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**PROVIDING PROFESSIONAL AUCTION,
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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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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

22+/- Acres of Recreational Woods!

This property will be offered at Online Only Auction on Wednesday, September 14, 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 \$3,000.00 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before October 14, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$106.60. 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, September 14, 2022
Bidding begins closing out at 6:00 pm!

Property Location: Driveway off of Fawley St., Warsaw, IN 46850
Wayne Township • Kosciusko County

Auction Manager: John Burnau at 574.376.5340
<https://bidmetzger.com/auctions/>



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

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Listings as of 08/11/2022

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202233499 **126 Fawley Street** **Warsaw** **IN 46580** **Status Active** **LP \$0**



Area Kosciusko County **Parcel ID** 43-11-17-300-781.000-032 **Type** Agricultural Land

Sub None **Cross Street**

School District WRS Elem Washington JrH Edgewood **Lot #**

REO No **Short Sale** No **Waterfront Y/N** N

Legal Description 004-079-101 Pt Sw 17-32-6 22.39A

Directions Property is west of Winona Lake off of Fawley St. There is a driveway that turns onto the wooded property.

Inside City Limits Y **City Zoning** R1 **County Zoning** **Zoning Description**

Remarks 22+/- Acres of Recreational Land selling via Online Only Auction on Wednesday, September 14, 2022 -- Bidding begins closing out at 6 PM! Lots of Potential for this 22+/- Wooded Acreage in Warsaw, IN! Driveway leads back into the woods. Great for outdoor sports or build your dream home!

Agent Remarks Online Auction: Wed. 9.14.22 6pm TERMS: \$3,000 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 **Lot Ac/SF/Dim** 22.3900 / 975,308 / 1900x800

Parcel Desc Heavily Wooded, 15+ **Platted Development** No **Platted Y/N** Yes

Township Wayne **Date Lots Available** **Price per Acre** \$0.00

Type Use Agriculture, Residential, **Road Access** City **Road Surface** Asphalt **Road Frontage** City

Water Type None **Easements** Yes

SEWER TYPE None **Water Frontage**

Type Fuel None **Assn Dues** Not Applicable

Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No

Can Property Be Divided? Yes

Water Access

Water Name **Lake Type**

Water Features

Water Frontage **Channel Frontage** **Water Access**

Auction Yes **Auctioneer Name** Chad Metzger & John Burnau **Auctioneer License #** AC31300015

Auction Location **Auction Start Date** 9/14/2022

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$106.60 **Exemption** **Year Taxes Payable** 2022 **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 ID RB14045939 **Agent E-mail** chad@metzgerauction.com

Co-List Office **Co-List Agent**

Showing Instr

List Date 8/11/2022 **Exp Date** 11/30/2022

Contract Type Exclusive Right to Sell **BBC** 2.5% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0

