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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
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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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205 Wedrick Dr., Warsaw, IN

- 3-4 BR Home just off Ranch Rd.
- Attached Garage • 1500+ Sq. Ft.
- Personal Property Selling as well!

BidMetzger.com

Online Only
AUCTION

**Mon.,
Mar. 28**
6 pm



Dustin Dillon,
Auction Manager
574-265-9215



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Bumau

260-982-0238



REAL ESTATE AUCTION TERMS

This property will be offered at Online Only Auction on Monday, March 28, 2022— 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 \$2,000.00 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 April 29, 2022. 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 21' due in 22' were approximately \$79.42 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: Monday, March 28, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 205 Wedrick Dr., Warsaw, IN 46580
Wayne Township • Kosciusko County

Auction Manager: Dustin Dillon
<https://bidmetzger.com/auctions/>



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EXPANDING YOUR HORIZON...
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- ★ FARMLAND AUCTIONS
- ★ ANTIQUE APPRAISALS
- ★ FARM SALES
- ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS
- ★ REAL ESTATE SALES

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Residential Agent Full Detail Report

Listings as of 03/07/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes				
MLS #	202207223	205 Wedrick Drive	Warsaw	IN	46580	Status	Active	LP	\$0				
	Area	Kosciusko County	Parcel ID	43-11-17-300-667.000-032						Type	Site-Built Home		
	Sub	RaMar	Cross Street				Bedrms	3	F Baths	1	H Baths	0	
	Location	City/Town/Suburb	Style	One Story			REO	No	Short Sale	No			
	School District	WRS	Elem	Washington	JrH	Edgewood	SrH	Warsaw					
	Legal Description	004-079-121 Lot 21 Ra-Mar SD											
	Directions	From SR 15, continue onto Fisher Ave. Turn southeast on Herscher Dr., then south on Ranch Rd. Turn east on Ramar Dr., south on											
	Inside City Limits	Y	City Zoning	R1	County Zoning	Zoning Description							

Remarks Ranch Home with 2-Car Attached Garage selling via Online Only Auction on Monday, March 28, 2022 -- Bidding begins closing out at 6:00 PM! This home is a spacious 1526 square feet 3, potentially 4 bedroom home located just off Ranch Road. This property also has a 24'x24' 2-car garage, and large driveway perfect for overflow parking! The garage & part of the back portion of the house has had the roof updated in 2018. There are two furnaces, central air in the main part of the house, and a water softener. Don't miss this opportunity on a home full of potential in a quiet neighborhood! Open House: Monday, March 21st 5:30-6pm

Agent Remarks Online Auction: Mon. 3.28.22 6pm Open House: Mon. 3.21.22 5:30-6pm TERMS: \$2,000 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 21	Lot Ac/SF/Dim	0.3400	/	14,810	/	120x120	Src	N	Lot Des	0-2.9999					
Township	Wayne	Abv Gd Fin SqFt		1,526	Below Gd Fin SqFt		0	Ttl	Below Gd SqFt	0	Ttl	Fin SqFt	1,526	Year Built	1956	
Age	66	New	No	Date Complete		Ext	Aluminum	Fndtn	Slab				# Rooms	8		
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material								
	DIM	L	B-Main	1	0	Sewer	City	Dryer Hookup Gas		No	Fireplace		No			
LR	x		B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec		No	Guest Qtrs		No			
DR	x		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		Laundry Rm	Main		x		Water Soft-Owned		No	Skylight		No			
BK	x		AMENITIES		Porch Covered, Porch Screened, Range/Oven			Water Soft-Rented		No	ADA Features		No			
DN	x		Hook Up Gas, Stand Up Shower, Main Floor Laundry, Washer					Alarm Sys-Sec		No	Fence					
MB	12 x 12	M						Alarm Sys-Rent		No	Golf Course		No			
2B	12 x 12	M	Garage	2.0	/ Attached	/ 24	x 24	/ 576.00	Garden Tub		No	Nr Wlkg Trails		No		
3B	12 x 10	M	Outbuilding	None	x				Jet Tub		No	Garage Y/N		Yes		
4B	x		Outbuilding			x		Pool		No	Off Street Pk					
5B	x		Assn Dues		Not Applicable			Pool Type								
RR	x		Other Fees													
LF	x		Restrictions													
EX	x		Water Access		Wtr Name											
WtrType		Wtr Frtg			Channel Frtg											
Water Features			Lake Type													
Auction	Yes	Auctioneer Name		Chad Metzger & Dustin Dillon					Auctioneer License #		AC31300015					
Owner Name																
Financing: Existing				Proposed				Excluded Party				None				
Annual Taxes	\$79.42	Exemptions		Homestead, Mortgage, 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 - Off: 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	3/7/2022	Exp Date		5/31/2022	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.		2.0%	Vari.Rate		No	Special List Cond.		None	
Virtual Tours:			Lockbox Type		MECH			Lockbox Location		front door		Type of Sale				
Pending Date			Closing Date			Selling Price			How Sold			CDOM				0
Ttl Concessions Paid				Sold/Concession Remarks												
Sell Off			Sell Agent			Co-Sell Off			Co-Sell Agent							

