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

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REAL ESTATE AUCTION TERMS

Beautiful, Secluded 7+/- Acre Building Site!

This property will be offered at Online Only Auction on Wednesday, October 25, 2023 -- 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, 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 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. 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 Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 1, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$654.48. 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, October 25, 2023

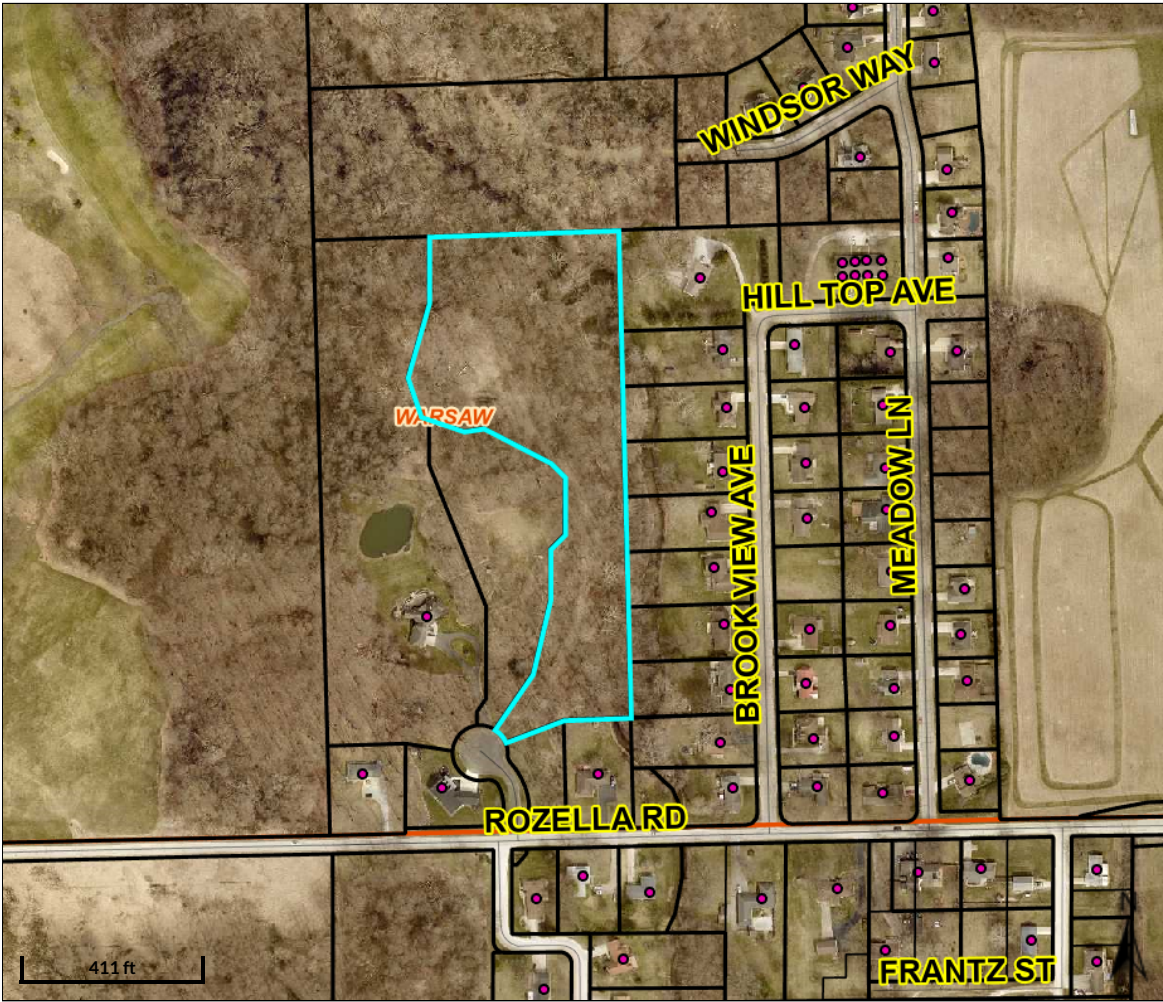
Bidding begins closing out at 6 pm!

