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

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REAL ESTATE AUCTION TERMS

Recently Remodeled Lake Cottage just off Silver Lake!

This property will be offered via an Online Only Auction on Wednesday, August 21, 2024 -- Bidding begins closing at 7 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. No survey will be completed unless required for clear title. If required, that cost 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. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 27, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$245.65. 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 hours in advance of the auction and be present at any showings your client attends to receive compensation. The Client Registration form is in the documents section of the MLS.

Online Auction: Wednesday, August 21, 2024

Bidding begins closing out at 7 pm!

920 N. Edgewater St., Silver Lake, IN 46982

Lake Township • Kosciusko County

www.BidMetzger.com



Metzger PROPERTY SERVICES, LLC
CHAD METZGER CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

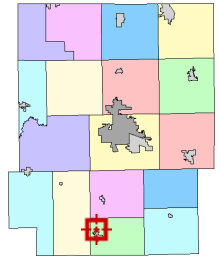
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Overview




Legend

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

Parcel ID	018-025-032	Alternate ID	018-708004-81	Owner Address	Streeter Cory
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		920 N Edgewater St
Property Address	920 N EDGEWATER ST	Acreage	n/a		Silver Lake, IN
	SILVER LAKE				46982

District Silver Lake
Brief Tax Description 018-025-032
 N 1/2 Lot 131 Courtland Park
 (Note: Not to be used on legal documents)

Date created: 7/18/2024
 Last Data Uploaded: 7/18/2024 4:59:21 AM

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202428294	920 N Edgewater Street	Silver Lake	IN 46982	LP \$0
	Area Kosciusko County	Parcel ID 43-18-06-100-045.000-014	Type Site-Built Home	Waterfront No
	Sub Courtland Park	Cross Street	Bedrms 1	F Baths 1
	Township Lake	Style One Story	REO No	H Baths 0
	School District WRS	Elem Claypool	JrH Edgewood	SrH Warsaw
	Legal Description 18-25-32 N 1/2 LOT 131 COURTLAND PARK			
	Directions From SR 15, head west on Dixie. Then north on Edgewater. Property is on the east side of the road.			
	Inside City N	City Zoning	County Zoning R1	Zoning Description

Remarks Lake Cottage just off Silver Lake selling via Online Only Auction on Wednesday, August 21, 2024 -- Bidding begins closing out at 7 pm! Recently remodeled 1 bedroom, 1 bath cottage. All new kitchen features lots of cabinet storage & stainless steel appliances. New paint & flooring throughout. Step outside onto the brand-new deck and take in the breathtaking views of the surrounding landscape. For those who love the water, this cottage provides shared lake access from 2 community piers, perfect for enjoying leisurely days by the water's edge. Come see for yourself! Open House: Thursday, August 15th 5:30-6pm

Agent Remarks Online Auction: Wed. 8.21.24 7 pm Open House: Thurs. 8.15.24 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 131	Lot 0.0400	Area / 1,590	Lot Desc 0-2.9999, Lake, Water View
Above Gd Fin SqFt 572	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0
Age 84	New Const No	Date Complete	Ext Vinyl
Room Dimensions		Baths Full Hal	Water CITY
RM DIM	LV	B-Main 1 0	Well Type
LR x		B-Upper 0 0	Sewer City
DR x		B-Blw 0 0	Fuel / None
FR x		Laundry Rm Main	Heating
KT x		Laundry L/W x	Cooling None
BK x		AMENITIES Deck Open, Range/Oven Hook Up Elec, Tub	
DN x		/Shower Combination, Main Level Bedroom Suite, Main Floor	
1B 8 x 10		Laundry, Washer Hook-Up	
2B x			
3B x		Garage /	Basement Material
4B x		Outbuilding 1 Shed	Dryer Hookup Gas No
5B x		Outbuilding 2	Dryer Hookup Elec No
RR x		Assn Dues	Dryer Hookup G/E No
LF x		Other Fees	Disposal No
EX x		Restrictions	Water Soft-Owned No
			Water Soft-Rented No
			Alarm Sys-Sec No
			Alarm Sys-Rent No
			Garden Tub No
			Jet Tub No
			Pool No
			Pool Type
			SALE INCLUDES Dishwasher, Refrigerator, Washer, Oven-Electric, Range-Electric
			FIREPLACE Gas Starter

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 8/21/2024	Time 7 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$245.65	Exemption Homestead, Supplemental	Year Taxes Payable 2024	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 7/29/2024	Start Showing Date	Exp Date 11/30/2024	Owner/Seller a Real Estate Licensee No
Seller Concessions Offer Y/N	Seller Concession Amount \$	Agent/Owner Related No	
Contract Type Exclusive Right to Sell		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		
Co-Sell Office	Co-Sell Agent		Sell Team
Presented Jen Rice - Cell: 260-982-0238	/	Metzger Property Services, LLC - Off: 260-982-0238	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.

