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

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REAL ESTATE AUCTION TERMS

Apartment Buildings & Condos!

This property will be offered at Auction on Thursday, January 19, 2023 at 6:30 pm at the Metzger Auction Center in Warsaw, IN. Bid Live In-Person or Online! 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 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. 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 February 24, 2023. 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 \$14,962.19 for all properties combined. 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.

Auction: Thursday, January 19, 2023 at 6:30 pm

Auction Location: Metzger Auction Center - 2653 E. US 30, Warsaw, IN

Tract 1: 501 N. Union St., Warsaw, IN 46580

Tract 2: 526 Oak Glen Dr., Warsaw, IN 46580

Tract 3: 2246 W. 100 S., Warsaw, IN 46580

Wayne Township • Kosciusko County

<https://bidmetzger.com/auctions/>

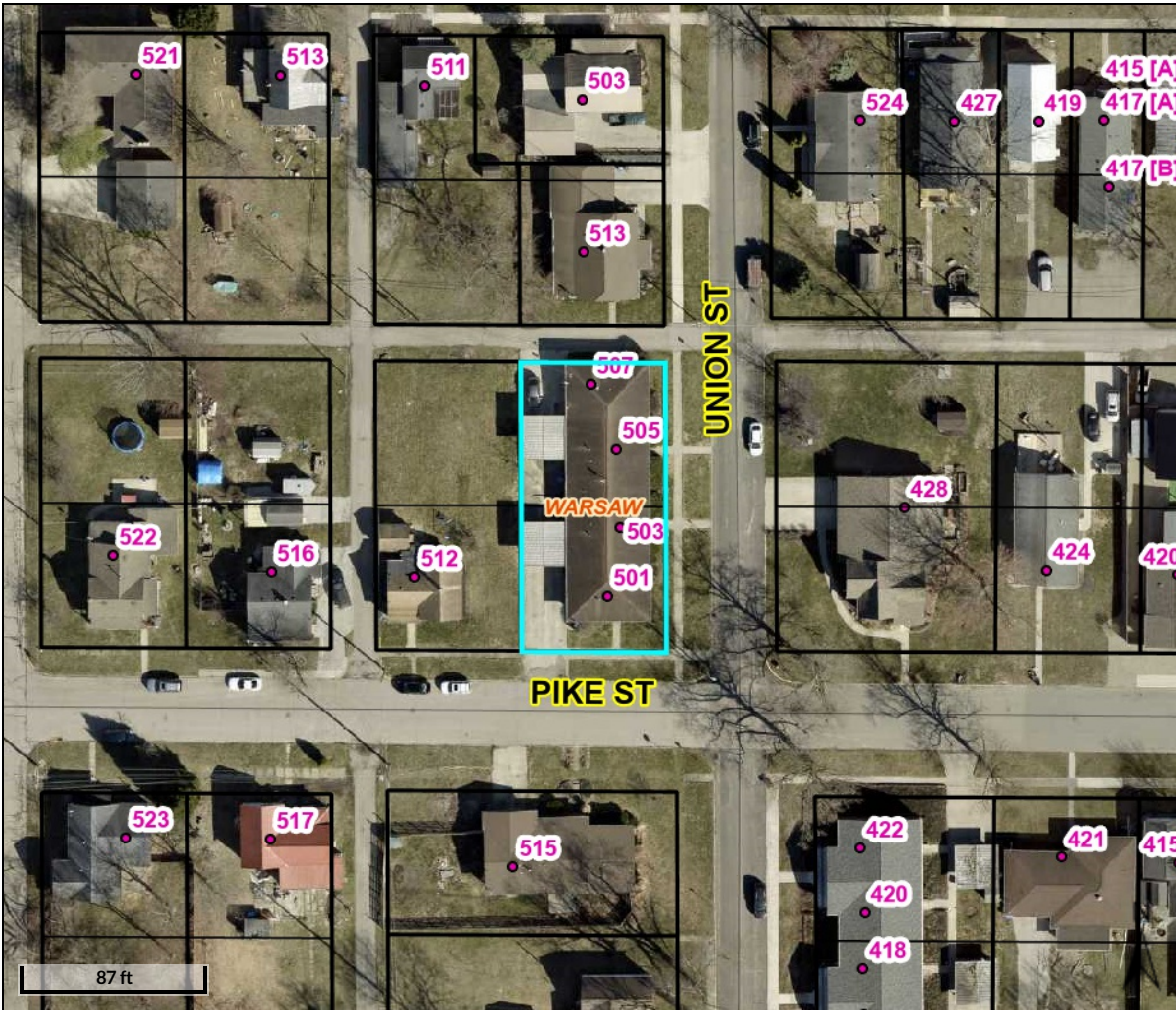


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

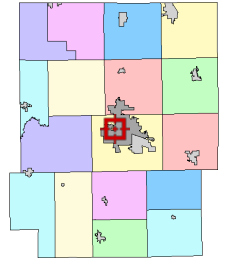
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