Maplewood Trail, Warsaw, IN 46580

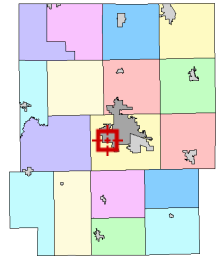
Wayne Township • Kosciusko County

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





Overview



Legend

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


Parcel ID	004-083-088	Alternate ID	004-726016-06	Owner Address	Gross Jacob J & Abisha
Sec/Twp/Rng	--	Class	RESIDENTIAL VACANT PLATTED LOT		PO Box 1461
Property Address		Acreage	n/a		Warsaw, IN 46581
District	Warsaw				
Brief Tax Description	004-083-088		LOT 4 REVISED REPLAT OF MAPLE HILL MANOR		
			(Note: Not to be used on legal documents)		

Date created: 9/7/2023
 Last Data Uploaded: 9/7/2023 3:07:16 AM

Listings as of 09/22/2023

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

MLS 202334640 * Maplewood Trail Warsaw IN 46580 Status Active LP \$0

	Area Kosciusko County	Parcel ID 43-11-18-300-007.000-032	Type Residential Land	
	Sub Maple Hill Manor	Cross Street	Lot #	
	School District WRS Elem	Washington	JrH Edgewood	SrH Warsaw
	REO No	Short Sale No	Waterfront Y/N N	
	Legal Description 4-83-88 LOT 4 REVISED REPLAT OF MAPLE HILL MANOR			
	Directions From SR 15, head west on Rozella Rd. Turn north onto Maplewood Trail. Property is on the north side.			
Inside City Limits Y	City R1	County Zoning	Zoning Description	

Remarks Remarkable 7+/- Acre Building Site selling via Online Only Auction on Wednesday, October 25, 2023 -- Bidding begins closing out at 6 pm! A nature lover's paradise in a picturesque location. This property boasts a 7+/- acre wooded lot with creek running through the northeast corner, offering a tranquil and private setting. There is an electrical transformer already in place on the property saving you time and effort in your building process. Ease of access is ensured with a driveway that has already been roughed in. A recent survey was completed with elevation showing a clear build site on the north end of the property. Don't miss out on the chance to build your dream home on this beautiful 7 acre lot.

Agent Remarks Online Auction: Wed. 10.25.23 6pm Soil & wetland reports in documents. TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty 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

Sec Lot 4	Lot Ac/SF/Dim 7.1000 / 309,276 / 400x1065	
Parcel Desc Cul-De-Sac, Heavily Wooded, 6-9.999	Platted Development No	Platted Y/N Yes
Township Wayne	Date Lots Available	Price per Acre \$0.00
Type Use Residential, Recreational	Road Access City	Road Surface Asphalt
Water Type None	Well Type	Easements Yes
SEWER TYPE None		Water Frontage
Type Fuel Available		Assn Dues Not Applicable
Electricity Available		Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? No

Water Access
Water Name **Lake Type**

Water Features
Water Frontage **Channel Frontage** **Water Access**

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Auction Location Online Only: bidmetzger.com **Auction Start Date** 10/25/2023

Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$654.48 **Exemption** No Exemptions **Year Taxes Payable** 2023 **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** Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com
Co-List Office **Co-List Agent**

Showing Instr
List Date 9/22/2023 **Exp Date** 1/31/2024

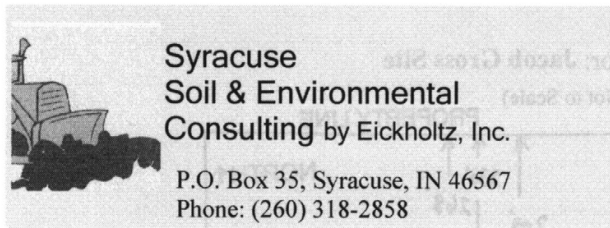
Contract Type Exclusive Right to Sell **BBC** 1.5% **Variable Rate** No **Special Listing Cond.** None

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 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). © 2023 IRMLS. All Rights Reserved.



Site Information: Date: 9/23/2020
County: Kosciusko **Twp:** Wayne
Legal description: Section 18 T32N R6E
Site Address: Lot 4, Revised replat of Maple Hill Manor on Rozella Rd.
Status of System: Proposed **Structure:** 4 Bedroom
Subject to ponding: None
Evidence of soil disturbance:
None
Notes/Additional Information:
Parent material is glacial outwash.
Vegetation: wooded
Near wetland & floodplain, pending detailed maps.

