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**PROVIDING PROFESSIONAL AUCTION,
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**WITH SPECIALISTS IN REAL ESTATE,
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Incredible Lakefront Property on Big Chapman Lake!

This property will be offered at Auction on Saturday, July 1, 2023 at 12 pm. 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 \$25,000 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. 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 the 24 hour time period 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before August 4, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$8,993.65. 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: Saturday, July 1, 2023 at 12 pm

305 EMS C29 Ln., Warsaw, IN 46582

Plain Township • Kosciusko County

Auction Manager: Gary Spangle 574.551.1768

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



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

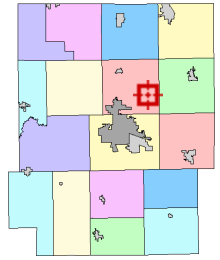
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★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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Overview




Legend

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

Parcel ID	029-092-030	Alternate ID	029-711005-50	Owner Address	Klug Edwin C
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		C/O Tina L Rice
Property Address	305 EMS C29 LN	Acreage	n/a		305 EMS C29 Ln
	WARSAW				Warsaw, IN 46582
District	Plain				
Brief Tax Description	029-092-030				
	Lot 61 & 62 Less W Pt Lot 62				
	Lake Forest 1 On Chapman Lake				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/12/2023
 Last Data Uploaded: 5/12/2023 3:24:29 AM

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202317611	305 Ems C29 Lane	Warsaw	IN 46582	LP \$0
	Area Kosciusko County	Parcel ID 43-07-23-200-254.000-016	Type Site-Built Home	Waterfront Yes
	Sub Lake Forest	Cross Street	Bedrm 6	F 4
	Township Plain	Style Two Story	REO No	Short Sale No
	School WRS	Elem Leesburg	Jr Lakeview	SrH Warsaw
Legal Description 29-92-30 LOT 61 & 62 LESS W PT LOT 62 LAKE FOREST 1 ON CHAPMAN LAKE				
Directions On the north side of Big Chapman Lake, property is on the cul-de-sac of EMS C29 Ln.				
Inside City N	City	County Zoning R1	Zoning Description	

Remarks Incredible lakefront property with endless potential going to Auction on Saturday, July 1, 2023 at 12 pm! This fixer-upper home features 6 spacious bedrooms and 4 baths, perfect for large families or guests. Entertain in the generously sized rooms, perfect for hosting gatherings and events. Enjoy the stunning panoramic views of the Big Chapman Lake with 600+ ft of water frontage from the comfort of your home. There is a generously sized enclosed porch, perfect for savoring breathtaking views of the sparkling lake all year round. Whether soaking up the sun on a summer afternoon or cozying up with a good book on a crisp autumn day, this porch is the perfect retreat. The property also includes a 2-car attached garage for convenient parking and storage. Don't miss out on this incredible opportunity to make this lakefront property your dream home. Contact us today to schedule a viewing!

Agent Remarks Auction: Sat. 7.1.23 12pm No open house. TERMS: \$25,000.00 down the day of auction. Possession at Closing. Taxes prorated. The Sellers will provide a Personal Representative's Deed and provide an Owner's Title Insurance Policy. No Survey unless required for clear title. Metzger Property Services will charge a 3% buyer's premium and that premium collected shall be retained by Metzger Property Services. Seller is selling the property on an "AS IS, WHERE IS" basis with all faults and with Seller making no repairs. Seller

Se 0	Lot 1.2900 / 56,336 / 224X251.5	Lot Desc Cul-De-Sac, Rolling, Waterfront, 0-2.9999, Lake, Water View
Above Gd Fin SqFt 6,208	Above Gd Unfin SqFt 0	Below Gd Fin 0
Age 66	New Const No	Date
Room Dimensions	Baths Full Half	Water WELL
RM DIM LV	B-Main 2 0	Well Type Private
L 21 x 14 M	B-Upper 2 0	Sewer Septic
D 13 x 12 M	B-Blw G 0 0	Fuel / Forced Air
F 31 x 17	Laundry Rm Main	Heating
K 17 x 12 M	Laundry L/W 18 x 8	Cooling Central Air
B x	AMENITIES Built-In Bookcase, Closet(s) Cedar, Closet(s)	
D 15 x 11 M	Walk-in, Deck Open, Deck on Waterfront, Dryer Hook Up	
M 21 x 18 M	Electric, Kitchen Island, Porch Covered, Porch Enclosed, Utility Sink, Tub/Shower Combination, Washer Hook-Up	
2 14 x 13 M	Garage 2.0 / Attached / 24 x 24 / 576.00	Jet Tub No
3 18 x 9 U	Outbuilding None	Pool No
4 14 x 11 U	Outbuilding	Pool Type
5 12 x 10 U	Assn Dues Frequency Not Applicable	SALE INCLUDES Water Heater Electric, Water Softener-Owned
R x	Other Fees	FIREPLACE Family Rm
LF x	Restrictions	
E 27 x 17 U		