260-982-0238

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Overview



Legend

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

Parcel ID	004-037-079	Alternate ID	004-723038-70	Owner Address	Fussle Realty LLC
Sec/Twp/Rng	--	Class	COMMERCIAL 4-19 FAMILY APARTMENTS		PO Box 3594
Property Address	507 N UNION ST WARSAW	Acreage	n/a		Munster, IN 46321
District	Warsaw				
Brief Tax Description	004-037-079 E 1/2 Lots 5 & 6 Kist & Woods Add <i>(Note: Not to be used on legal documents)</i>				

Date created: 10/14/2022
Last Data Uploaded: 10/14/2022 4:21:15 AM

Developed by  Schneider
GEOSPATIAL

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes		
MLS #	202249750	501 N Union Street	Warsaw	IN	46580	LP \$0					
	Area	Kosciusko County	Parcel ID	43-11-07-100-407.000-032		Type	Site-Built Home		Waterfront	No	
	Sub	Kist & Woods	Cross Street			Bedrms	2	F Baths	1	H Baths	0
	Township	Wayne	Style	One Story		REO	No	Short Sale	No		
	School District	WRS	Elem	Washington	JrH	Edgewood	SrH Warsaw				
	Legal Description	4-37-79 E 1/2 LOTS 5 & 6 KIST & WOODS ADD									
Directions	Heading east into Warsaw on Old Rd 30, continue on Lake St. Head west on Pike St., then north on Union St. Property is on the										
Inside City Limits	Y	City Zoning	R3	County Zoning			Zoning Description				

Remarks 4 Unit Apartment Building going to Auction on Thursday, January 19, 2023 at 6:30 pm! Tract 1: Each of the 4 apartment units feature a Living Room, Kitchen, 2 Bedrooms, & 1 Bath! Each Unit has their own private access to an unfinished basement with a washer & dryer! There are 2 Carports available on the Back of the Building for parking. Great Income Producing Real Estate! Come see for yourself! Bid Live In-Person or Online! Bid on individually, in combination, or for all 3 Income Producing Properties! Open House: Sunday, January 15th 2:30-3:30pm

Agent Remarks Auction: Thurs. 1.19.23 6:30pm Open House: Sun. 1.15.23 2:30-3:30pm TERMS: 10% down the day of auction. Possession at Closing. Rent & Taxes prorated. No Survey unless required for clear title. Seller to provide Warranty Deed & Owner's Title Insurance Policy. 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 0	Lot Ac/SF/Dim	0.2000	/	8,712	/	130x65	Lot Desc	Corner, 0-2.9999			
Above Gd Fin SqFt	3,159	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0	Ttl Below Gd SqFt	3,159	Ttl Fin SqFt	3,159	Year Built	1967
Age	55	New Const	No	Date Complete		Ext	Brick	Bsmt	Unfinished		# Rooms	5
Room Dimensions		Baths	Full	Half	Water	Sewer	CITY	Basement Material				
RM DIM	LVL	B-Main	1	0	Fuel /	Gas, Forced Air	Dryer Hookup Gas	No	Fireplace	No		
LR	x	B-Upper	0	0	Heating		Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x	B-Blw G	0	0	Cooling	Central Air	Dryer Hookup G/E	No	Split FlrPln	No		
FR	x						Disposal	No	Ceiling Fan	No		
KT	x	Laundry Rm	Basement	x			Water Soft-Owned	No	Skylight	No		
BK	x	AMENITIES	Porch Covered, Porch Open, Range/Oven Hook Up Elec, Tub/Shower Combination, Washer Hook-Up				Water Soft-Rented	No	ADA Features	No		
DN	x						Alarm Sys-Sec	No	Fence			
MB	12 x 12	M					Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 12	M					Garden Tub	No	Nr Wlkg Trails	No		
3B	x	Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No		
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, Washer, Dryer-Electric, Range-Electric				
LF	x	Other Fees										
EX	x	Restrictions										

