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

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REAL ESTATE AUCTION TERMS

Fixer Upper Home just off of Hoffman Lake!

This property will be offered at Online Only Auction on Thursday, January 25, 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, 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 \$5,000 down per tract 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 at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before March 1, 2024. 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 \$889.72. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Thursday, January 25, 2024


Bidding begins closing out at 6 pm!

7441 W. Lutes Dr., Warsaw, IN 46582

Prairie Township • Kosciusko County

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



Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202345541	7441 W Lutes Drive	Warsaw	IN 46582	LP \$0
	Area Kosciusko County	Parcel ID 43-06-31-200-355.000-019	Type Site-Built Home	Waterfront No
	Sub Old Wray Homestead	Cross Street	Bedrms 2	F Baths 1
	Township Prairie	Style One Story	REO No	H Baths 0
	School District WRS	Elem Madison	JrH Edgewood	SrH Warsaw
	Legal Description 21-124-72 LOTS 75 ,76 W 1/2 LOTS 62 & 77 OLD WRAY HOMESTEAD SD			
	Directions On south side of Hoffman Lake. Take US 30 to Grandview Dr. then right on Lutes Drive.			
	Inside City N	City Zoning	County Zoning R1	Zoning Description

Remarks Ranch Home just off of Hoffman Lake selling via Online Only Auction on Thursday, January 25, 2024 -- Bidding begins closing out at 6pm! Handy-man Special! Great fixer upper across the street from Hoffman Lake! This property has 1-2 bedrooms, 1 bath, & a partially finished attic that could be utilized as another bedroom. The association dues have been paid for 2024 season getting you access to the common areas. Open House: Saturday, January 20th 1-1:30pm

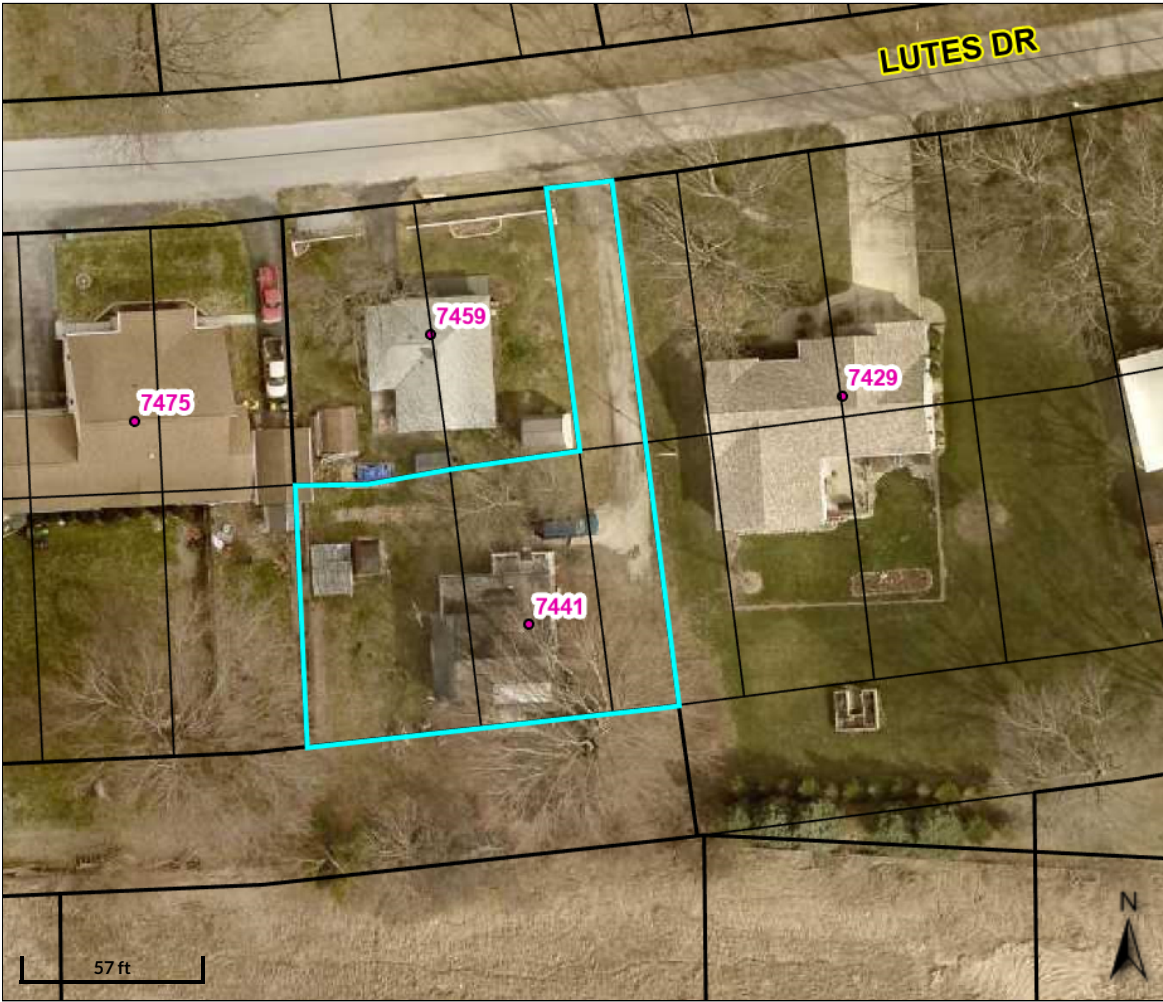
Agent Remarks Online Auction: Thurs. 1.25.24 6pm Open House: Sat. 1.20.24 1-1:30pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, 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 to receive compensation. Client Registration

