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BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

3 BEDROOM RANCH ON LARGE CORNER LOT!

This property will be offered at Online Auction on Wednesday, November 22, 2023 -- Bidding begins closing out at 5 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 \$5,000 down the day of the auction with the balance 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 December 22, 2023. Possession will be at closing. Taxes will be prorated. Real estate taxes for the entirety in 22' due in 23' were approximately \$558.00. 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, November 22, 2023

Bidding begins closing out at 5 pm!

416 W. Cherry Tree Dr., Warsaw, IN 46582

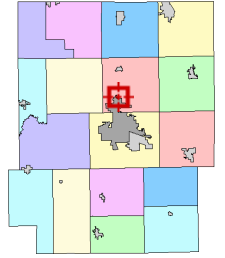
Plain Township • Kosciusko County

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





Overview




Legend

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

Parcel ID	029-113-040	Alternate ID	029-712007-20	Owner Address	Lippincott Daniel Alan
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT	Address	416 W Cherry Tree Dr
Property Address	416 W CHERRY TREE DR WARSAW	Acreage	n/a		Warsaw, IN 46582
District	Plain				
Brief Tax Description	029-113-040 Lot 28 Thompsons River Lawn 2nd Add <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/7/2023
Last Data Uploaded: 8/7/2023 3:04:10 AM

Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202339198	416 W Cherry Tree Drive	Warsaw	IN 46582	LP \$0
	Area Kosciusko County	Parcel ID 43-07-29-100-085.000-016	Type Site-Built Home	Waterfront No
	Sub Thompsons River Lawn	Cross Street	Bedrms 3	F Baths 1
	Township Plain	Style One Story	REO No	H Baths 1
	School District WRS	Elem Madison	JrH Edgewood	SrH Warsaw
	Legal Description 29-113-40 LOT 28 THOMPSONS RIVER LAWN 2ND ADD			
	Directions From SR 15, head east on 350 N then north on Riverlawn Dr. East on Woodlawn, north on Greenwood and west on Cherry Tree.			
	Inside City N	City Zoning	County Zoning R1	Zoning Description

Remarks 3 Bedroom Home on Large Corner Lot selling via Online Only Auction on Wednesday, November 22, 2023 -- Bidding begins closing out at 5 pm! This home features 3 bedrooms, 1.5 baths providing comfortable living space for a variety of needs. Whether you're looking for a starter home, downsizing, or seeking a property to flip, the multiple bedrooms offer flexibility and potential. The kitchen boasts a spacious dining area, allowing for enjoyable meals and gatherings with family and friends. Living room is equipped with a fireplace, creating a cozy and inviting atmosphere during colder months. The 1-car attached garage offers convenience and protection for your vehicle. Hardwood floors throughout the home. Great flip prospect, starter or downsizing home! Open House: Wednesday, November 8th 5:30-6pm

Agent Remarks Online Auction: Wed. 11.22.23 5pm Open House: Wed. 11.8.23 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). 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

Sec Lot 28	Lot 0.3400	/ 15,000		/ 100X150		Lot Desc 0-2.9999			
Above Gd Fin SqFt 1,288	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,288	Year Built 1962				
Age 61	New Const No	Date Complete	Ext Aluminum	Bsmt Slab	# 8				
Room Dimensions		Baths	Full	Hal	Water WELL	Basement Material			
RM DIM	LV	B-Main	1	1	Well Type Private	Dryer Hookup Gas	No	Fireplace	Yes
LR	x	B-Upper	0	0	Sewer Septic	Dryer Hookup Elec	No	Guest Qtrs	No
DR	x	B-Blw	0	0	Fuel / Forced Air	Dryer Hookup G/E	No	Split FlrPln	No
FR	x	Laundry Rm	Main		Heating	Disposal	No	Ceiling Fan	No
KT	x	Laundry L/W	x		Cooling Central Air	Water Soft-Owned	No	Skylight	No
BK	x	AMENITIES	Main Floor Laundry, Washer Hook-Up			Water Soft-Rented	No	ADA Features	No
DN	x					Alarm Sys-Sec	No	Fence	
1B	14 x 14					Alarm Sys-Rent	No	Golf Course	No
2B	12 x 12					Garden Tub	No	Nr Wlkg Trails	No
3B	12 x 12	Garage	1.0	/ Attached	/ 21 x 14 / 294.00	Jet Tub	No	Garage Y/N	Yes
4B	x	Outbuilding 1	Shed		10 x 10	Pool	No	Off Street Pk	
5B	x	Outbuilding 2			x	Pool Type			
RR	x	Assn Dues		Frequency	Not Applicable	FIREPLACE	Living/Great Rm		
LF	x	Other Fees							
EX	x	Restrictions							