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**

43-18-06-100-045.000-014

STREETER CORY

920 N EDGEWATER ST

510, 1 Family Dwell - Platted Lot

SILVER LAKE OFF WATER 1/2

General Information

Parcel Number 43-18-06-100-045.000-014
Local Parcel Number 1870800481

Tax ID:

Routing Number 018-025-032

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Kosciusko
Township LAKE
District 014 (Local 014) SILVER LAKE TOWN
School Corp 4415 WARSAW COMMUNITY
Neighborhood 1802027-014 SILVER LAKE OFF WATER - TOW
Section/Plat 6-30-6
Location Address (1) 920 N EDGEWATER ST SILVER LAKE, IN 46982

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Courtland Park

Lot 131

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2023

Ownership

STREETER CORY
920 N EDGEWATER ST
SILVER LAKE, IN 46982

Legal

18-25-32
N 1/2 LOT 131 COURTLAND PARK



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/05/2021 to 01/01/1900.

Notes

5/9/2022 REA: 2023 CORRECTED LOT DEPTH PER PLAT & REMOVED 7X20 EFP, CORRECTED SIZE OF SHED & REMOVED SV ON SHED PER PICTOMETRY
ADDED 1 ADDL FIXTURE (EXTRA SINK), REMOVED HEAT, & ADJUSTED EFF YEAR OF RES PER QUESTIONNAIRE (SS)
8/5/2014 REA: 2015 ADDED HEAT FOR REASSESSMENT
12/1/2006 MEM: ORD ANNEXING 01-05-01 2002

Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 100', CI 100' 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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.04), Actual Frontage (30), 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 (\$3,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,500).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style 11 1 story older
Finished Area 572 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**

Plumbing

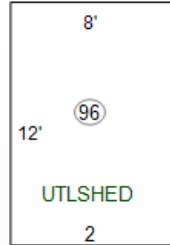
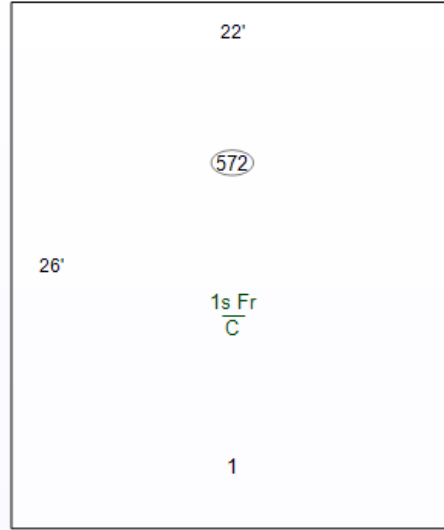
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 1 1
Total 4 6

Accommodations

Bedrooms 2
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 5

Heat Type

No Heat, Wall



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	572	572	\$54,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		572	0	\$4,800	
Slab					

	Total Base	Totals
Adjustments	1 Row Type Adj. x 1.00	\$59,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:572	(\$2,700)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Specialty Plumbing

Description **Count** **Value**

	Sub-Total, One Unit	Sub-Total, 1 Units
Exterior Features (+)	\$0	\$57,500
Garages (+) 0 sqft	\$0	\$57,500
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
Replacement Cost		\$42,320

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	D	1940	1956	68	A			0.92		572 sqft	\$42,320	47%	\$22,430	0%	100%	1.430	1.000	100.00	0.00	0.00	\$32,100
2: Utility Shed	1		C	1994	1994	30	A		\$23.66	0.92	\$21.77	8'x12'	\$2,090	60%	\$840	0%	100%	1.430	1.000	100.00	0.00	0.00	\$1,200

...Generation after Generation



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