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	1/19/2023	Time	6:30 PM
Financing:	Existing	Proposed		Location	Metzger Auction Center 2653 E.		
Annual Taxes	\$2,163.36	Exemptions	No Exemptions	Excluded Party	None		
Possession	At closing	Year Taxes Payable	2022	Assessed Value			
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	List Team			
Co-List Office		Co-List Agent					
Showing Instr	Showingtime or Open House						
List Date	12/16/2022	Start Showing Date		Exp Date	2/28/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	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 Off		Co-Sell Agent	
						Sell Team	

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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TRACT 1: 501 N. Union St., Warsaw, IN 46580
4-Unit Apartment Building

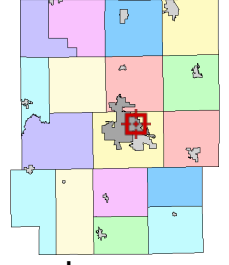


2 Bedrooms, 1 Bath per Unit
Private Laundry in Basement for each unit
2 Carports





Overview




Legend

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

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Developed by  Schneider
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Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202249751	526 Oak Glen Drive	Warsaw	IN 46580	LP \$0
	Area Kosciusko County	Parcel ID 43-11-10-400-242.000-032	Type Site-Built Home	Waterfront No
	Sub Oak Glen Estate	Cross Street	Bedrms 2	F Baths 1
	Township Wayne	Style Two Story	REO No	Short Sale No
	School District WRS	Elem Lincoln	JrH Lakeview	SrH Warsaw
Legal Description 4-50-50 LOT 14 OAK GLEN ESTATES SD 2				
Directions From US 30 (Lake City Highway), head south on Parker St. Turn east on Walter Way, then south on Oak Glen Dr. Property is on the				
Inside City Limits Y	City Zoning R2	County Zoning	Zoning Description	

Remarks Great Investment Opportunity with this Apartment Building going to Auction on Thursday, January 19, 2023 at 6:30 pm! Tract 2: This 2-Story Brick Apartment Building features 8 units. All units are 1 level with 4 on the main level & 4 on the second level. Each unit has 2 Bedrooms & 1 Bath. There is a Common Laundry Room in the Finished Basement with 2 washers & 2 dryers. Large Parking Lot & Great Location near shopping & restaurants! Bid Live In-Person or Online! Bid on individually, in combination, or for all 3 Income Producing Properties! Open House: Sunday, January 15th 1-2pm

Agent Remarks Auction: Thurs. 1.19.23 6:30pm Open House: Sunday, January 15th 1-2pm TERMS: 10% down the day of auction. Possession at Closing. Rent & Taxes prorated. No Survey unless required for clear title. Seller to provide Warranty Deed & Owner's Title Insurance Policy. 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 14	Lot Ac/SF/Dim	0.4800	/	20,909	/	200x115	Lot Desc	0-2.9999					
Above Gd Fin SqFt	6,660	Above Gd Unfin SqFt	0				Below Gd Fin SqFt	3,330	Ttl Below Gd SqFt	3,330	Ttl Fin SqFt	9,990	Year Built	1986
Age	36	New Const	No	Date Complete		Ext	Brick	Bsmt	Full Basement				# Rooms	5
Room Dimensions		Baths	Full	Half	Water	CITY	Basement Material							
RM DIM	LVL	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 Hookup G/E	No	Split FlrPln	No				
FR	x				Cooling	Central Air	Disposal	No	Ceiling Fan	No				
KT	x	Laundry Rm	Basement	x			Water Soft-Owned	No	Skylight	No				
BK	x	AMENITIES	Porch Covered, Porch Open, Range/Oven Hook Up Elec, Washer Hook-Up											
DN	x						Water Soft-Rented	No	ADA Features	No				
MB	10 x 8	M					Alarm Sys-Sec	No	Fence					
2B	10 x 8	M					Alarm Sys-Rent	No	Golf Course	No				
3B	x	Garage	/	/	x	/	Garden Tub	No	Nr Wlkg Trails	No				
4B	x	Outbuilding 1	None		x		Jet Tub	No	Garage Y/N	No				
5B	x	Outbuilding 2			x		Pool	No	Off Street Pk					
RR	x	Assn Dues			Frequency	Not Applicable	Pool Type							
LF	x	Other Fees					SALE INCLUDES	Refrigerator, Range-Electric						
EX	x	Restrictions												

