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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Ranch Home with 2-Car Garage & 3 Season Room!

This property will be offered at Online Auction on Wednesday, August 7, 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & 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 \$5,000 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 Trustee's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 13, 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 \$3,739.20. Metzger Property Services LLC, Chad Metzger, & 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 hour.

Online Auction: Wednesday, August 7, 2024

Bidding begins closing out at 6 pm

112 Woodlawn Dr., Warsaw, IN 46580

Wayne Township • Kosciusko County

www.BidMetzger.com



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

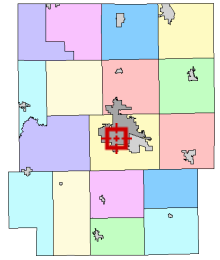
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Overview



Legend


- Lakes
- Cities and Towns
- Townships

Parcel ID	004-079-205	Alternate ID	004-713012-00	Owner Address	Mendel Arden J Jr Supplemental Needs Trust
Sec/Twp/Rng	0017-0032-6	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		Lake City Bank Trustee
Property Address	WOODLAWN DR WARSAW	Acreage	0.5		C/O Peggy Michel Lake City Bk PO Box 1387 Warsaw, IN 46581

District Warsaw

Brief Tax Description 004-079-205
Tract In Sw 17-32-6 .50a Per Deed
(Note: Not to be used on legal documents)

Date created: 5/13/2024
Last Data Uploaded: 5/13/2024 3:38:35 AM

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202425834	112 Woodlawn Drive	Warsaw	IN 46580	LP \$0
	Area Kosciusko County	Parcel ID 43-11-17-300-525.000-032	Type Site-Built Home	Waterfront No
	Sub Herscher(s)	Cross Street	Bedrms 3	F Baths 1
	Township Wayne	Style One Story	REO No	H Baths 0
	School District WRS	Elem Washington	JrH Edgewood	SrH Warsaw
	Legal Description 4-79-205 TR IN SW 17-32-6 .50A			
	Directions Take Fisher Ave east onto Kincaide St., then south on Buffalo and east onto Woodlawn.			
Inside City	Y	City Zoning R1	County Zoning	Zoning Description

Remarks Ranch Home with 2-Car Attached Garage selling via Online Only Auction on Wednesday, August 7, 2024 -- Bidding begins closing out at 6 pm! This home features 3 bedrooms, 1 bath, & 3 season room. Spacious living room has a stone fireplace & large windows bringing in lots of natural light. Kitchen opens to the dining room. 3 season room and fenced-in backyard provide opportunities for outdoor leisure and privacy. The bathroom is handicap accessible, including a walk-in shower and a safety-minded step-in tub catering to diverse needs! Additionally, the 2-car garage features a ramp leading into the house, ensuring ease of access and convenience along with another ramp on the outside of the house provides accessibility to the front door. Great starter, rental, or flip home! Open House: Wednesday, July 31st 5:30-6pm

Agent Remarks Online Auction: Wed. 8.7.24 6pm Open House: Wed. 7.31.24 5:30-6pm Full terms in docs. 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	Lot	0.6900	/	30,000	/	150X200	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,400	Above Gd Unfin SqFt	0			Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,400	Ttl Fin SqFt	1,400	Year Built	1958
Age	66	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Full Basement, Unfinished			#	5
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material					
RM DIM	LV	B-Main	1	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace	Yes		
LR	x	B-Upper	0	0	Sewer	City		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 Porch Screened, Range/Oven Hook Up Elec, Stand Up Shower, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up						Water Soft-Rented	No	ADA Features	No		
DN	x												
1B	12 x 12												
2B	12 x 12												
3B	10 x 10	Garage	2.0	/	Attached	/	22 x 24	/	528.00	Garden Tub	No	Nr Wlkg Trails	No
4B	x	Outbuilding 1	None				x			Jet Tub	No	Garage Y/N	Yes
5B	x	Outbuilding 2					x			Pool	No	Off Street Pk	
RR	x	Assn Dues		Frequency	Not Applicable								
LF	x	Other Fees											
EX	16 x 10	Restrictions											