Sec Lot 0	Lot 0.2400	/ 10,480 / 131X80		Lot Desc 0-2.9999, Water View
Above Gd Fin SqFt 1,132	Above Gd Unfin SqFt 652	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,132
Age 73	New Const No	Date Complete	Ext Vinyl	Bsmt Crawl
Room Dimensions		Baths Full Hal	Water WELL	Basement Material
RM DIM	LV	B-Main 1 0	Well Type Private	Dryer Hookup Gas No
LR x		B-Upper 0 0	Sewer Septic	Dryer Hookup Elec No
DR x		B-Blw 0 0	Fuel / Forced Air	Dryer Hookup G/E No
FR x		Laundry Rm Main	Heating	Disposal No
KT x		Laundry L/W x	Cooling None	Water Soft-Owned No
BK x				Water Soft-Rented No
DN x				Alarm Sys-Sec No
1B 10 x 10				Alarm Sys-Rent No
2B 10 x 10				Garden Tub No
3B x	Garage /	/	x /	Jet Tub No
4B x	Outbuilding 1 Shed		10 x 14	Pool No
5B x	Outbuilding 2		x	Pool Type
RR x	Assn Dues	Frequency	Not Applicable	
LF x	Other Fees			
EX x	Restrictions			

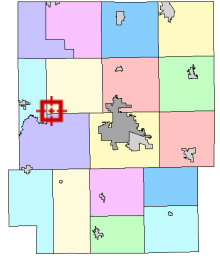
Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 1/25/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$889.72	Exemption No Exemptions	Year Taxes Payable 2023	Assessed Value
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	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 12/27/2023	Start Showing Date	Exp Date 4/30/2024	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%	Variable Rate No	Special List Cond. None
Virtual Tours: Unbranded Virtual Tour	Lockbox Type Mechanical/Combo	Lockbox Location on porch	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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Overview