Soil Survey for On-Site Waste Disposal prepared for:

Jacob Gross
1101 E Market St.
Warsaw, IN 46580

Phone: 260-704-5111 jgross433@gmail.com

Dear Client: The soil survey for on-site waste disposal has been completed at your request. A copy of this report has been forwarded to the county health department. For an interpretation of this report or for information about obtaining a septic system permit contact the health department at (574) 372-2349. Sites for potential septic systems should be protected from construction activity other than system installation. Thank you, Soil Scientist at the site: Tom Eickholtz, CPSS #3327 IRSS#26

Data For Boring #1 Depth to Compact till: >60" Depth to Poor Filter: >60" Depth to Wetness Characteristics: >60"

Horizon Depth "	USDA Texture	Grade	Shape	Consistence	Matrix Color	Mottle Color	Coarse Fragment	Effer-vescence	Notes:
A 0-6	SL	M	GR	FR	10YR 3/2	/	0-5%	none	
Bt1 6-14	SL	M	SBK	FR	10YR 4/4	/	0-5%	none	
Bt2 14-37	SL	M	SBK	FR	10YR 4/4	/	5-15%	none	
Bt3 37-44	SCL	M	SBK	FI	7.5YR 4/4	/	5-15%	none	
BC 44-60	LFS	W	SBK	VFR	7.5YR 5/4	/	0-5%	slight	Outwash parent material

Data For Boring #2 Depth to Compact till: >60" Depth to Poor Filter: >60" Depth to Wetness Characteristics: >60"

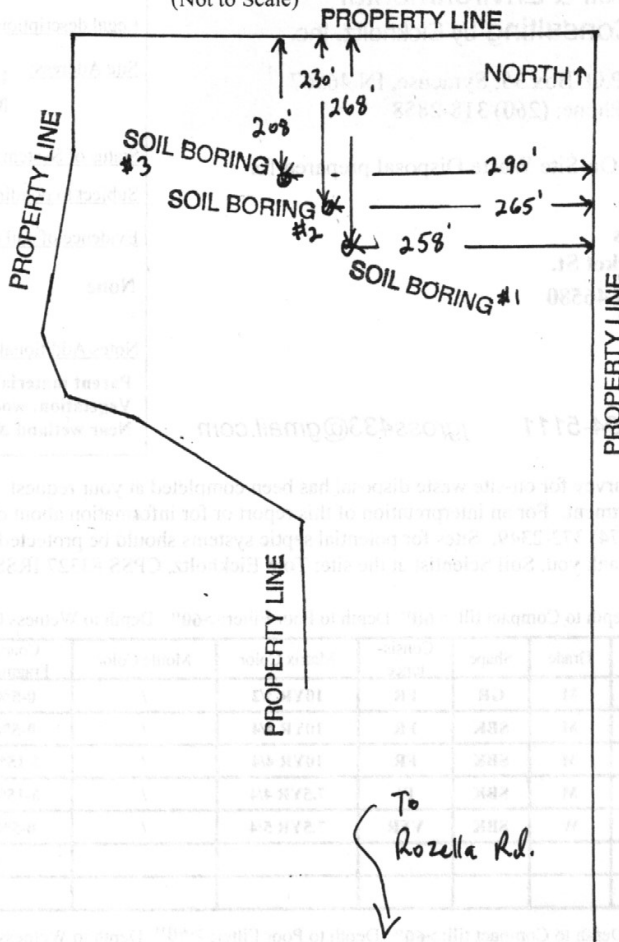
Horizon Depth "	USDA Texture	Grade	Shape	Consistence	Matrix Color	Mottle Color	Coarse Fragment	Effer-vescence	Notes:
A 0-7	SL	M	GR	FR	10YR 3/2	/	0-5%	none	
Bt1 7-25	SL	M	SBK	FR	10YR 4/4	/	0-5%	none	
Bt2 25-38	SL	M	SBK	FR	7.5YR 4/4	/	0-5%	none	
BC 38-52	LS	W	SBK	VFR	10YR 5/4	/	5-15%	slight	Outwash parent material
C 52-60	FS	S-Less	SGR	VFR	10YR 5/4	/	0-5%	slight	Outwash parent material

Data For Boring #3 Depth to Compact till: >60" Depth to Poor Filter: >60" Depth to Wetness Characteristics: >60"

Horizon Depth "	USDA Texture	Grade	Shape	Consistence	Matrix Color	Mottle Color	Coarse Fragment	Effer-vescence	Notes:
A 0-6	SL	M	GR	FR	10YR 3/3	/	0-5%	none	
Bt1 6-20	SL	M	SBK	FR	7.5YR 4/6	/	0-5%	none	
Bt2 20-34	SL	M	SBK	FR	7.5YR 4/4	/	5-15%	none	
Bt3 34-44	SCL	M	SBK	FI	7.5YR 4/4	/	5-15%	none	
BC 44-60	LFS	W	SBK	VFR	10YR 5/4	/	0-5%	slight	Outwash parent material

