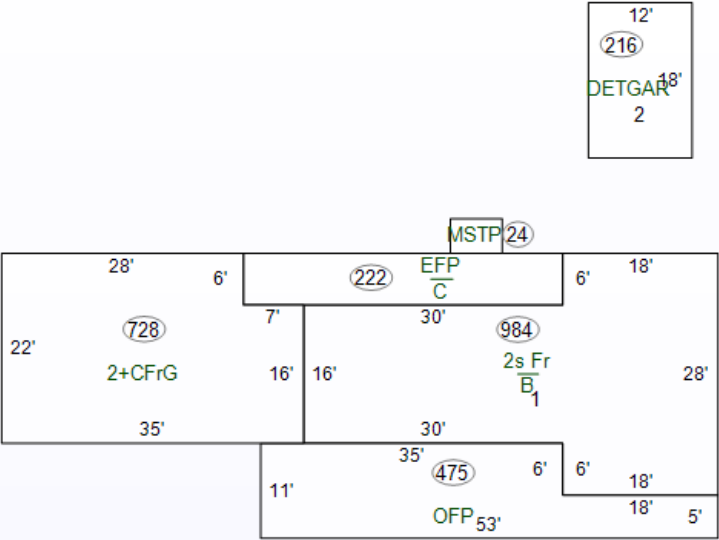
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	475	\$13,300
Porch, Enclosed Frame	222	\$10,300
Stoop, Masonry	24	\$1,400



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	984	984	\$72,400
2	1Fr	984	984	\$35,600
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		984	0	\$23,700
Crawl		222	0	\$3,000
Slab				
Total Base				\$134,700
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:2
No Heating (-)				\$0
A/C (+)				1:984 2:984
No Elec (-)				\$0
Plumbing (+ / -)				6 - 5 = 1 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$147,400
Sub-Total, 1 Units				
Exterior Features (+)				\$25,000
Garages (+) 728 sqft				\$19,400
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.92
Replacement Cost				\$158,810

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	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
1: Single-Family R 01	100%	2	Wood Frame	D+2	1891	1960	61	A		0.92		2,952 sqft	\$158,810	47%	\$84,170	0%	100%	1.420	1.0000
2: Detached Garage R 01	0%	1	Wood Frame	D	1950	1950	71	F	\$46.59	0.92	\$46.59	12'x18'	\$7,407	65%	\$2,590	0%	100%	1.420	1.0000

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
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM