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

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REAL ESTATE AUCTION TERMS

Lakefront Home & Channel Front Lot on Tippecanoe Lake in 2 Tracts!

This property will be offered at Online Auction on Thursday, June 20, 2024 -- Bidding begins closing out at 6 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 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. *A 2.5% buyer's premium will be added to the winner's invoice.* 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 Warranty &/or Trustee's Deed at closing along with an Owner's Title Insurance Policy. The closing(s) shall be on or before July 26, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$18,352.92 for the home, Tract 1 & \$1,950.36 for the vacant lot, Tract 2. Metzger Property Services LLC, Tim Pitts, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made on 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 any showings your client attends to receive compensation. Client Registration form is in the docs section of the MLS.

Online Auction: Thursday, June 20, 2024
Bidding begins closing out at 6 pm!

Tract 1 Home: 3846 E. Forest Glen Ave., Leesburg, IN 46538

**Tract 2 Lot: Corner of T34 D & T34 D1 Lane - northside of Tippecanoe Lake
Plain Township • Kosciusko County**


Auction Manager: Tim Pitts 317.714.0432

www.BidMetzger.com

Tract 1:

Lakefront Home
on Tippecanoe
Lake!

3846 E. Forest Glen Ave., Leesburg, IN 46538

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202417696	3846 E Forest Glen Avenue	Leesburg	IN 46538	LP \$0
	Area Kosciusko County	Parcel ID 43-07-12-100-114.000-016	Type Site-Built Home	Waterfront Yes
	Sub Forest Glenn Park	Cross Street	Bedrms 5	F Baths 4
	Township Plain	Style Two Story	REO No	Short Sale No
	School District WRS	Elem Leesburg	JrH Lakeview	SrH Warsaw

Legal Description 29-45-14 LOTS 22 & 23 FOREST GLEN

Directions On southside of Tippecanoe Lake, north of Stanton Lake. Take Armstrong Rd to 450 E then west on Forest Glen Ave. Property is

Inside City N	City Zoning	County Zoning R1	Zoning Description
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Remarks Luxurious Lakefront Home on Tippecanoe Lake & Channel front Building Site offered in 2 Tracts selling via Online Only Auction on Thursday, June 20, 2024 -- Bidding begins closing out at 6 pm! Tract 1: Breathtaking lakefront home boasts 5 bedrooms and an array of opulent features. From the moment you step inside, floor-to-ceiling windows throughout the residence provide stunning panoramic views of the tranquil lake. The expansive living room, complemented by a family room featuring a cozy fireplace and a wet bar, offers an ideal space for relaxation and entertainment, complete with surround sound for an immersive audio experience. The gourmet kitchen, complete with a central island and breakfast bar, sets the stage for culinary delights and casual dining, all while enjoying the picturesque water views. On the main level, a convenient half bath and a laundry room offer practicality and ease of use. Upstairs, 3 bedrooms and 2 full baths await, including the grand master suite featuring a double-sided corner fireplace and an expansive ensuite with a jacuzzi tub, walk-in

Agent Remarks Online Auction: Thurs. 6.20.24 6pm Open House: Tues. 6.11.24 5-6pm 10% down day of the auction with the balance at closing. 2.5% buyer's premium will be added to the winner's final bid. Full Terms in the Docs Section. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec Lot 0	Lot 0.3600	Area / 15,664	Area / 88X178	Lot Desc Waterfront, 0-2.9999, Lake, Water View, Waterfront-High Bank
Above Gd Fin SqFt 4,302	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 1,944	Ttl Below Gd SqFt 1,944	Ttl Fin SqFt 6,246
Age 27	New Const No	Date Complete	Ext Wood, Limestone	Bsmnt Full Basement, Walk-Out Basement, Finished, # 7
Room Dimensions	Baths	Full	Hal	Water WELL
RM DIM	LV	B-Main 0	1	Well Type Private
LR 25 x 20		B-Upper 2	0	Sewer Septic
DR x		B-Blw 2	1	Fuel / Gas, Forced Air, Hot
FR 33 x 19		Laundry Rm Main		Heating
KT 18 x 15		Laundry L/W x		Cooling Central Air
BK x		AMENITIES 1st Bdrm En Suite, Bar, Breakfast Bar, Built-In Speaker System, Built-In Bookcase, Cable Available, Ceiling		
DN x		-9+, Ceiling-Tray, Closet(s) Walk-in, Countertops-Stone, Deck		
1B 17 x 13	B			
2B 24 x 17	B			
3B 28 x 19	U	Garage 4.0	/ Attached	/ 50 x 24 / 1,200.0
4B 17 x 17	U	Outbuilding 1 None		x
5B 18 x 11	U	Outbuilding 2		x
RR 33 x 19	B	Assn Dues	Frequency	Not Applicable
LF x		Other Fees		
EX x		Restrictions		

Water Access LAKE	Wtr Name Tippecanoe	Water Frontage 93.00	Channel 0.00
Water Features Pier/Dock		Water Type Lake	Lake Type Ski Lake
Auctioneer Name Chad Metzger & Tim Pitts	Lic # AC31300015	Auction Date 6/20/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: BidMetzger.com	Excluded Party None
Annual Taxes \$18,352.9	Exemption Homestead, Supplemental	Year Taxes Payable 2024	Assessed Value

List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Timothy Pitts - Cell: 317-714-0432			
Agent E-mail tpitts5467@hotmail.com	List Agent - User Code UP388055047			
Co-List Office Metzger Property Services, LLC	Co-List Agent Chad Metzger - Cell: 260-982-9050			
Showing Instr Showingtime or Open House				
List Date 5/17/2024	Start Showing Date	Exp Date 10/1/2024	Owner/Seller a Real Estate Licensee No	Agent/Owner Related No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%	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 Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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Lakefront Home on Tippecanoe Lake!

3846 E. Forest Glen Ave., Leesburg, IN 46538



6200+ Sq. Ft. Lakefront Home!



- **Luxurious Lakefront Home:**

- 90+ feet of lake frontage
- 5 bedrooms, 4 full baths, 2 half baths
- Floor-to-ceiling windows with water views
- 3 Fireplaces
- Finished walk-out basement with kitchenette/bar
- New wrap-around deck
- Chair lift from lake
- Two 2-car attached garage



Lakefront Home & a Channel Front Lot on Tippecanoe Lake!



Luxurious Lakefront Home on Tippecanoe Lake & Channel Front Potential Building Site offered in 2 Tracts!

Selling via Online Auction on Thursday, June 20, 2024 - 6 pm!

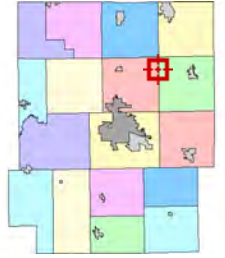
Tract 1, The Home: Breathtaking lakefront home boasts 5 bedrooms and an array of opulent features. From the moment you step inside, floor-to-ceiling windows throughout the residence provide stunning panoramic views of the tranquil lake. The expansive living room, complemented by a family room featuring a cozy fireplace and a wet bar, offers an ideal space for relaxation and entertainment, complete with surround sound for an immersive audio experience. The gourmet kitchen, complete with a central island and breakfast bar, sets the stage for culinary delights and casual dining, all while enjoying the picturesque water views. On the main level, a convenient half bath and a laundry room offer practicality and ease of use. Upstairs, 3 bedrooms and 2 full baths await, including the grand master suite featuring a double-sided corner fireplace and an expansive ensuite with a jacuzzi tub, walk-in shower, and double vanity. The master suite also boasts a generously sized walk-in closet with built-ins and a second laundry hookup for added convenience. The walk-out basement beckons with a spacious rec room adorned with a stone fireplace, a well-appointed kitchenette with bar seating, 2 additional bedrooms, and 2.5 baths, providing the perfect space for leisure and guest accommodations. Outside, a new wrap-around deck invites you to savor the tranquil lake views, creating an idyllic setting for outdoor gatherings and relaxation. With the added convenience of two 2-car attached garages & a chair escalator from the lake, this luxurious lakefront home offers an unparalleled blend of comfort, elegance, and scenic beauty, creating an extraordinary retreat for those seeking the finest in lakeside living.

Come see all the amenities of this home for yourself! Open House on Tuesday, June 11th 5-6pm

Tract 2, The Lot: Waterfront Potential Building Site on Tippecanoe Lake. 0.23+/- Acre lot with 90 feet of channel front on Tippecanoe Lake. Whether you're drawn to water sports, boating, or simply seeking a serene escape, this prime waterfront lot provides the ideal setting for creating lasting memories and enjoying a life centered around the dynamic energy of lake living. Embrace the opportunity to potentially build your dream waterfront retreat and enjoy the freedom to design a home that perfectly complements your lifestyle and appreciation for waterfront living.