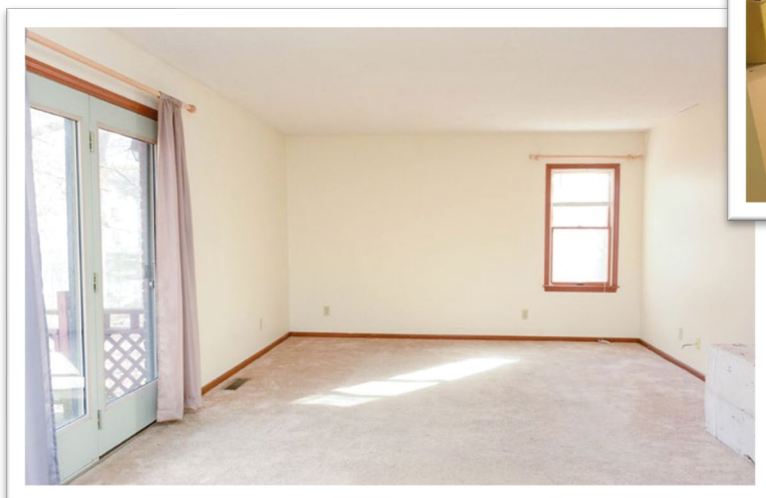
Water Access	Wtr Name	Water Frontage	Channel Frontage
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 1/19/2023	Time 6:30 PM
Financing: Existing	Proposed	Location Metzger Auction Center 2653 E.	Excluded Party None
Annual Taxes \$5,710.41	Exemptions No Exemptions	Year Taxes Payable 2022	Assessed Value
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	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 12/16/2022	Start Showing Date	Exp Date 2/28/2023	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%	Variable Rate No	Special List Cond. None
Virtual Tours:	Lockbox Type None	Lockbox Location n/a	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 Off	Co-Sell Agent
			Sell Team

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238
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TRACT 2: 526 Oak Glen Dr., Warsaw, IN 46580
8-Unit Apartment Building

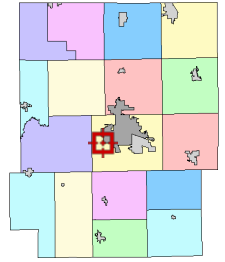


4 Units on Upper level, 4 Units on Main level
2 Bedrooms, 1 Bath per unit
Common Laundry Area in Finished Basement





Overview




Legend

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

Parcel ID	003-088-CONDOLAND	Alternate ID	003-707004-70	Owner Address	Fussle Realty LLC PO Box 3594 Munster, IN 46321
Sec/Twp/Rng	--	Class	RESIDENTIAL CONDOMINIUM UNIT FAMILY DWELLING ON A PLATTED LOT		
Property Address		Acres	n/a		
District	Wayne				
Brief Tax Description	003-088-001.AA208 UNIT 208 & GARAGE & 12.5% INT IN COMMON AREA GOLF VIEW CONDOMINIUMS				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/14/2022
Last Data Uploaded: 10/14/2022 4:21:15 AM

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202249753	2246 W 100 S	Warsaw	IN	46580	LP \$0			
	Area	Kosciusko County	Parcel ID	43-10-13-200-060.000-031	Type	Site-Built Home	Waterfront	No	
	Sub	None	Cross Street		Bedrms	2	F Baths	1	
	Township	Wayne	Style	Two Story	REO	No	Short Sale	No	
	School District	WRS	Elem	Washington	JrH	Edgewood	SrH	Warsaw	
	Legal Description	3-88-1.A PT W 1/2 SE 13-32-5 5.92A							
Directions	Southwest of Warsaw, just off of SR 25. Continue north onto Zimmer Rd. Property is on the west side of the road.								
Inside City Limits	N	City Zoning		County Zoning	R1	Zoning Description			