Sketch of Soil Boring Locations for: **Jacob Gross Site**

(Not to Scale)



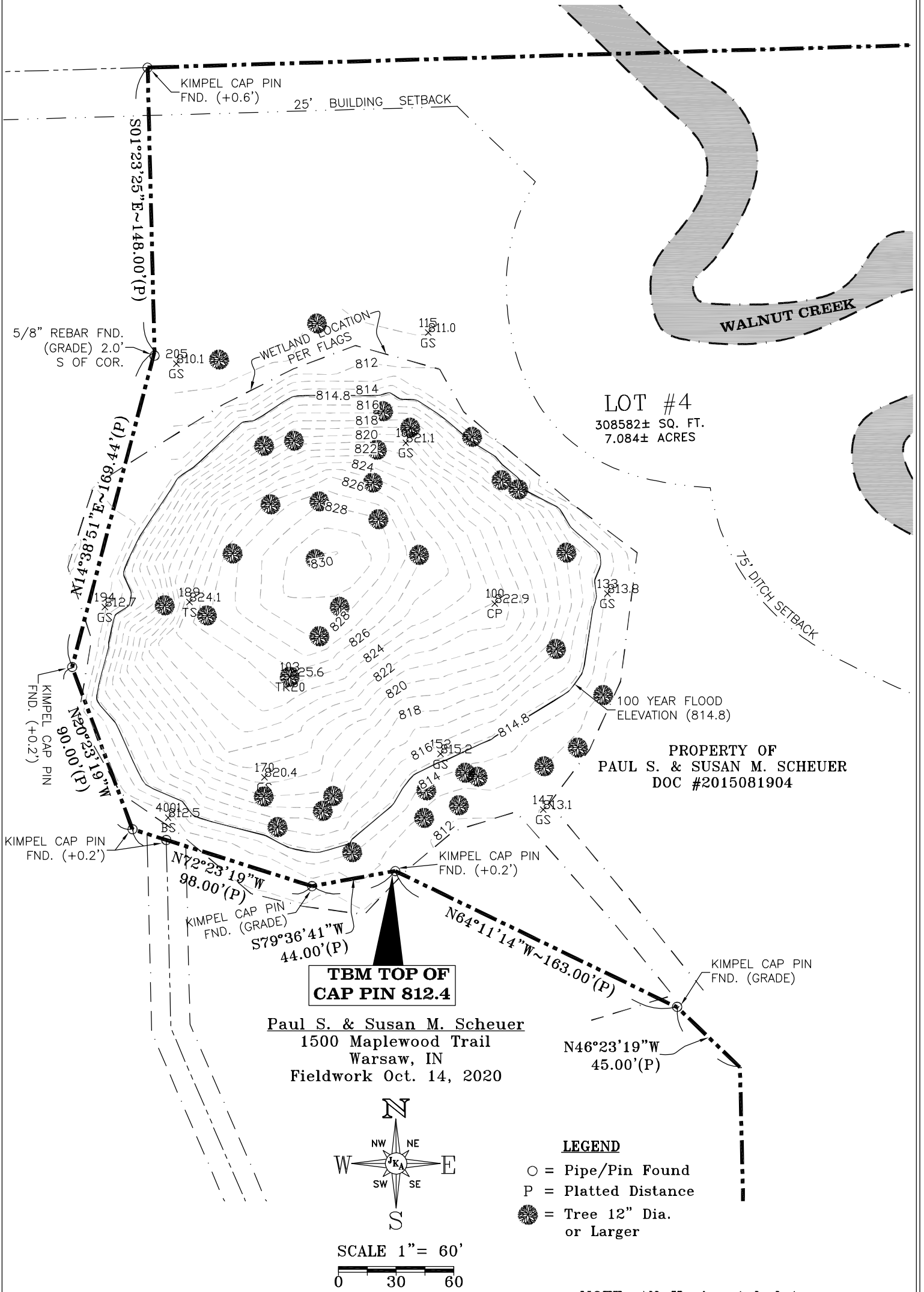
Additional Site Information: Percent Slope near borings: **6-9%** Slope Direction: **Northeast**

Landform Type: **Upland** Shape: **Convex** NRCS Map Sheet: **web s/s** Site mapped as: **Pb**