Presented by:

Chad Metzger - Cell: 260-982-9050 / 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).

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03/07/2022 12:57 PM

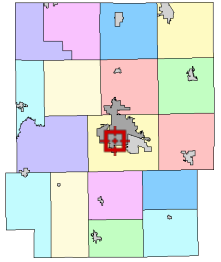


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID 004-079-121 Alternate ID 004-716011-80
 Sec/Twp/Rng -- Class RESIDENTIAL ONE FAMILY
 Property 205 DWELLING ON A PLATTED LOT
 Address WEDRICK DR Acreage n/a
 WARSAW

Owner Pickett J Daniel 1/4 & Shelly J Goshert 1/4 & Timothy A
 Address Pickett 1/4 & Cindy S Justice 1/4 TIC
 Eva G Pickett LE
 c/o Eva G Pickett
 1408 Ranch Rd
 Warsaw, IN 46580

District Warsaw
 Brief Tax Description 004-079-121 | Lot 21 Ra-Mar SD
 (Note: Not to be used on legal documents)

Date created: 1/20/2022
 Last Data Uploaded: 1/20/2022 3:13:26 AM

Developed by Schneider
 GEOSPATIAL



260-982-0238

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Average Utilities

	<u>Company</u>	<u>Average Amount</u> <i>per Month - Estimate</i>
Gas	<u>NIPSCO</u>	<u>\$ 200⁰⁰</u>
Electric	<u>NIPSCO</u>	<u>\$ 60⁰⁰</u>
Water	<u>4' inch well</u>	<u>\$ Ø</u>
Other	<u>City of Warsaw (sewage / trash)</u>	<u>\$ 42⁰⁰</u>
HOA	<u>None</u>	<u>\$ Ø</u>

43-11-17-300-667.000-032

General Information

Parcel Number
43-11-17-300-667.000-032

Local Parcel Number
0471601180

Tax ID:

Routing Number
004-079-121

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 400500-032
HERSCHERS

Section/Plat
17-32-6

Location Address (1)
205 WEDRICK DR
WARSAW, IN 46580

Zoning
R-1 RESIDENCE DISTRICT (WAR

Subdivision
Ra-Mar SD

Lot
21

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, March 28, 2021

Review Group 2020

PICKETT J DANIEL 1/4 ETAL

Ownership

PICKETT J DANIEL 1/4 ETAL
C/O EVA G PICKETT
205 WEDRICK DR
WARSAW, IN 46580

Legal

4-79-121
LOT 21 RA-MAR SD



205 WEDRICK DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/24/2014	PICKETT J DANIEL 1/	2014121055	QC	/	\$0	I
12/26/2013	PICKETT J DANIEL 1/	2013121034	WD	/	\$0	I
01/31/2006	PICKETT J DANIEL 1/		WD	/	\$0	I
12/27/1996	PICKETT EVA G	0	WD	/	\$0	I
01/01/1900	PICKETT HARRY JOS		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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$26,800	Land	\$26,800	\$24,200	\$24,200	\$24,200	\$24,200
\$26,800	Land Res (1)	\$26,800	\$24,200	\$24,200	\$24,200	\$24,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$82,300	Improvement	\$82,300	\$77,600	\$64,600	\$62,000	\$57,600
\$82,300	Imp Res (1)	\$82,300	\$77,600	\$64,600	\$62,000	\$57,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$109,100	Total	\$109,100	\$101,800	\$88,800	\$86,200	\$81,800
\$109,100	Total Res (1)	\$109,100	\$101,800	\$88,800	\$86,200	\$81,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 180', CI 100' X 180')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		122	122x122	0.88	\$250	\$220	\$26,840	0%	100%	1.0000	\$26,840