Overview



Legend

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

Parcel ID	029-045-014	Alternate ID	029-702025-85	Owner Address	Hamer Roy R Revocable Trust & Barbara A Hamer Revocable Trust TIC
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		Roy R & Barbara A Hamer Trustees
Property Address	3846 E FOREST GLEN AVE	Acreage	n/a		c/o 1st Source Bank
	LEESBURG				325 S Lake St
					Warsaw, IN 46580

District Plain

Brief Tax Description 029-045-014
 Lots 22 & 23 Forest Glenn
 (Note: Not to be used on legal documents)

Date created: 4/24/2024
 Last Data Uploaded: 4/24/2024 6:43:57 AM



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

4/22/24

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

3846 E. Forest Glenn Ave, Leesburg, IN

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer	X				Septic Field / Bed			X		
Clothes Washer	X				Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal			X		Aerator System	X				
Freezer	X				Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood			X		Water Heater / Electric	X				
Microwave Oven			X		Water Heater / Gas			X		
Oven			X		Water Heater / Solar	X				
Range	X				Water Purifier			X		
Refrigerator			X		Water Softener			X		
Room Air Conditioner(s)			X		Well			X		
Trash Compactor			X		Septic & Holding Tank/Septic Mound			X		
TV Antenna / Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?					
					Are the structures connected to a public sewer system?					
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?				X	
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier			X		Attic Fan				X	
Burglar Alarm				X	Central Air Conditioning			X		
Ceiling Fan(s)	X				Hot Water Heat			X		
Garage Door Opener / Controls			X		Furnace Heat / Gas			X		
Inside Telephone Wiring and Blocks / Jacks			X		Furnace Heat / Electric	X				
Intercom			X		Solar House-Heating	X				
Light Fixtures			X		Woodburning Stove	X				
Sauna			X		Fireplace			X		
Smoke / Fire Alarm(s)			X		Fireplace Insert			X		
Switches and Outlets			X		Air Cleaner			X		
Vent Fan(s)			X		Humidifier			X		
60 / 100 / 200-Amp Service (Circle one)			X		Propane Tank	X				
Generator	X				Other Heating Source	X				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 4/22/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 4/22/24	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

3846 E. Forest Glenn Ave. Leesburg, IN 4

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			X
Does the roof leak?		X	
Is there present damage to the roof?			X
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?			X
Are there any encroachments?			X
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?			X
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

43-07-12-100-114.000-016

HAMER ROY R REVOCABLE TR

3846 E FOREST GLEN AVE

510, 1 Family Dwell - Platted Lot

TIPPE LAKEFRONT - T23 & 1/2

General Information

Parcel Number 43-07-12-100-114.000-016

Local Parcel Number 2970202585

Tax ID:

Routing Number 029-045-014

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 2905810-016 TIPPE LAKEFRONT - T23 & FORE

Section/Plat 12-33-6

Location Address (1) 3846 E FOREST GLEN AVE LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Forest Glenn

Lot 22&23

Market Model Tippe Lake - Newer

Characteristics

Topography Flood Hazard High

Public Utilities ERA Gas, Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Other

Printed Monday, April 3, 2023

Review Group 2025

Ownership

HAMER ROY R REV TR & BARBARA C/O 1ST SOURCE BANK 325 S LAKE ST WARSAW, IN 46580

Legal

29-45-14 LOTS 22 & 23 FOREST GLEN



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values for years 2023, 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 44' X 210', CI 44' X 210')

Table with 11 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I.

Res

Notes

9/18/2020 REA: 2021 ADDED 7 EXTRA FIXTURES, REMOVED PORTABLE SPA, 2 WHIRLPOOLS & REMOVED PREFAB STACKS PER QUESTIONNAIRE. CORRECTED DIMENSIONS OF HOUSE PER PICTOMETRY.

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and Value.