Soil Data Abbreviation Key: SL=Sandy Loam, LS=Loamy Sand, LCOS=Loamy Coarse Sand, MS=Medium Sand, COS=Coarse Sand, FS=Fine Sand, LFS=Loamy Fine Sand, L=Loam, SIL=Silt Loam, SICL=Silty Clay Loam, SIC=Silty Clay, CL=Clay Loam, SCL=Sandy Clay Loam, SC=Sandy Clay, SI=Silt, C=Clay, GR=Gravelly, VGR=Very Gravelly, EGR=Extremely Gravelly, GR=Granular, SBK=Subangular Blocky, ABK=Angular Blocky, SGR=Single Grain, MA=Massive, PL=Platy, L=Loose, VFR=Very Friable, FR=Friable, FI=Firm, VFI=Very Firm, EFI=Extremely Firm, M=Moderate, W=Weak, S=Strong, S-Less=Structureless
Other symbols used: " =inches, >/< = greater than/less than.

Disclaimer: By use of this report, the client and/or user acknowledges the following. This report provides a technical description of the soil at this site. This report does not recommend or condemn any decisions relating to the use of this site. While this report contains information that can be used to size and design a septic system, it does not control design specifications or imply that a system will work. This report makes no determination on whether adequate space or drainage exists on this site to support a septic system. This report represents only the specific area sketched on the map on the date the survey was conducted. Due to potential changes at the site and changes in soil science practices this data is of best use at the time it is completed. Soil reports over five years old should be reevaluated. The soil scientist that prepared this report is an employee of Eickholtz Inc, Phone (260)318-2858.

TOPOGRAPHIC MAP WITH WETLAND FLAG LOCATIONS OF
THE PROPERTY OF PAUL S. & SUSAN M. SCHEUER

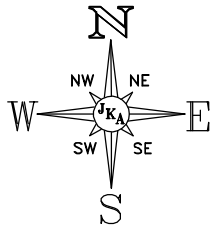


LOT #4
308582± SQ. FT.
7.084± ACRES

PROPERTY OF
PAUL S. & SUSAN M. SCHEUER
DOC #2015081904

**TBM TOP OF
CAP PIN 812.4**

Paul S. & Susan M. Scheuer
1500 Maplewood Trail
Warsaw, IN
Fieldwork Oct. 14, 2020