Water LAKE	Wtr Name Big Chpmn	Water Frontage 650.00	Channel 500.00
Water Features Boat Docking Rights, Boat Lot	Water Type Lake	Lake Ski Lake	
Auctioneer Name Chad Metzger & Gary Spangle	Lic # AC31300015	Auction 7/1/2023	Time 12 pm
Financing: Existing	Proposed	Location at the property	Excluded Party None
Annual \$8,993.65	Exemptions Homestead, Supplemental	Year Taxes Payable 2023	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 Metzger Property Services, LLC	Co-List Agent Gary Spangle - Cell: 574-551-1768		
Showing Instr Showingtime or Open House			
List Date 5/26/2023	Start Showing Date	Exp Date 11/30/2023	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	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
Sell Office	Sell Agent	Sell	
Co-Sell Office	Co-Sell		

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

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This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

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**

43-07-23-200-254.000-016

KLUG EDWIN C

305 EMS C29 LN

510, 1 Family Dwell - Platted Lot

BIG CHAPMAN LAKEFRON 1/2

General Information

Parcel Number 43-07-23-200-254.000-016

Local Parcel Number 2971100550

Tax ID:

Routing Number 029-092-030

Property Class 510 1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Kosciusko

Township PLAIN

District 016 (Local 016) PLAIN TOWNSHIP

School Corp 4415 WARSAW COMMUNITY

Neighborhood 2901800-016 BIG CHAPMAN LAKEFRONT

Section/Plat 23-33-6

Location Address (1) 305 EMS C29 LN WARSAW, IN 46582

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Lake Forest I

Lot 61,62

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Monday, April 3, 2023

Review Group 2025

Ownership

KLUG EDWIN C C/O TINA L RICE 305 EMS C29 LN WARSAW, IN 46582

Legal

29-92-30 LOT 61 & 62. LESS W PT LOT 62 LAKE FOREST 1 ON CHAPMAN LAKE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates 10/22/2021 and 01/01/1900 with owners KLUG EDWIN C and KLUG EDWIN C & PA.

Notes

7/31/2020 REA: 2021 ADDED CONCP IN FRONT & CHANGED 10X15 CONCP TO 10X18 WDDK FOR REASSESSMENT. 8/25/2016 REA: 2017 PAY 2018 CHANGED OFF TO RFX/CONCP PER PICTOMETRY

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2020-2023.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 50' X 257', CI 50' X 257')

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 show data for F and OF pricing methods.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.29), Actual Frontage (250), 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 (\$359,000), CAP 2 Value (\$0), CAP 3 Value (\$61,400), Total Value (\$420,400).

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	30 Older 2/2+ story 1
Finished Area	6208 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<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	240	\$1,400
Canopy, Roof Extension	240	\$2,400
Porch, Open Frame	580	\$17,200
Wood Deck	180	\$3,200
Patio, Concrete	480	\$2,600

Plumbing

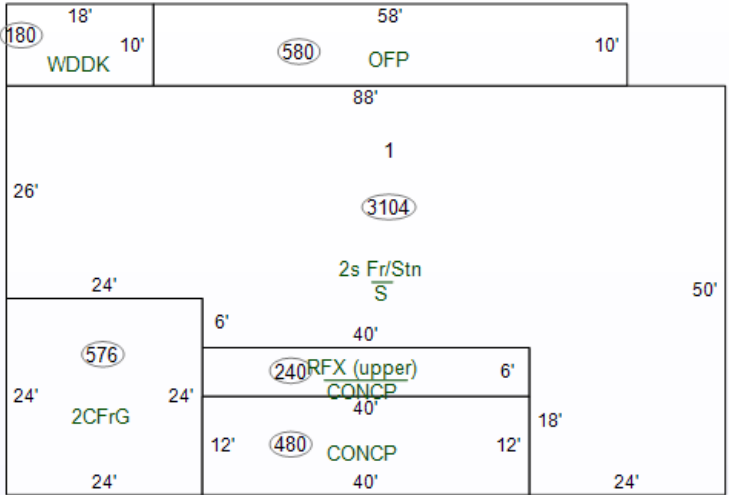
	#	TF
Full Bath	4	12
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	8	16

Accommodations

Bedrooms	6
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	15

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	3104	3104	\$187,900	
2	92	3104	3104	\$99,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		3104	0	\$0	
				Total Base	\$287,700

Adjustments

Adjustment	Value
1 Row Type Adj. x 1.00	\$287,700
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:3104 2:3104 \$11,500
No Elec (-)	\$0
Plumbing (+ / -)	16 - 5 = 11 x \$800 \$8,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$312,500

Sub-Total, 1 Units

Exterior Features (+)	\$26,800	\$339,300
Garages (+) 576 sqft	\$18,600	\$357,900
Quality and Design Factor (Grade)		1.20
Location Multiplier		0.92
Replacement Cost		\$395,122

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%	2	2/6 Masonry	B	1957	1957	66 A		0.92		6,208 sqft	\$395,122	38%	\$244,980	0%	100%	1.950 1.0000	\$477,700

...Generation after Generation



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