Remarks Two Story Condominiums sitting on almost 6 acres going to Auction on Thursday, January 19, 2023 at 6:30 pm! Currently operated as an apartment building, sell off each unit as condominiums, or keep renting out! Tract 3: Great Location across the street from Rosella Golf Course! Each unit has a Kitchen, Large Living Room, Half Bath, & Laundry Room on the Main Level with 2 Bedrooms & a Full Bath on the 2nd Level! There are 2 Carports with 1 stall designated for each condo as well as off-street parking. Basement is unfinished and could be used as storage or converted into more apartments! Situated on 5.92+/- Acres, there is room for expansion to add more condos for more income potential! Bid Live In-Person or Online! Bid on individually, in combination, or for all 3 Income Producing Properties! Open House: Sunday, January 15th 3-4pm

Agent Remarks Auction: Thurs. 1.19.23 6:30pm Open House: Sun. 1.15.23 3-4pm TERMS: 10% down the day of auction. Possession at Closing. Rent & Taxes prorated. No Survey unless required for clear title. Seller to provide Warranty Deed & Owner's Title Insurance Policy. 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	5.9200	/	257,875	/	590x480	Lot Desc	3-5.9999				
Above Gd Fin SqFt	9,280	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0	Ttl Below Gd SqFt	9,280	Ttl Fin SqFt	9,280	Year Built	1970	
Age	52	New Const	No		Date Complete		Ext	Brick	Bsmt	Full Basement, Unfinished	# Rooms	5	
Room Dimensions		Baths	Full	Half	Water		WELL		Basement Material				
RM DIM	LVL	B-Main	0	1	Sewer		Septic		Dryer Hookup Gas	No	Fireplace	No	
LR	x	B-Upper	1	0	Fuel /		Gas, Forced Air		Dryer Hookup Elec	No	Guest Qtrs	No	
DR	x	B-Blw G	0	0	Heating				Dryer Hookup G/E	No	Split FlrPln	No	
FR	x				Cooling		Central Air		Disposal	Yes	Ceiling Fan	No	
KT	x	Laundry Rm	Main				x		Water Soft-Owned	No	Skylight	No	
BK	x	AMENITIES	Disposal, Porch Open, Range/Oven Hook Up Elec,							Water Soft-Rented	No	ADA Features	No
DN	x		Main Floor Laundry, Washer Hook-Up							Alarm Sys-Sec	No	Fence	
MB	12 x 12	U							Alarm Sys-Rent	No	Golf Course	No	
2B	12 x 12	U							Garden Tub	No	Nr Wlkg Trails	No	
3B	x	Garage	1.0	/	Carport	/	22 x 24	/	528.00	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	Dishwasher, Refrigerator, Range-Electric			
LF	x	Other Fees											
EX	x	Restrictions											

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	1/19/2023	Time	6:30 PM
Financing:	Existing	Proposed		Location	Metzger Auction Center 2653 E.		
Annual Taxes	\$7,088.42	Exemptions	No Exemptions	Excluded Party	None		
Possession	At closing	Year Taxes Payable	2022	Assessed Value			
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	List Team			
Co-List Office		Co-List Agent					
Showing Instr	Showingtime or Open House						
List Date	12/16/2022	Start Showing Date		Exp Date	2/28/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	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 Off		Co-Sell Agent	
						Sell Team	

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238
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TRACT 3: 2246 W. 100 S., Warsaw, IN 46580

8 Two-Story Condominiums



5.92+/- Acres

2 Bedrooms, 1.5 Baths per Unit

In Unit Laundry

2 Carports & Parking Lot

Unfinished Full Basement



GOLF VIEW CONDOMINIUMS (PRELIMINARY)

HORIZONTAL PROPERTY REGIME

SITUATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 32 NORTH, RANGE 5 EAST, KOSCIUSKO COUNTY, INDIANA

DESCRIPTION

TRACT 1:
A TRACT OF LAND IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 32 NORTH, RANGE 5 EAST, KOSCIUSKO COUNTY, INDIANA, MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF STATE ROAD 25, SAID POINT IS 20 FEET WEST AND 500.9 FEET NORTH 00 DEGREES 46 MINUTES EAST, OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 14 MINUTES WEST, 409.3 FEET TO AN IRON PIN; THENCE NORTH 06 DEGREES 20 MINUTES 20 SECONDS WEST (RECORDED NORTH 07 DEGREES 41 MINUTES WEST), ALONG THE EAST RIGHT-OF-WAY LINE OF A NORTHERN INDIANA PUBLIC SERVICE COMPANY'S EASEMENT, A DISTANCE OF 584.49 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 14 MINUTES EAST, A DISTANCE OF 481.60 FEET TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 25; THENCE SOUTH 00 DEGREES 46 MINUTES WEST, ON AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 580.0 FEET TO THE POINT OF BEGINNING.