Data Source N/A

Collector

Appraiser

Total Value \$639,600

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	60 Newer convent'l 2/2
Finished Area	6246 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 checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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
Wood Deck	1338	\$17,700

Plumbing

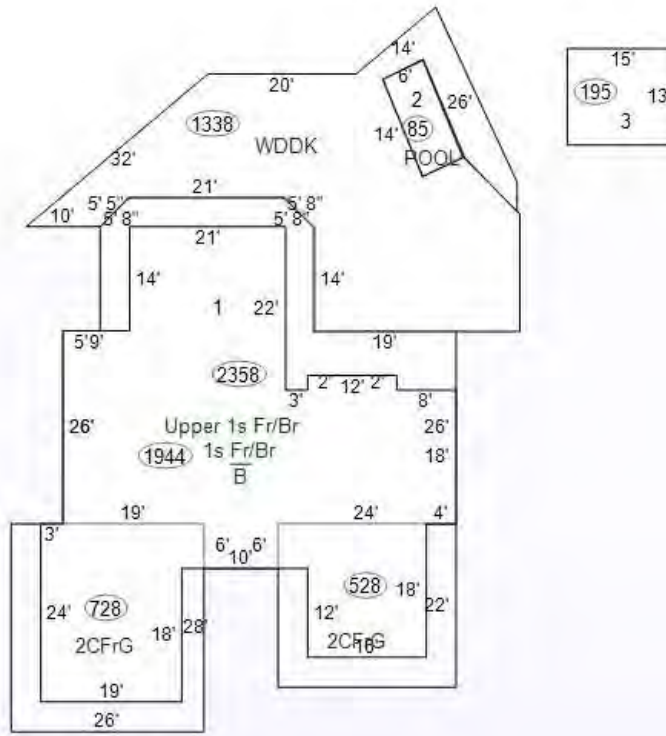
#	TF
Full Bath	4 12
Half Bath	2 4
Kitchen Sinks	2 2
Water Heaters	1 1
Add Fixtures	7 7
Total	16 26

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Steam Conversion	2	\$7,800
Steam Bath (2)	1	\$8,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	1944	1944	\$129,600	
2	92	2358	2358	\$78,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1944	1944	\$91,300	
Crawl					
Slab					

Total Base \$298,900

Adjustments 1 Row Type Adj. x 1.00 \$298,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 PO:2 \$7,700
No Heating (-)	\$0
A/C (+)	1:1944 2:2358 \$7,800
No Elec (-)	\$0
Plumbing (+ / -)	26 - 5 = 21 x \$800 \$16,800
Spec Plumb (+)	\$16,500
Elevator (+)	\$0

Sub-Total, One Unit \$347,700

Sub-Total, 1 Units

Exterior Features (+)	\$17,700	\$365,400
Garages (+) 1256 sqft	\$37,900	\$403,300
Quality and Design Factor (Grade)	1.50	
Location Multiplier	0.92	
Replacement Cost		\$556,554

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	A-1	1997	1997	26 A		0.92		6,246 sqft	\$556,554	22%	\$434,110	0%	100%	1.890	1.1000	\$902,500
2: Pool, In Ground	0%	1		C	1997	1997	26 A	\$60.51	0.92	\$64.23	8'x14'	\$5,460	85%	\$820	0%	100%	1.890	1.1000	\$1,700
3: Wood Deck	0%	1		C	1997	1997	26 A		0.92		13'x15'	\$3,220	24%	\$2,450	0%	100%	1.890	1.1000	\$5,100

Tract 2:

Channel Front
Lot on Tippecanoe
Lake!

Corner of T34D & T34 D1 Lane -
Northside of Tippecanoe Lake

Listings as of 05/17/2024

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

MLS 202417693 **** Ems T34d1 Lane** **Leesburg** **IN 46538** **Status Active** **LP \$0**



Area Kosciusko County **Parcel ID** 43-07-01-300-156.000-016 **Type** Residential Land
Sub Old Mill Place **Cross Street**
School District WRS Elem Leesburg JrH Lakeview **SrH** Warsaw
REO No **Short Sale** No **Waterfront Y/N** Y
Legal Description 29-3-030.C W 1/2 LOT 17 & LOT 18 BLK B OLD MILL PLACE
Directions On north side of Tippecanoe Lake. Take EMS T34 Ln to T34 D1 Ln. Property is on corner of T34 D & T34 D1.
Inside City Limits N **City** **County Zoning** R1 **Zoning Description**

Remarks Waterfront Potential Building Site on Tippecanoe Lake selling via Online Auction on Thursday, June 20, 2024 -- Bidding begins closing out at 6 pm! Tract 2: 0.23+/- Acre lot with 90 feet of channel frontage on Tippecanoe Lake. Whether you're drawn to water sports, boating, or simply seeking a serene escape, this prime waterfront lot provides the ideal setting for creating lasting memories and enjoying a life centered around the dynamic energy of lake living. Embrace the opportunity to potentially build your dream waterfront retreat and enjoy the freedom to design a home that perfectly complements your lifestyle and appreciation for waterfront living.