HERSCHERS/400500-032

1/2

Notes

7/3/2019 REA: 2020 REAS CHANGED EFF AGE FOR UPGRADES SINCE BUILT.

CORRECTED RM & BDRM COUNT PER QUESTIONNAIRE--JS

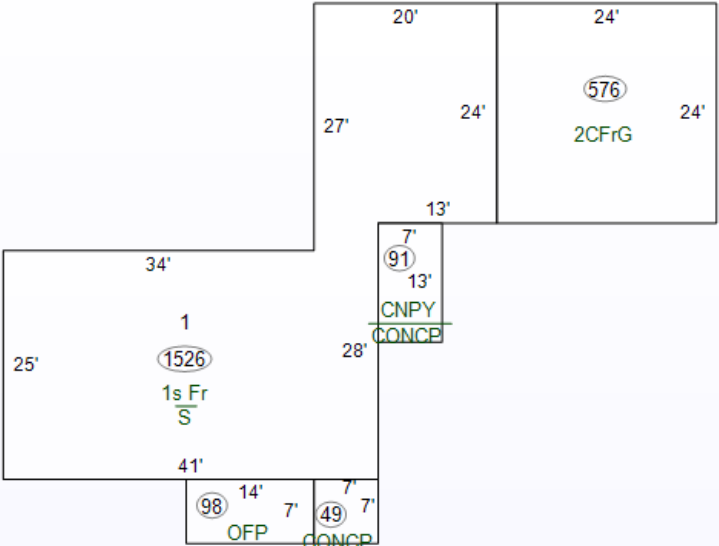
12/1/2015 REA: 2016 REMOVED INFLUENCE FACTOR FOR EXCESS FRONTAGE ON LAND FOR REASSESSMENT

12/30/2014 ETAL: ETAL: SHELLY J GOSHERT 1/4 & TIMOTHY A PICKETT 1/4 & CINDY S JUSTICE 1/4 TIC EVA G PICKETT LE

Land Computations

Calculated Acreage	0.34
Actual Frontage	122
Developer Discount	<input type="checkbox"/>
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	\$26,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$26,800

General Information			Plumbing		
Occupancy	Single-Family		#	TF	
Description	Single-Family		Full Bath	1	3
Story Height	1		Half Bath	0	0
Style	11 1 story older		Kitchen Sinks	1	1
Finished Area	1526 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
Floor Finish			Total	3	5
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile		Accommodations		
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet		Bedrooms	3	
<input checked="" type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished		Living Rooms	0	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		Dining Rooms	0	
<input type="checkbox"/> Parquet			Family Rooms	0	
Wall Finish			Total Rooms	8	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		Heat Type		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		Central Warm Air		
<input type="checkbox"/> Fiberboard					
Roofing					
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile	
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other			
Exterior Features					
Description			Area	Value	
Patio, Concrete			91	\$600	
Canopy, Shed Type			91	\$700	
Porch, Open Frame			98	\$4,400	
Patio, Concrete			49	\$300	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1526	1526	\$94,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1526	0	\$0	
		Total Base			\$94,000
Adjustments		1 Row Type Adj. x 1.00			\$94,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1526	\$3,400
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$97,400
Sub-Total, 1 Units					
Exterior Features (+)				\$6,000	\$103,400
Garages (+) 576 sqft				\$16,700	\$120,100
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.92
Replacement Cost					\$99,443

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	Improv Value
1: Single-Family	100%	1	Wood Frame	D+2	1956	1972	49	A		0.92		1,526 sqft	\$99,443	40%	\$59,670	0%	100%	1.380	1.0000	\$82,300

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**

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