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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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260-982-0238

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

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Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202038170	1815 Rieder Street	Warsaw	IN 46580	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-11-07-400-254.000-032	Type Site-Built Home		
	Sub Brookwood	Cross Street	Bedrms 3	F Baths 1	H Baths 0
	Location City/Town/Suburb	Style One Story	REO No	Short Sale No	
	School District WRS Elem	Madison	JrH Edgewood	SrH Warsaw	
	Legal Description 004-038-086 LOT 93 BROOKWOOD 3RD ADD				
	Directions From Lake St, Head South on Hepler Drive. Then Head East on Green Hill Drive. Property is on the NorthWest Corner of Rieder				
	Inside City Limits Y	City Zoning R2	County Zoning	Zoning Description	

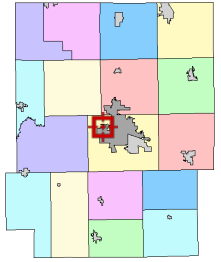
Remarks 3 Bedroom, 1 Bath Ranch Home with Attached 2-Car Garage is going to Auction on Wednesday, October 14 at 6:30 pm! This home features an Open Kitchen & Dining Room, Nice for Entertaining. Home is situated on a double lot and has a large fenced yard, perfect for your pet! Home has newer a Furnace & Central Air Unit and has a Yard Barn for more Storage! This is a nice starter home, downsizing option, rental or flip! Come see for yourself at the Open House, Wednesday October 7 from 5:30-6pm!

Agent Remarks AUCTION: Wednesday, October 14, 6:30pm. OPEN HOUSE: Wednesday, October 7, 5:30-6pm. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No survey unless required for clear title. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings & the open house with your client to receive compensation. Client registration form in docs. Seller reserves the right to accept bids prior to auction.

Sec Lot 93	Lot Ac/SF/Dim 0.2880 / 12,545 / 90 x 140	Src N	Lot Des Corner, 0-2.9999			
Township Wayne	Abv Gd Fin SqFt 1,044	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,044	Year Built 1971	
Age 49	New No	Date Complete	Ext Brick	Fndtn Slab	# Rooms 7	
Room Dimensions	Baths Full Half	Water CITY	Basement Material			
DIM L	B-Main 1 0	Sewer City	Dryer Hookup Gas No	Fireplace	No	
LR 16 x 14 M	B-Upper 0 0	Fuel Gas, Forced Air	Dryer Hookup Elec Yes	Guest Qtrs	No	
DR 12 x 12 M	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln	No	
FR x		Cooling Central Air	Disposal No	Ceiling Fan	Yes	
KT 14 x 12 M	Laundry Rm Main	6 x 6	Water Soft-Owned No	Skylight	No	
BK x	AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Foyer Entry, Garage Door Opener, Open Floor Plan, Patio Open, Porch Enclosed, Main Level Bedroom Suite, Formal Dining		Water Soft-Rented No	ADA Features	No	
DN x			Alarm Sys-Sec No	Fence	Chain Link	
MB 14 x 12 M			Alarm Sys-Rent No	Golf Course	No	
2B 12 x 12 M	Garage 2.0 / Attached / 21 x 20 / 420.00		Garden Tub No	Nr Wlkg Trails	No	
3B 12 x 10 M	Outbuilding Shed	10 x 8	Jet Tub No	Garage Y/N	Yes	
4B x	Outbuilding	x	Pool No	Off Street Pk	Yes	
5B x	Assn Dues	Not Applicable	Pool Type			
RR x	Other Fees		SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Water Heater Gas			
LF x	Restrictions					
EX x	Water Access	Wtr Name				
WtrType	Wtr Frtg	Channel Frtg				
Water Features		Lake Type				
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015				
Owner Name						
Financing: Existing	Proposed	Excluded Party None				
Annual Taxes \$493.24	Exemptions Homestead, Mortgage,	Year Taxes Payable 2020	Assessed Value			
Is Owner/Seller a Real Estate Licensee No		Possession At Closing				
List Office Metzger Property Services, LLC - office: 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		Co-List Agent				
Showing Instr Showing time or Open House						
List Date 9/21/2020	Exp Date 12/31/2020	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes	
IDX Include Y	Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%	Vari.Rate No	Special List Cond. None		
Virtual Tours:	Lockbox Type MECH	Lockbox Location door	Type of Sale			
Pending Date	Closing Date	Selling Price	How Sold	CDOM 1		
Ttl Concessions Paid	Sold/Concession Remarks					
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent			
	Presented by: Tiffany Reimer / Metzger Property Services, LLC					
	Information is deemed reliable but not guaranteed.					
	MLS content is Copyright © 2019 Indiana Regional Multiple Listing Service LLC					
	Featured properties may not be listed by the office/agent presenting this brochure.					



Overview



Legend

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

Parcel ID	004-038-086	Alternate ID	004-723003-40	Owner Address	Young Martha S
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		1815 Rieder St
Property Address	1815 RIEDER ST WARSAW	Acres	n/a		Warsaw, IN 46580
District	Warsaw				
Brief Tax Description	004-038-086 LOT 93 BROOKWOOD 3RD ADD <i>(Note: Not to be used on legal documents)</i>				

Date created: 7/22/2020
 Last Data Uploaded: 7/22/2020 3:04:40 AM

Developed by  **Schneider**
 GEOSPATIAL

General Information

Parcel Number 43-11-07-400-254.000-032
Local Parcel Number 0472300340

Tax ID:

Routing Number 004-038-086.