Agent Remarks Online Auction: Thurs. 6.20.24 6pm- a 2.5% buyer's premium will be added to the winner's final bid. 10% down day of the auction with the balance at closing. Full terms in the docs section. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec Lot 17 **Lot Ac/SF/Dim** 0.2300 / 10,198 / 101X101
Parcel Desc Lake, 0-2.9999, Water View **Platted Development** No **Platted Y/N** Yes
Township Plain **Date Lots Available** **Price per Acre** \$0.00
Type Use Residential **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County
Water Type None **Well Type** **Easements** Yes
SEWER TYPE None **Water Frontage** 90.00
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

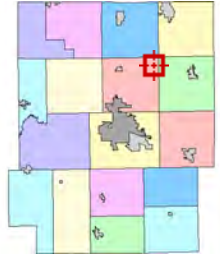
Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access Lake
Water Name Tippecanoe Lake **Lake Type**
Water Features
Water Frontage 90.00 **Channel Frontage** 90.00 **Water Access** CHFR
Auction Yes **Auctioneer Name** Chad Metzger & Tim Pitts **Auctioneer License #** AC31300015
Auction Location Online Only: **Auction Start Date** 6/20/2024
Financing: Existing Proposed **Excluded Party** None
Annual Taxes \$1,950.3 **Exemption** No Exemptions **Year Taxes Payable** 2024 **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** Timothy Pitts - Cell: 317-714-0432
Agent ID RB21001581 **Agent E-mail** tpitts5467@hotmail.com
Co-List Office Metzger Property Services, LLC **Co-List Agent** Chad Metzger - Cell: 260-982-9050
Showing Instr
List Date 5/17/2024 **Exp Date** 12/31/2024
Contract Type Exclusive Right to Sell **BBC** 2.0% **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 Office **Sell Agent** **Sell Team**
Co-Sell **Co-Sell Agent**

Presented Tiffany Reimer - Cell: 260-571-7910 / 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). © 2024 IRMLS. All Rights Reserved.



Overview



Legend

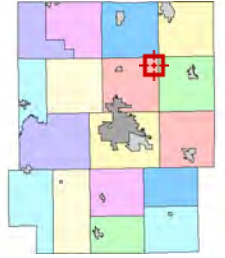
- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	029-003-030.C	Alternate ID	029-723007-35	Owner Address	Manby Gayle
Sec/Twp/Rng	--	Class	RESIDENTIAL VACANT PLATTED LOT		1334 S Helms Dr
Property Address		Acreage	n/a		Wabash, IN 46992
District	Plain				
Brief Tax Description	029-003-030.C				
	W 1/2 Lot 17 & Lot 18 Blk B Old Mill Place				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/13/2024
 Last Data Uploaded: 3/13/2024 5:39:41 AM



Overview



Legend

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- ▭ Cities and Towns
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Developed by  **Schneider**
 GEOSPATIAL

43-07-01-300-156.000-016

MANBY GAYLE

EMS T34D1 LN

500, Vacant - Platted Lot

TIPPE CHANNEL - T34/290 1/2

General Information

Parcel Number 43-07-01-300-156.000-016
Local Parcel Number 2972300735

Tax ID:

Routing Number 029-003-030.C

Property Class 500 Vacant - Platted Lot

Year: 2023

Location Information

County Kosciusko

Township PLAIN

District 016 (Local 016) PLAIN TOWNSHIP

School Corp 4415 WARSAW COMMUNITY

Neighborhood 2904300-016 TIPPE CHANNEL - T34

Section/Plat 1-33-6

Location Address (1) EMS T34D1 LN LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision SD of Blk B Old Mill Place

Lot 18

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Monday, April 3, 2023

Review Group 2025

Ownership

MANBY GAYLE
1334 S HELMS DR
WABASH, IN 46992

Legal

29-3-030.C
W 1/2 LOT 17 & LOT 18 BLK B OLD MILL PLACE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/08/1999 to 01/01/1900.

Notes

1/4/2021 COMB: 2021 COMBINED 2971200130 WITH THIS PARCEL PER REQUEST TO COMBINE
7/22/2020 REA: 2021 CHANGED LAND TO CAP1 FOR REASSESSMENT.

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, Improvement, Total. Includes sub-sections for Land and Improvement with various categories and values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 100', CI 50' X 100')

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 F soil types.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.23), Actual Frontage (91), 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 (\$164,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$164,600).

Data Source N/A

Collector

Appraiser

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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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

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