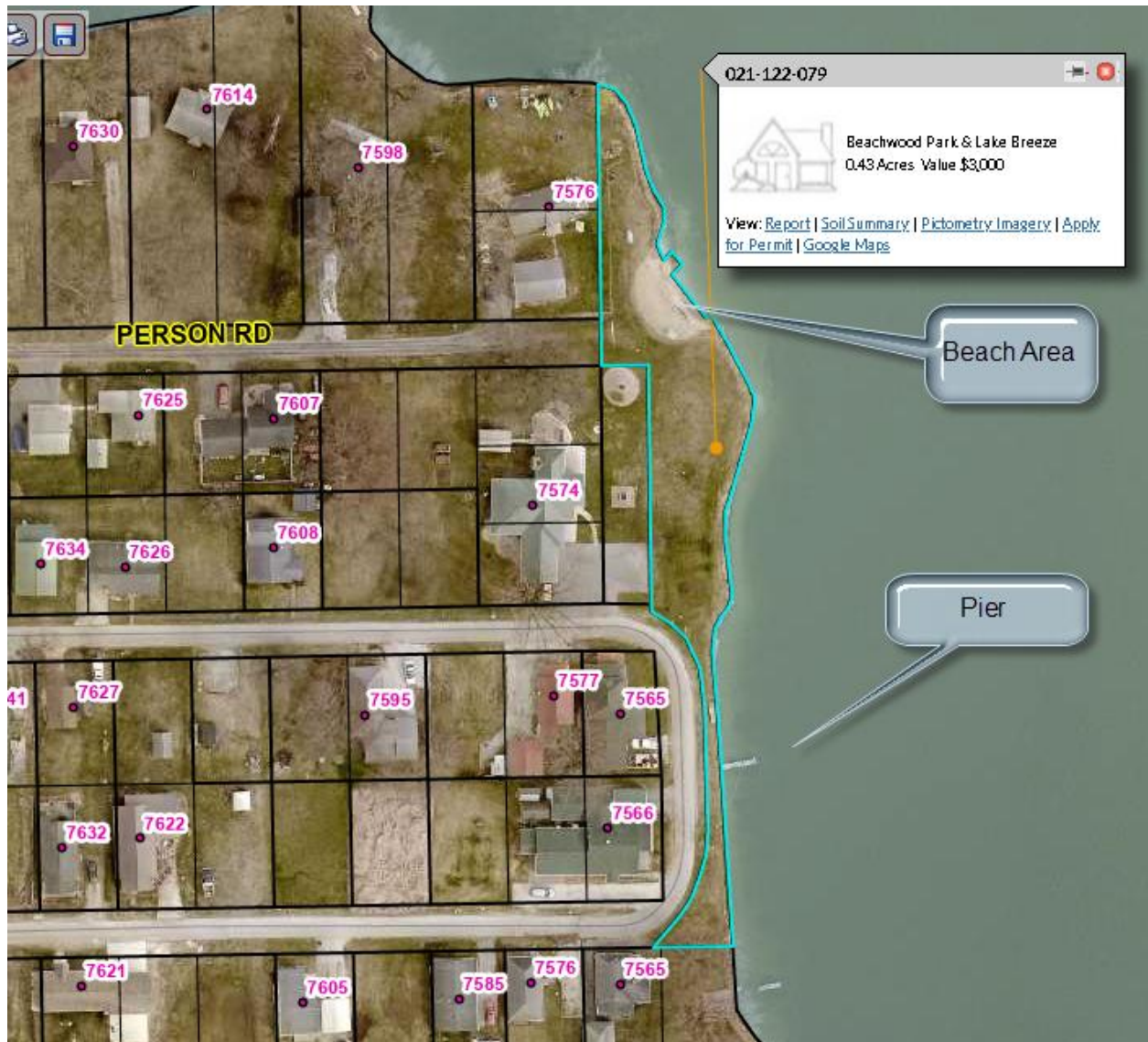


Legend

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

Parcel ID	021-124-072	Alternate ID	021-702002-10	Owner Address	Custer Phyllis Revocable Living Trust
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		Phyllis Custer Trustee
Property Address	7441 W LUTES DR WARSAW	Acreage	n/a		3114 E US 30 Warsaw, IN 46580
District	Prairie				
Brief Tax Description	021-124-072 LOTS 75,76, W 1/2 LOTS 62 & 77 OLD WRAY HOMESTEAD SD (Note: Not to be used on legal documents)				

Date created: 11/13/2023
 Last Data Uploaded: 11/13/2023 3:07:38 AM



Annual dues payment of \$40 annual dues is for access to the beach at the end of Persons Road (1/2 mile walk from the property - no vehicle parking allowed).

If you choose to rent a pier SPACE, there is an extra \$50 fee annually and the fee does NOT include a pier. This fee allows you to get a space on the land that is designated for a pier and there are rules associated with that space. All pier spaces are near the beach area and there is NO PARKING in that area as well.

Dues must be paid to be able to put your boat into the water at the campground, which is also an additional \$20 in and \$20 out payable to the campground. The campground also has very specific rules about launching and taking your boat out that must be adhered to.

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**

43-06-31-200-355.000-019

CUSTER PHYLLIS REVOCABLE

7441 W LUTES DR

510, 1 Family Dwell - Platted Lot

HOFFMAN LAKE OFF WAT 1/2

General Information

Parcel Number
43-06-31-200-355.000-019

Local Parcel Number
2170200210

Tax ID:

Routing Number
021-124-072

Ownership

CUSTER PHYLLIS REVOCABLE LIVI
PHYLLIS CUSTER TRUSTEE
3114 E US 30
WARSAW, IN 46580

Legal

21-124-72
LOTS 75 .76 W 1/2 LOTS 62 & 77 OLD WRAY
HOMESTEAD SD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/08/2017	CUSTER PHYLLIS RE	2017110343	QC	/	\$0	I
11/15/2012	CUSTER PHYLLIS M	2012110755	CT	/	\$54,000	I
09/16/2011	CUSTER PHYLLIS M	2011090549	QC	/	\$0	I
01/29/2010	CUSTER PHYLLIS M	2010011105	CT	/	\$54,000	I
12/12/2003	CUSTER PHYLLIS M	2003120775	TD	/	\$0	I
07/01/2002	CUSTER STANLEY M	2002070014	TD	/	\$38,000	I

Notes

7/8/2022 REA: 2023 CHANGED GRADE OF HOUSE FROM D+1 TO D+2 FOR REASSESSMENT.