Water Access		Wtr Name		Water Frontage		Channel		
Water Features				Water Type		Lake Type		
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	8/7/2024	Time	6 PM	
Financing:	Existing	Proposed		Location	Online Only: bidmetzger.com			
Annual Taxes	\$3,739.20	Exemption	No Exemptions	Year Taxes Payable	2024			
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			
Co-List Office				List Team				
Co-List Agent				Co-List Agent				
Showing Instr	Showingtime or Open House							
List Date	7/12/2024	Start Showing Date		Exp Date	10/31/2024	Owner/Seller a Real Estate Licensee	No	
Agent/Owner Related	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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43-11-17-300-525.000-032

MENDEL ARDEN J JR SUPPLEM

112 WOODLAWN DR

510, 1 Family Dwell - Platted Lot

HERSCHERS/400500-032

1/2

General Information

Parcel Number 43-11-17-300-525.000-032
Local Parcel Number 0471301200
Tax ID:

Ownership

MENDEL ARDEN J JR SUPPL NEEDS
C/O PEGGY MICHEL LAKE CTY BK
PO BOX 1387
WARSAW, IN 46581-1387

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2011.

Notes

6/24/2019 REA: 2020 REAS CHANGED MSTP TO WDDK W/ NO CH FOR RAMP AND GRADE PER PICT.
11/20/2015 REA: 2016 CHANGED EFF YR TO 1972 & GRADE FROM C TO C-1 FOR REASSESSMENT

Routing Number 004-079-205

Property Class 510
1 Family Dwell - Platted Lot

Legal 4-79-205
TR IN SW 17-32-6 .50A



Res

Year: 2024

Location Information

County Kosciusko
Township WAYNE
District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH
School Corp 4415
WARSAW COMMUNITY
Neighborhood 400500-032
HERSCHERS
Section/Plat 17-32-6
Location Address (1)
112 WOODLAWN DR
WARSAW, IN 46580

Valuation Records

Table with columns: Assessment Year (2021-2024), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes detailed valuation data for each year.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 180', CI 100' X 180')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Row shows: F, F, 150, 150x200, 1.03, \$250, \$258, \$38,700, 0%, 1.0000, 100.00, 0.00, 0.00, \$38,700.

Zoning R-1 RESIDENCE DISTRICT (WAR

Subdivision Eagle Heights

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Sewer, Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2024

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include: Calculated Acreage (0.69), Actual Frontage (150), 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 (\$38,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$38,700).

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style 11 1 story older
Finished Area 1400 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	160	\$6,400
Wood Deck	48	\$1,400

Plumbing

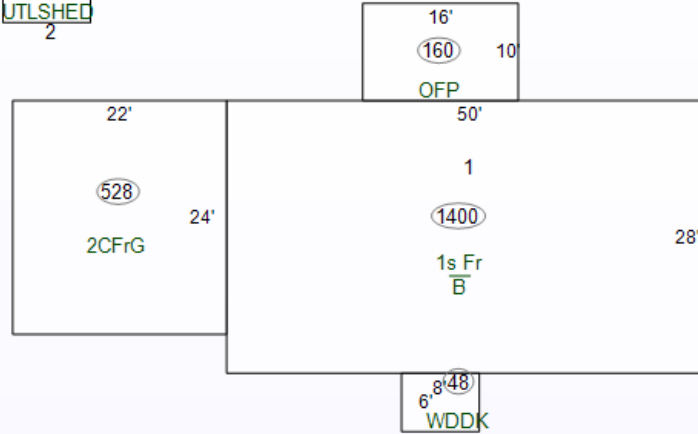
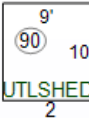
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1400	1400	\$97,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1400	0	\$32,800	
Crawl					
Slab					

Total Base \$130,700

Adjustments 1 Row Type Adj. x 1.00 \$130,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$135,200

Sub-Total, 1 Units

Exterior Features (+) \$7,800 \$143,000

Garages (+) 528 sqft \$16,200 \$159,200

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.92

Replacement Cost \$139,141

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	C-1	1958	1972	52	A		0.92			2,800 sqft	\$139,141	40%	\$83,480	0%	100%	1.770	1.000	100.00	0.00	0.00	\$147,800
2: Utility Shed	1	SV	C	1970	1970	54	A		0.92			9'x10'		65%		0%	100%	1.770	1.000	100.00	0.00	0.00	\$200

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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