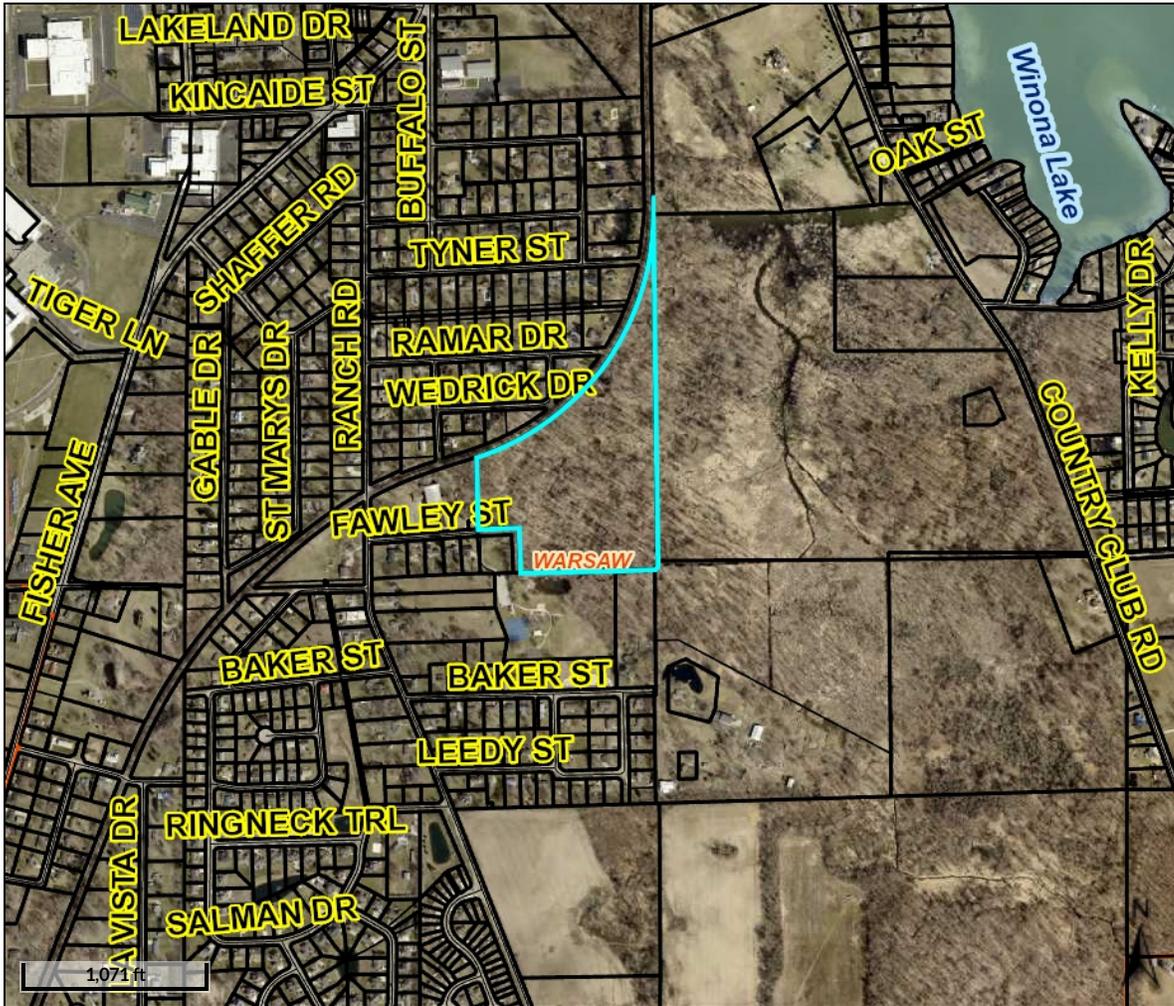
Total Concessions Paid **Sold/Concession Remarks**

Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

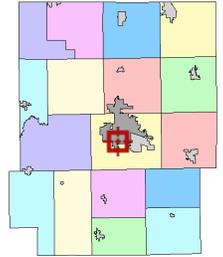


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID 004-079-101

Alternate ID 004-706008-71

Owner Address Makinson Sherri

Sec/Twp/Rng 0017-0032-6

Class AGRICULTURAL - VACANT LAND

1376 Wausau St

Property Address

Acreage 22.39

Warsaw, IN 46580

District Warsaw

Brief Tax Description 004-079-101 | Pt Sw 17-32-6 22.39A

(Note: Not to be used on legal documents)

Date created: 8/3/2022

Last Data Uploaded: 8/3/2022 3:22:22 AM

Developed by Schneider GEOSPATIAL

General Information

Parcel Number 43-11-17-300-781.000-032
Local Parcel Number 0470600871

Tax ID:

Routing Number 004-079-101

Property Class 100 Vacant Land

Year: 2022

Location Information

County Kosciusko
Township WAYNE
District 032 (Local 032)
School Corp 4415
Neighborhood 408802-032
Section/Plat 17-32-6
Location Address (1) COUNTRY CLUB RD

Zoning R-1 RESIDENCE DISTRICT (WAR

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022 Review Group 2020

Ownership

MAKINSON SHERRI
1376 WAUSAU ST
WARSAW, IN 46580

Legal

4-79-101
PT SW 17-32-6 22.39A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/26/2021 and 01/01/1900.

Notes

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows for various land parcels.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

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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