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 11/22/2023	Time 5 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$558.00	Exemption 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	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 10/24/2023	Start Showing Date	Exp Date 12/31/2023	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.5%	Variable Rate No	Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location front door	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid By
Sell Office	Sell Agent		Sell Team
Co-Sell Office	Co-Sell Agent		

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

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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**

43-07-29-100-085.000-016

LIPPINCOTT DANIEL ALAN

416 W CHERRY TREE DR

510, 1 Family Dwell - Platted Lot

RIVERLAWN/2900850-016

1/2

General Information

Parcel Number 43-07-29-100-085.000-016
Local Parcel Number 2971200720

Tax ID:

Routing Number 029-113-040

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 2900850-016 RIVERLAWN

Section/Plat 29-33-6

Location Address (1) 416 W CHERRY TREE DR WARSAW, IN 46582

Zoning RESIDENTIAL RESIDENTIAL

Subdivision 2nd Add to Thompsons River Lawn

Lot 28

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

LIPPINCOTT DANIEL ALAN
416 W CHERRY TREE DR
WARSAW, IN 46582

Legal

29-113-40
LOT 28 THOMPSONS RIVER LAWN 2ND ADD



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

Table with columns for Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change (AA), As Of Date (01/01/2023, 01/01/2022, 01/01/2021, 01/01/2020, 01/01/2019), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$25,000, \$98,700, \$97,800, \$900, \$123,700, \$122,800, \$900).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (100), Size (100x150), Factor (1.00), Rate (\$250), Adj. Rate (\$250), Ext. Value (\$25,000), Infl. % (0%), Res Elig % (100%), Market Factor (1.0000), Value (\$25,000).

Transfer of Ownership

Table with columns: Date (07/19/1996, 03/28/1988, 01/01/1900), Owner (LIPPINCOTT DANIEL, LIPPINCOT ELLA M, LIPPINCOTT A L JR), Doc ID (0), Code (WD), Book/Page (/), Adj Sale Price (\$0), and V/I (I).

Notes

5/5/2020 REA: 2021 CHANGED GRADE TO C-1 PER PICTOMETRY & PICTURES

Land Computations

Table with columns: Computation Name (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and Value (0.34, 100, \$0, 0.00, 0.00, 0.00, 0.00, 0.00, 0.00, 0.00, \$0, 0.00, 0.0, \$0, \$0, \$0, \$0, \$0, \$25,000, \$0, \$0, \$0, \$25,000).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 1288 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	102	\$4,900

Plumbing

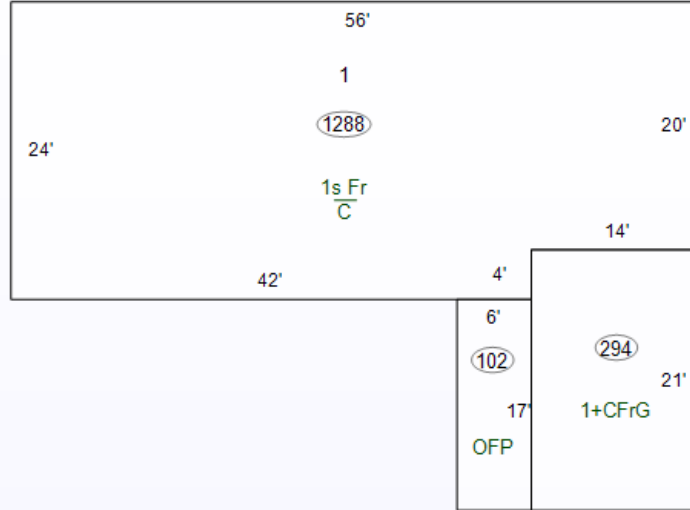
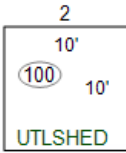
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1288	1288	\$94,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1288	0	\$6,700	
Slab				

Total Base \$101,200

Adjustments 1 Row Type Adj. x 1.00 \$101,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:1288	\$3,300
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$114,900

Sub-Total, 1 Units

Exterior Features (+)	\$4,900	\$119,800
Garages (+) 294 sqft	\$11,500	\$131,300
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92
Replacement Cost		\$114,756

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 R 01	100%	1	Wood Frame	C-1	1962	1962	61 A		0.92		1,288 sqft	\$114,756	42%	\$66,560	0%	100%	1.470 1.0000	\$97,800
2: Utility Shed R 01	0%	1		D	1962	1962	61 A	\$23.66	0.92	\$17.41	10'x10'	\$1,741	65%	\$610	0%	100%	1.470 1.0000	\$900

...Generation after Generation



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