TRACT 2:

A 30-FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, SAID EASEMENT BEING IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 32 NORTH, RANGE 5 EAST, KOSCIUSKO COUNTY, INDIANA, THE CENTERLINE OF SAID EASEMENT BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF STATE ROAD 25, SAID POINT IS 20 FEET WEST AND 500.9 FEET NORTH 00 DEGREES 46 MINUTES EAST, OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 14 MINUTES WEST, 60.0 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE SOUTH 00 DEGREES 46 MINUTES WEST, PARALLEL TO THE WEST LINE OF SAID STATE ROAD 25, 500 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, SAID POINT BEING AT THE POINT OF TERMINATION OF SAID EASEMENT.

FLOOD HAZARD STATEMENT

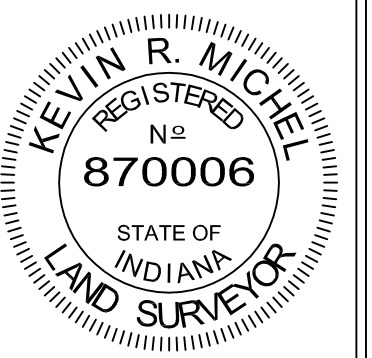
The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The surveyed tract appears to be situated in Zone "X", which is not in a flood plain, as said land plots by scale on Map Number 18085C0235D of the Flood Insurance Rate Maps for Kosciusko County, Indiana, dated September 30, 2015.

REDACTION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. - Kevin Michel

PROFESSIONAL SURVEYOR CERTIFICATION

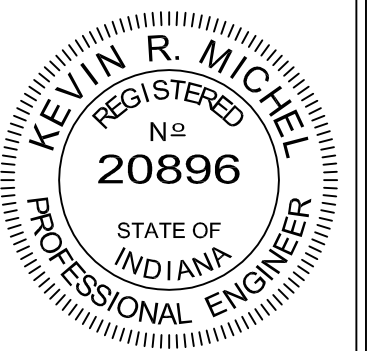
I, THE UNDERSIGNED REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFY THE HEREON PLAT TO CORRECTLY REPRESENT A SURVEY AS MADE UNDER MY DIRECTION AND THAT THIS SURVEY AND ACCOMPANYING REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH TITLE 865-IAC 1-12 AND ALL OTHER AMENDMENTS THERETO.