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County Kosciusko
Township WAYNE
District 032 (Local 032)
School Corp 4415
Neighborhood 400700-032
Section/Plat 7-32-6
Location Address (1) 1815 RIEDER ST

Zoning R-2 RESIDENCE DISTRICT (WAR

Subdivision Brookwood 3rd Add

Lot 93

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, March 26, 2020

Review Group 2020

Ownership

YOUNG MARTHA S
1815 RIEDER ST
WARSAW, IN 46580

Legal

4-38-86
LOT 93 BROOKWOOD 3RD ADD



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

Table with columns for Assessment Year (2020, 2019, 2018, 2017, 2016), Reason For Change (AA), As Of Date (01/01/2020, 01/01/2019, 01/01/2018, 01/01/2017, 01/01/2016), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$15,100, \$67,700, \$82,800, etc.).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 80' X 100', CI 80' 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.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 11/10/2004 and 01/01/1900.

Notes

11/20/2015 REA: 2016 REMOVED EXCESS FRONTAGE

Land Computations

Table with columns: Computation Name (Calculated Acreage, Actual Frontage, etc.) and Value (0.29, 90, etc.).

Data Source N/A

Collector

Appraiser

Total Value \$15,100

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 1044 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint 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
Stoop, Masonry	20	\$1,400
Porch, Enclosed Frame	104	\$6,600
Patio, Concrete	121	\$700

Plumbing

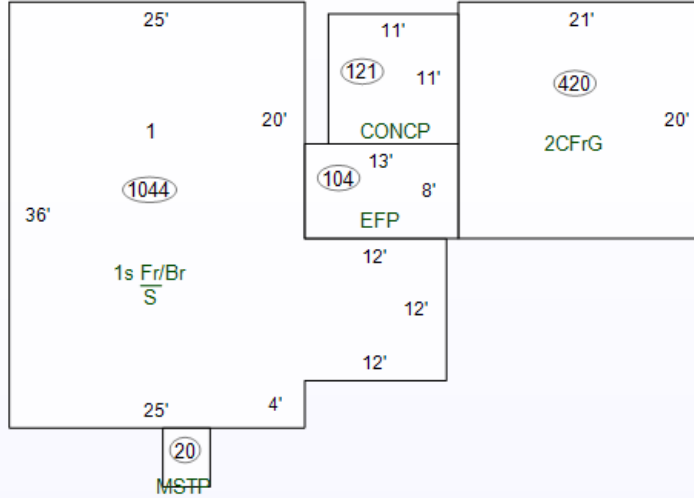
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1044	1044	\$77,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1044	0	\$0	
Total Base			\$77,300	

Adjustments

1 Row Type Adj. x 1.00		\$77,300
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$2,900
No Heating (-)		\$0
A/C (+)	1:1044	\$2,700
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$82,900

Sub-Total, 1 Units

Exterior Features (+)	\$8,700	\$91,600
Garages (+) 420 sqft	\$12,000	\$103,600
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92
Replacement Cost		\$81,015

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	1/6 Masonry	D+1	1971	1972	48	A		0.92		1,044 sqft	\$81,015	40%	\$48,610	0%	100%	1.380	1.0000	\$67,100
2: Utility Shed R 01	0%	1		D	1978	1978	42	A	\$22.93	0.92	\$22.93	8'x10'	\$1,350	65%	\$470	0%	100%	1.380	1.0000	\$600



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

9-21-20

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) 1815 Rieder St., Warsaw, IN 46580

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 and Holding Tank/Septic Mound	X				
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:	X				Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?		X			
					Are the structures connected to a public sewer system?		X			
					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?			X		
					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)					Propane Tank	X				
Generator	X				Other Heating Source	X				

NOTE: Means a condition that would have a significant "Defect" 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>Mariah Young</i>	Date (mm/dd/yy) 09/21/20	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)
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Property address (number and street, city, state, and ZIP code)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>14-15</u> Years.			
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 any contamination caused by the manufacture or 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
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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 of non-conforming use? Explain:		X	
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 for 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 <i>Mark Young</i>	Date (mm/dd/yy) <u>09/21/20</u>	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)
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FORM #03.





Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAL, CAGA
 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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Average Utilities

	Company	Average Amount
Gas	Mipsco Budget >	\$ 180
Electric		\$
Water	& Sewer & Trash	\$ 90
Other		\$
HOA		\$



Broker Compensation Agreement

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This agreement is entered into and shall initiate on **October 14, 2020** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, _____ on **004-038-086 Lot 93 Brookwood 3rd Add, more commonly known as 1815 Rieder St., Warsaw, IN 46580.**

Potential Buyer/Client's Name: _____

In order to split commission, buyer representative must be present at the open house, all showings prior to the auction and be present the day of the auction. Buyer representative must turn in this form completed, 24 hours in advance of the auction. In the event the above listed Selling Broker represents a purchaser who enters into a Purchase Agreement which results in a closing on the above-mentioned property, the above-mentioned Listing Broker agrees to pay the Selling Broker **1.5%** of the selling/exchange price or option selling price.

LISTING BROKER:

Metzger Property Services, LLC
BROKER COMPANY NAME

Chad Metzger
ACCEPTED BY: MANAGING BROKER

Chad Metzger
LISTING BROKER

101 S. River Road
ADDRESS

North Manchester, IN 46962
CITY, STATE, ZIP

260-982-0238
PHONE

chad@metzgerauction.com
EMAIL ADDRESS

SELLING BROKER:

BROKER COMPANY NAME

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

ADDRESS

CITY, STATE, ZIP

PHONE

EMAIL ADDRESS

This is a legally binding contract, if not understood seek legal advice.

...Generation after Generation



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