

*Expanding your Horizon...*



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Property Services, LLC

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**260-982-0238**

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

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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

## *Country Home & Pole Barn on 3+/- Acres!*

This property will be offered at Auction on Tuesday, August 30, 2022 at 4:00 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 \$3,000.00 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. 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 September 30, 2022. Possession will be at closing for the home & outbuildings; after 2022 crop harvest for the land. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$1757.40. 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: Tuesday, August 30, 2022 at 4 pm**  
**Property Location: 235 N. Brown Ln., Warsaw, IN 46580**  
**Harrison Township • Kosciusko County**

***Bid Live In-Person or Online!***

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

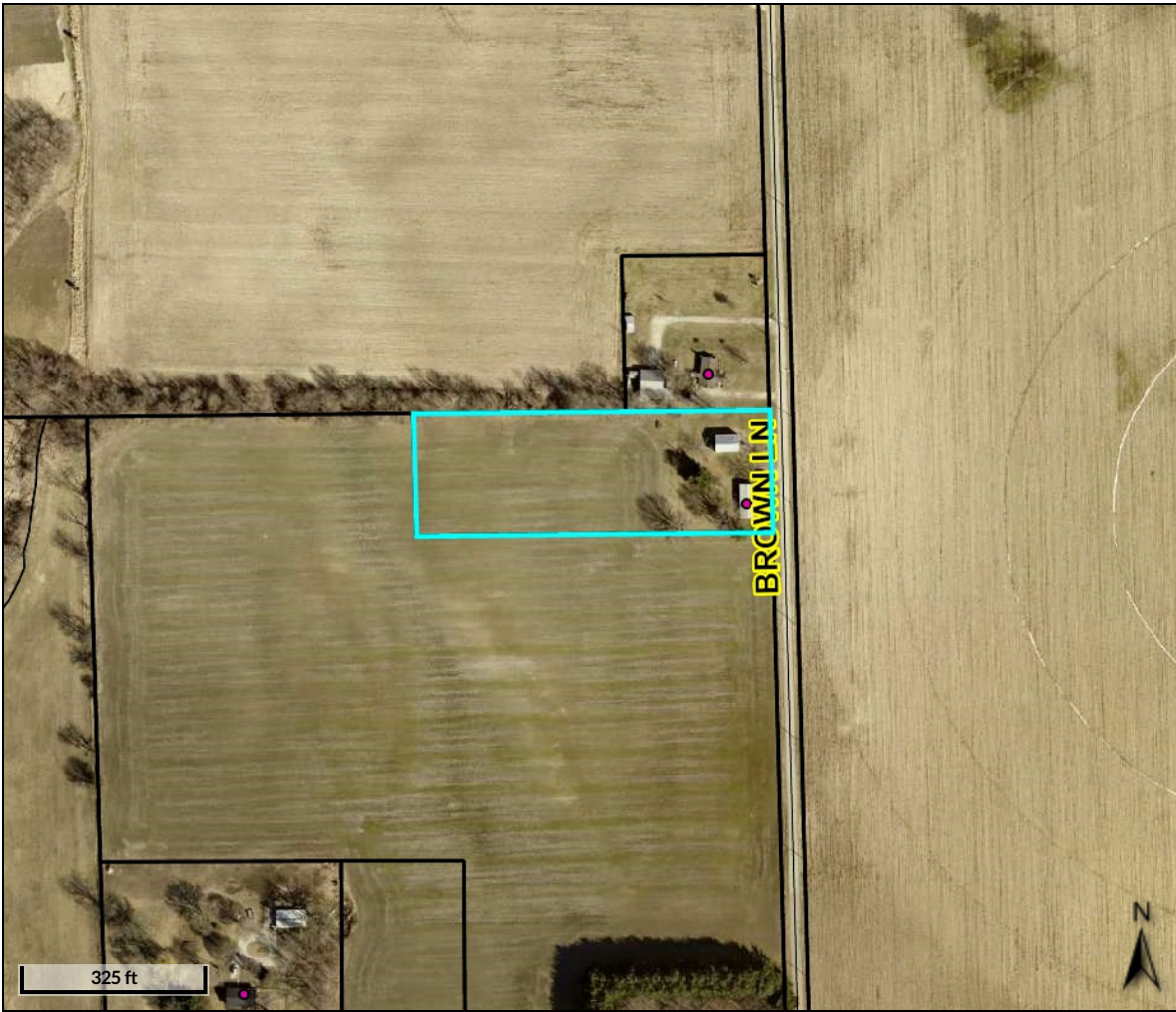


**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

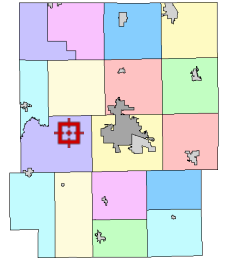
★ FARMLAND AUCTIONS   ★ ANTIQUE APPRAISALS  
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**Overview**



**Legend**

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

<b>Parcel ID</b>	013-050-004.A	<b>Alternate ID</b>	013-704001-80	<b>Owner Address</b>	Doberstein Daryl A & Constance D 235 N Brown Ln Warsaw, IN 46580
<b>Sec/Twp/Rng</b>	0009-0032-5	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND		
<b>Property Address</b>	235 N BROWN LN WARSAW	<b>Acres</b>	3		
<b>District</b>	Harrison				
<b>Brief Tax Description</b>	013-050-004.A   W Pt Sw 9-32-5 3.00A <i>(Note: Not to be used on legal documents)</i>				

Date created: 7/15/2022  
Last Data Uploaded: 7/15/2022 6:27:04 AM

Developed by 




# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/11/2022

Page 1 of 1

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM 1</b>	DOM 1	<b>Auction</b>	Yes	
<b>MLS #</b>	202233443	<b>235 N Brown Lane</b>	<b>Warsaw</b>	<b>IN</b>	46580	<b>LP \$0</b>		
	<b>Area</b>	Kosciusko County	<b>Parcel ID</b>	43-10-09-300-124.000-034	<b>Type</b>	Manuf. Home/Mobile	<b>Waterfront</b>	No
	<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrms</b>	3	<b>F Baths</b>	1
	<b>Township</b>	Harrison	<b>Style</b>	One Story	<b>REO</b>	No	<b>Short Sale</b>	No
	<b>School District</b>	TIP	<b>Elem</b>	Mentone	<b>JrH</b>	Tippe Valley	<b>SrH</b>	Tippe Valley
	<b>Legal Description</b>	13-50-4.A W PT SW 9-32-5 3.00A						
	<b>Directions</b>	From US 30, head south on 800 W. Turn east on 100 N, then south on 650 W. Turn east on Crystal Lake Rd, then north on Brown						
	<b>Inside City Limits</b>	N	<b>City Zoning</b>		<b>County Zoning</b>	A1	<b>Zoning Description</b>	agriculture

**Remarks** Country Home on 3+/- Acres going to Auction on Tuesday, August 30, 2022 at 4 PM! Beautiful Country Views on 3+/- Acres with a 3 Bedroom, 1 Bath Home with 1-Car Attached Garage & 40x30 Pole Barn! The home has a Large Composite Front Porch for relaxing in the evenings with a small deck on the back of the home! Pole Barn is great for your vehicles, workshop, or extra storage with 2 Overhead Doors! Great Opportunity to get into the Peaceful Country on 3+/- Acres! Bid Live In-Person or Online! Open House: Wednesday, August 24th 5:30-6pm

**Agent Remarks** Auction: Tues. 8.30.22 4pm Open House: Wed. 8.24.22 5:30-6pm TERMS: \$3,000.00 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 compensation.

Sec	Lot	Lot Ac/SF/Dim	3.0000	/	130,680	/	600x200	Lot Desc	3-5.9999			
<b>Above Gd Fin SqFt</b>	1,102	<b>Above Gd Unfin SqFt</b>	0		<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	1,102	<b>Year Built</b>	1974
<b>Age</b>	48	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext Vinyl</b>		<b>Bsmnt Crawl</b>		<b># Rooms</b>	6	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>WELL</b>	<b>Basement Material</b>					
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No		
<b>LR</b>	x	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No		
<b>DR</b>	x	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No		
<b>FR</b>	x				<b>Cooling</b>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No		
<b>KT</b>	x	<b>Laundry Rm</b>	Main			x	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No		
<b>BK</b>	x	<b>AMENITIES</b>	Porch Covered, Main Floor Laundry, Washer Hook -Up				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>DN</b>	x						<b>Alarm Sys-Sec</b>	No	<b>Fence</b>			
<b>MB</b>	12 x 12	M					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
<b>2B</b>	10 x 10	M					<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No		
<b>3B</b>	10 x 10	M	<b>Garage</b>	1.0	/ Attached	/ 20 x 20	/ 400.00	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes	
<b>4B</b>	x		<b>Outbuilding 1</b>	Pole/Post Building			40 x 30	<b>Pool</b>	No	<b>Off Street Pk</b>		
<b>5B</b>	x		<b>Outbuilding 2</b>				x	<b>Pool Type</b>				
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>SALE INCLUDES</b>	No Appliances Included			
<b>LF</b>	x		<b>Other Fees</b>									
<b>EX</b>	x		<b>Restrictions</b>									

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	8/30/2022	<b>Time</b>	4:00 PM
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	at the property		
<b>Annual Taxes</b>	\$1,757.40	<b>Exemptions</b>	No Exemptions	<b>Excluded Party</b>	None		
<b>Possession</b>	closing for home, after harvest for land			<b>Year Taxes Payable</b>	2022	<b>Assessed Value</b>	
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>	
<b>Co-List Office</b>				<b>Co-List Agent</b>			
<b>Showing Instr</b>	Showing time or Open House						
<b>List Date</b>	8/10/2022	<b>Start Showing Date</b>		<b>Exp Date</b>	11/30/2022	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	2.0%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	front door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>	
						<b>Sell Team</b>	

**Presented by:**

Chad Metzger - Cell: 260-982-9050 / 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).