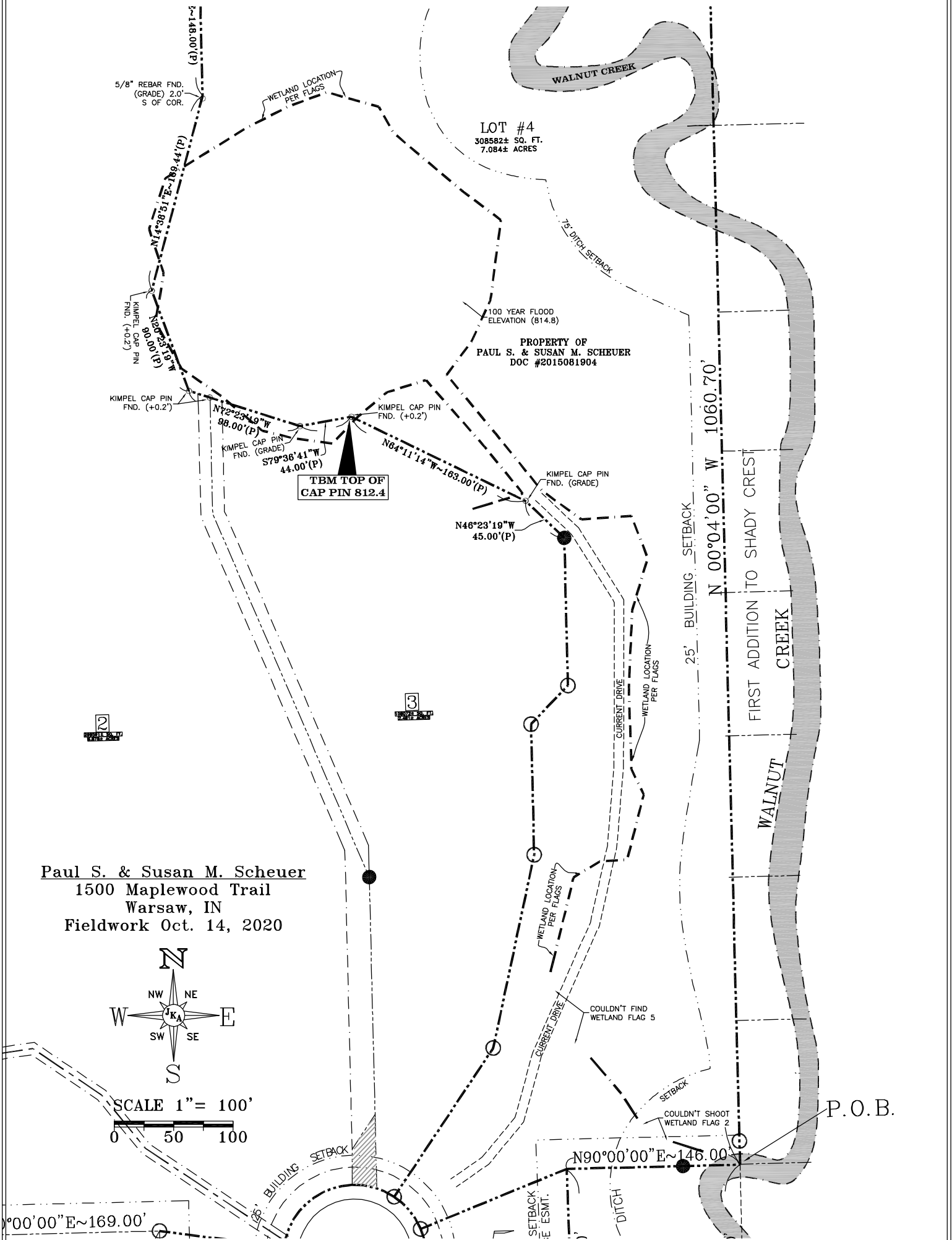
SCALE 1" = 60'
0 30 60

- LEGEND**
- = Pipe/Pin Found
 - P = Platted Distance
 - = Tree 12" Dia. or Larger

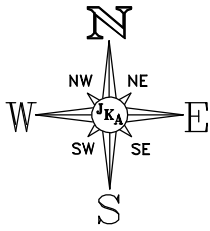
100 Year Flood Elevation @ 814.8
per the Indiana Floodplain
Information Portal

NOTE: All Horizontal datum was
established by INDOT VRS Base,
using Indiana East NAD83
coordinate system. All Vertical
datum established per NAVD 1988

WETLAND FLAG LOCATIONS OF THE PROPERTY OF PAUL S. & SUSAN M. SCHEUER



Paul S. & Susan M. Scheuer
1500 Maplewood Trail
Warsaw, IN
Fieldwork Oct. 14, 2020



SCALE 1" = 100'
0 50 100

LEGEND

- = Pipe/Pin Found
- P = Platted Distance

NOTE: All Horizontal datum was established by INDOT VRS Base, using Indiana East NAD83 coordinate system. All Vertical datum established per NAVD 1988

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 43-11-18-300-007.000-032
Local Parcel Number 0472601606

Tax ID:

Routing Number 004-083-088

Property Class 500 Vacant - Platted Lot

Year: 2023

Location Information

County Kosciusko

Township WAYNE

District 032 (Local 032) WARSAW CITY-WAYNE TOWNSH

School Corp 4415 WARSAW COMMUNITY

Neighborhood 420500-032 MAPLE HILL MANOR

Section/Plat 18-32-6

Location Address (1) MAPLEWOOD RL WARSAW, IN 46580

Zoning R-1 RESIDENCE DISTRICT (WAR

Subdivision Maple Hill Manor

Lot 4

Market Model N/A

Characteristics

Topography Level, Low Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 2, 2023

Review Group 2024

Ownership

GROSS JACOB J & ABISHA PO BOX 1461 WARSAW, IN 46581

Legal

4-83-88 LOT 4 REVISED REPLAT OF MAPLE HILL MANOR



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

Table with columns for Assessment Year (2023-2021), Reason For Change (AA), As Of Date (01/01/2023-2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values for Land, Land Res (1), Land Non Res (2), Land Non Res (3), and Total.

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

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

Transfer of Ownership

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

Res

Notes

5/17/2016 CE: 2016 CE BEFORE ROLLOVER CORRECTED DEV DISCOUNT
9/3/2015 2016: LEGAL DESCRIPTION CHANGED PER AUDITOR UPDATE
4/14/2011 MEM: MEM: 2011 CHANGED MAP KEY NUMBER FROM 4-82-78 TO 4-83-78 PER AUDITORS OFFICE
2/8/2011 SPLT: 2011 SPLIT FROM 0470401170

Land Computations

Table with columns for Land Computations (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 values.

Data Source N/A

Collector

Appraiser

...Generation after Generation



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