2/11/2020 SUR: SURVEY, PHYLLIS CUSTER REV LIV TRUST, DOC# 2019060467, 06/12/2019

10/25/2010 COMB: REQ FOR COMB COMBINED 2171200460 INTO THIS PARCEL FOR 2011 PAY 2012.

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2023

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/30/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$12,900	Land	\$12,900	\$11,600	\$11,600	\$9,200	\$9,200
\$12,900	Land Res (1)	\$12,900	\$11,600	\$11,600	\$9,200	\$9,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$70,400	Improvement	\$70,400	\$59,400	\$49,400	\$49,300	\$48,000
\$69,000	Imp Res (1)	\$69,000	\$58,100	\$48,400	\$48,300	\$47,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,400	Imp Non Res (3)	\$1,400	\$1,300	\$1,000	\$1,000	\$1,000
\$83,300	Total	\$83,300	\$71,000	\$61,000	\$58,500	\$57,200
\$81,900	Total Res (1)	\$81,900	\$69,700	\$60,000	\$57,500	\$56,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,400	Total Non Res (3)	\$1,400	\$1,300	\$1,000	\$1,000	\$1,000

Location Information

County
Kosciusko

Township
PRAIRIE

District 019 (Local 019)
PRAIRIE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2104119-019
HOFFMAN LAKE OFF WATER

Section/Plat
31-33-5

Location Address (1)
7441 W LUTES DR
WARSAW, IN 46580

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 80', CI 50' X 80')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		20	20x80	0.91	\$280	\$255	\$5,100	0%	100%	1.0000	\$5,100
R	F		20	20x80x160	0.25	\$280	\$70	\$1,400	0%	100%	1.0000	\$1,400
R	F		40	40x80x160	0.25	\$280	\$70	\$2,800	0%	100%	1.0000	\$2,800
R	F		49	51x80x160	0.25	\$280	\$70	\$3,570	0%	100%	1.0000	\$3,570

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Old Wray Homestead Add

Lot
75,76&

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**

Streets or Roads **TIF**

Neighborhood Life Cycle Stage
Other

Printed Monday, April 17, 2023

Review Group 2023 **Data Source** N/A **Collector** **Appraiser**

Land Computations

Calculated Acreage	0.24
Actual Frontage	129
Developer Discount	<input type="checkbox"/>
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	\$12,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,900

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 11 1 story older
Finished Area 1784 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
Patio, Concrete	126	\$800
Canopy, Shed Type	126	\$800
Wood Deck	126	\$2,500

Plumbing

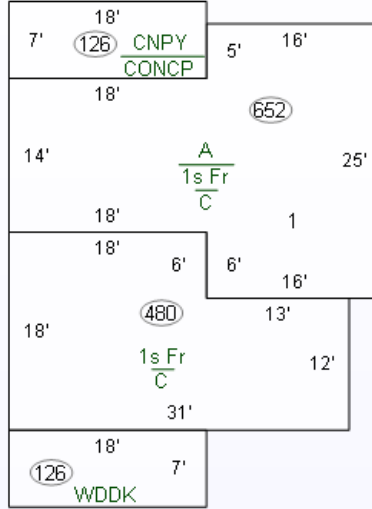
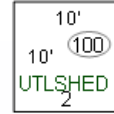
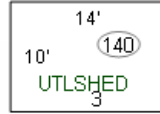
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1132	1132	\$86,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	652	652	\$13,200	
Bsmt				
Crawl	1132	0	\$6,200	
Slab				

Total Base \$105,700

Adjustments 1 Row Type Adj. x 1.00 \$105,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1132 A:652 \$3,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$109,300

Sub-Total, 1 Units

Exterior Features (+)	\$4,100	\$113,400
Garages (+) 0 sqft	\$0	\$113,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.92	

Replacement Cost \$93,895

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	D+2	1950	1950	73 A		0.92		1,784 sqft	\$93,895	50%	\$46,950	0%	100%	1.470	1.0000	\$69,000
2: Utility Shed R 01	0%	1		D	1990	1990	33 F	\$23.66	0.92	\$17.41	10'x10'	\$1,741	70%	\$520	0%	100%	1.470	1.0000	\$800
3: Utility Shed R 01	0%	1		D	1970	1970	53 P	\$21.43	0.92	\$15.77	10'x14'	\$2,208	80%	\$440	0%	100%	1.470	1.0000	\$600

...Generation after Generation



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