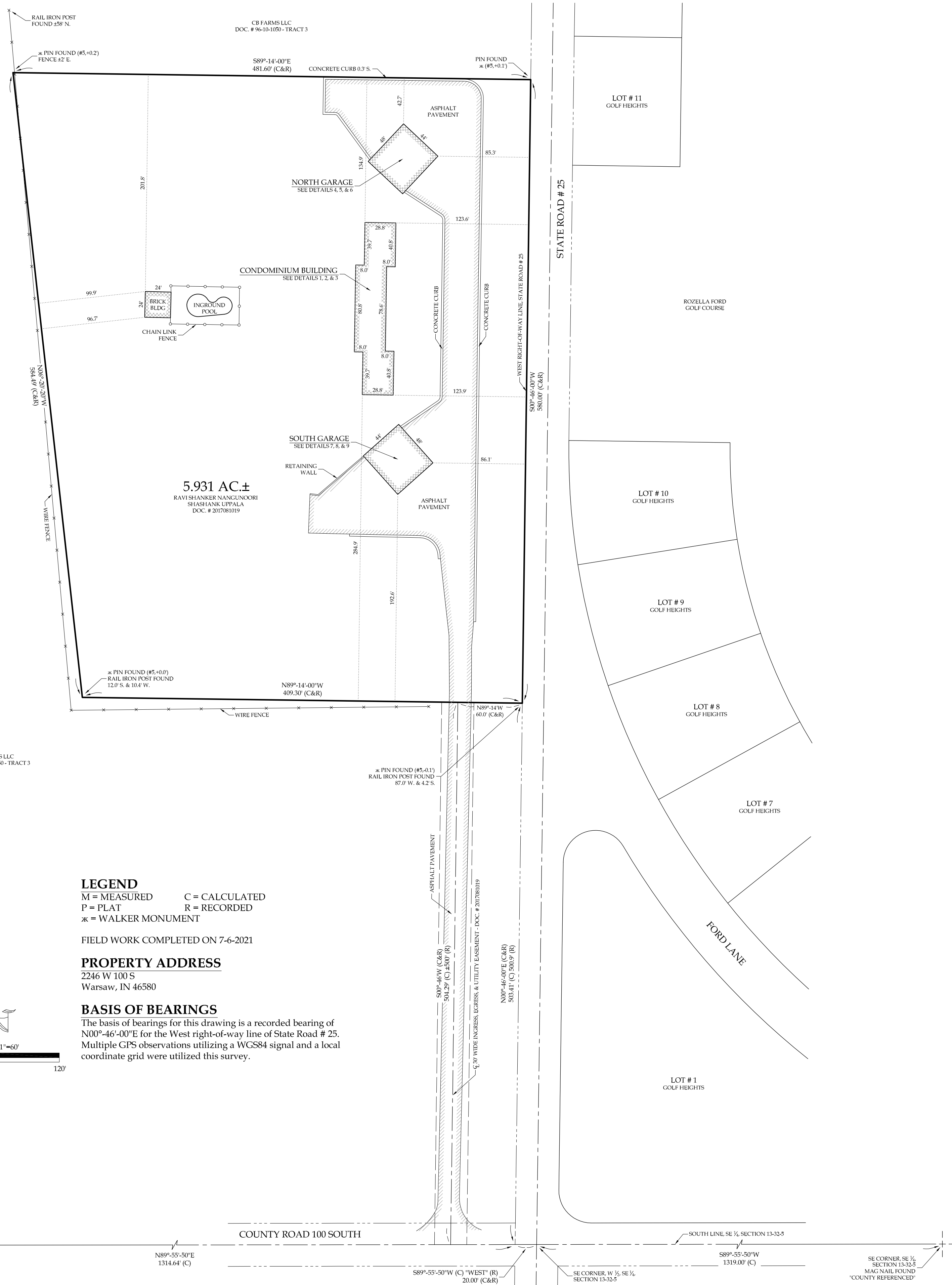
Kevin R. Michel, Registered Land Surveyor

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THE DRAWINGS SHOWN HEREON, FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, BUILDING NUMBERS, AND DIMENSIONS OF THE CONDOMINIUM UNITS "AS BUILT" BASED ON A SURVEY MADE IN JULY, 2021, UNDER MY DIRECT SUPERVISION. I FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE WITHIN PLANS ARE AN ACCURATE REPRESENTATION OF PORTIONS OF THE PLANS OF THE BUILDING AS FILED WITH, AND APPROVED BY, KOSCIUSKO COUNTY, WHICH HAS JURISDICTION OVER ISSUANCE OF PERMITS FOR THE CONSTRUCTION OF BUILDINGS.