# 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**

General Information

Parcel Number 43-10-09-300-124.000-034
Local Parcel Number 1370400180

Tax ID:

Routing Number 013-050-004.A

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2022

Location Information

County Kosciusko

Township HARRISON

District 034 (Local 034 )
HARRISON TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 1309000-034
HARRISON TWP ACREAGE

Section/Plat 9-32-5

Location Address (1)
235 N BROWN LN
WARSAW, IN 46580

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Monday, April 4, 2022

Review Group 2019

Ownership

DOBERSTEIN DARYL A & CONSTAN
235 N BROWN LN
WARSAW, IN 46580

Legal

13-50-4.A
W PT SW 9-32-5 3.00A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, W/I. Row: 01/01/1900 DOBERSTEIN DARYL WD / \$0 I

Notes

9/17/2018 REA: 2019 ADDED OFF IN WITH THE HOUSE, A/C, CORRECTED FOUNDATION TO CRAWL, CHANGED GRADE TO C-1 PER PICTOMETRY & PICTURES
2/17/2009 BP: DOBERSTEIN #000486 \$9000 PORCH

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 for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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 for 9 A 0 1.0000 1.00 \$18,000 and 4 A ORB 0 2.0000 0.60 \$1,500.

Land Computations

Table with columns: Description, Value. Rows: Calculated Acreage 3.00, Actual Frontage 0, Developer Discount, Parcel Acreage 3.00, 81 Legal Drain NV 0.00, 82 Public Roads NV 0.00, 83 UT Towers NV 0.00, 9 Homesite 1.00, 91/92 Acres 0.00, Total Acres Farmland 2.00, Farmland Value \$1,800, Measured Acreage 2.00, Avg Farmland Value/Acre 900, Value of Farmland \$1,800, Classified Total \$0, Farm / Classified Value \$1,800, Homesite(s) Value \$18,000, 91/92 Value \$0, Supp. Page Land Value, CAP 1 Value \$18,000, CAP 2 Value \$1,800, CAP 3 Value \$0, Total Value \$19,800.

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** 1102 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
Wood Deck	80	\$1,800
Porch, Open Frame	180	\$7,000

**Plumbing**

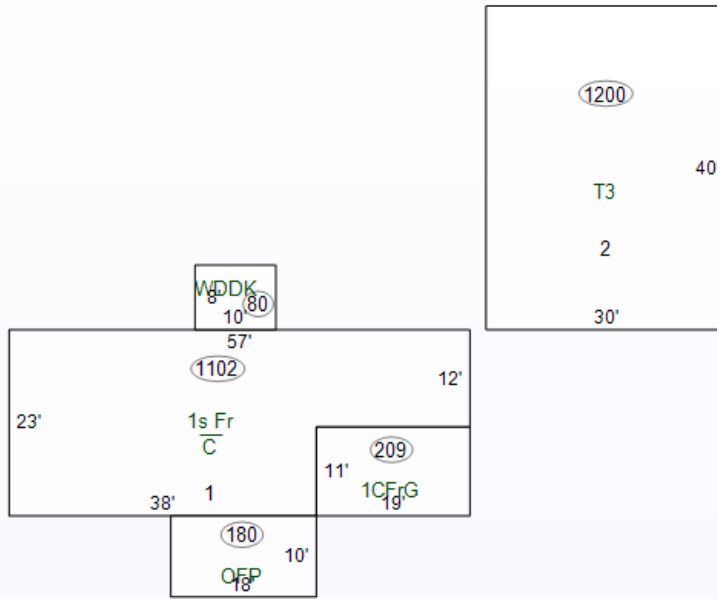
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1102	1102	\$85,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1102	0	\$6,100	
Slab				

**Total Base** \$91,200

**Adjustments** 1 Row Type Adj. x 1.00 \$91,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1102 \$3,100
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$94,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,800	\$103,100
Garages (+) 209 sqft	\$8,700	\$111,800
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.92	

**Replacement Cost** \$97,713

**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	1974	1974	48 A		0.92		1,102 sqft	\$97,713	35%	\$63,510	0%	100%	1.520	1.0000	\$96,500
2: Barn, Pole (T3) R 01	0%	1	T3AW	C	1987	1987	35 A	\$19.27	0.92	\$0.00	-40' x 30' x 16'	\$21,896	55%	\$9,850	0%	100%	1.520	1.0000	\$15,000



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