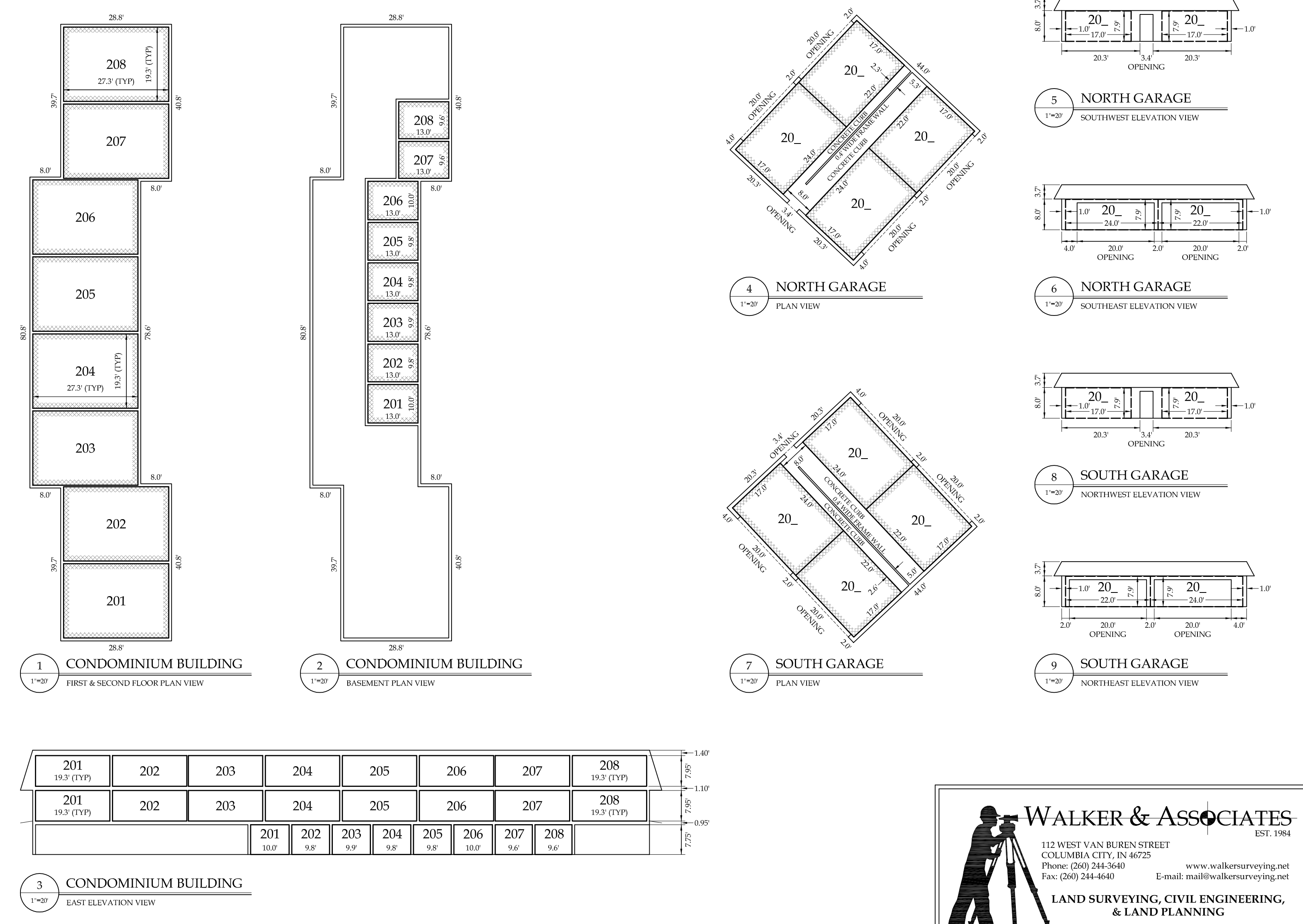
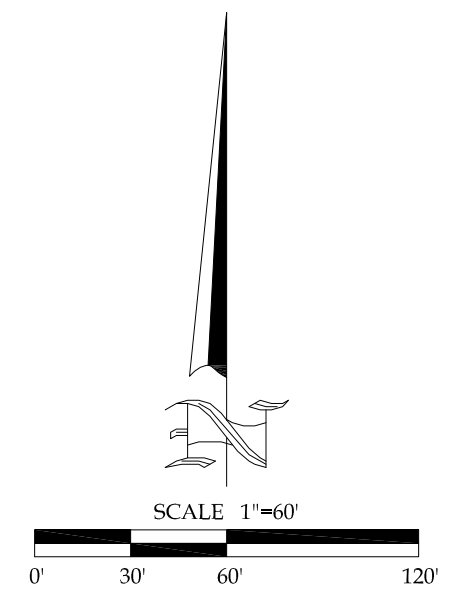
Kevin R. Michel, Registered Professional Engineer



LEGEND
M = MEASURED C = CALCULATED
P = PLAT R = RECORDED
* = WALKER MONUMENT

FIELD WORK COMPLETED ON 7-6-2021
PROPERTY ADDRESS
2246 W 100 S
Warsaw, IN 46580

BASIS OF BEARINGS
The basis of bearings for this drawing is a recorded bearing of N00°46'00"E for the West right-of-way line of State Road # 25. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.



WALKER & ASSOCIATES EST. 1984
112 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725
Phone: (260) 244-3640 www.walkersurveying.net
Fax: (260) 244-4640 E-mail: mail@walkersurveying.net
LAND SURVEYING, CIVIL ENGINEERING, & LAND PLANNING

1 SITE LAYOUT
SCALE: 1"=60'

3 CONDOMINIUM BUILDING
SCALE: 1"=20'

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Create an Account:

- Go to **bidmetzger.com** - *This will take you to all Metzger Online Auctions that are open for bidding*
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 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
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 - 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!

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- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
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 - **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

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