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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Charming 2 Bedroom Ranch with Barn!

This property will be offered via an Online Only Auction on Wednesday, October 23, 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 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. *A 3% buyer's premium will be added to the winning invoice.* 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 Trustee's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 29, 2024. Possession will be *30 days after closing*. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$905.00. 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. The Client Registration form is available upon request.

Online Auction: Wednesday, October 23, 2024

Bidding begins closing out at 6 pm!

710 Southside Dr., Warsaw, IN 46580

Wayne Township • Kosciusko County

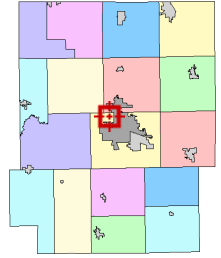
Auction Manager: Tiffany Reimer 260.571.7910

www.BidMetzger.com





Overview



Legend

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

Parcel ID	003-021-013	Alternate ID	003-710000-25	Owner Address	Jackson Larry L & Susie F Rev Living Trust
Sec/Twp/Rng	--	ID			
Property Address	710 SOUTH SIDE DR WARSAW	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		Larry L & Susie F Jackson LE & Trustees
		Acreage	n/a		710 Southside Dr Warsaw, IN 46580

District Wayne
Brief Tax Description 003-021-013
 LOT 5 RIVER VIEW ADD
 (Note: Not to be used on legal documents)

Date created: 6/5/2024
 Last Data Uploaded: 6/5/2024 5:44:30 AM

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

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Average Utilities

Utility	Company	Average Amount
Gas	Nipsco	\$120.00 / mo.
Electric	REMC	\$120.00/mo.
Water	Well, in front of house under fake rock	\$
Septic/Sewer	Septic, back of house	\$
HOA		\$
Additional Notes	Tankless, On Demand Hot Water Heater, Brand New, Sept. 2024	
	They believe Basement is Encapsilatued	
	Grill is plumbed in	
	There is a whole house generator that's plumbed in but needs hooked up	
	Shower is new, approximately 9 months old	
	Roof was new in approx. 2007	
	All mechanicals were just services & checked over	
	Softener is owned	

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**

43-11-06-100-077.000-031

JACKSON LARRY L & SUSIE F R

710 SOUTH SIDE DR

510, 1 Family Dwell - Platted Lot

RIVER VIEW ADD/300200-0

1/2

General Information

Parcel Number 43-11-06-100-077.000-031
Local Parcel Number 0371000025
Tax ID:

Ownership

JACKSON LARRY L & SUSIE F REV L
LARRY L & SUSIE F JACKSON LE
710 SOUTHSIDE DR
WARSAW, IN 46580

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/03/2005 and 01/01/1900.

Legal

3-21-13
LOT 5 RIVERVIEW ADD

Routing Number 003-021-013

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2024

Location Information

County Kosciusko
Township WAYNE
District 031 (Local 031)
WAYNE TOWNSHIP
School Corp 4415
WARSAW COMMUNITY
Neighborhood 300200-031
RIVER VIEW ADD
Section/Plat 6-32-6
Location Address (1)
710 SOUTH SIDE DR
WARSAW, IN 46580

Valuation Records

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2024, 2023, 2022, 2021, 2020.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 60' X 152', CI 60' X 152')

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.

Zoning RESIDENTIAL RESIDENTIAL

Subdivision River View Add

Lot 5

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2024

Data Source N/A

Collector

Appraiser

Notes

2/6/2021 2021: 2021 ADJUSTED EFYR DUE TO UPDATES SINCE 1957 (ADDITION OF 305 SQ FT, SIDING, ROOF,WINDOWS, ELECTRICAL, PLUMBING, FURNACE & A/C. FLOORING, PAINT
5/29/2019 REA: 2020 CHANGED OFF TO MSTP & CORRECTED THE DIMENSIONS PER PICTOMETRY
CORRECTED FOUNDATION TO ALL CRAWL & ADJ EFF YR TO 1970 PER REMODEL DATE ON QUESTIONNAIRE (GC)
7/15/2015 REA: 2016 ADDED OFF INTO HOUSE & ADDED CONC PATIO PER PICTOMETRY
3/24/2011 BP: BP#100425 6/30/10 PORCH & RM ADDS \$45,000

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.21), Actual Frontage (68), 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 (\$12,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,900).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 story older
Finished Area	1230 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Stoop, Masonry	24	\$1,500
Porch, Open Frame	55	\$3,400
Patio, Concrete	32	\$200

Plumbing

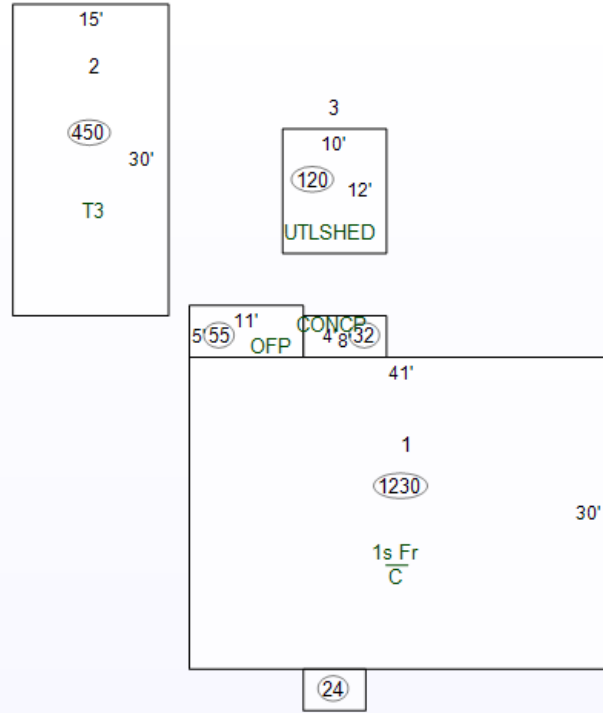
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1230	1230	\$90,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1230	0	\$6,500	
Slab				

Total Base \$97,400

Adjustments 1 Row Type Adj. x 1.00 \$97,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1230	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$101,400

Sub-Total, 1 Units

Exterior Features (+)	\$5,100	\$106,500
Garages (+) 0 sqft	\$0	\$106,500
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92

Replacement Cost \$93,081

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	C-1	1957	2000	24	A		0.92		1,230 sqft	\$93,081	22%	\$72,600	0%	100%	1.730	1.000	100.00	0.00	0.00	\$125,600
2: Barn, Pole (T3)	1	T3AW	C-1	1991	1991	33	A	\$24.79	0.92		450 sqft x 12'	\$8,038	55%	\$3,620	0%	100%	1.730	1.000	100.00	0.00	0.00	\$6,300
3: Utility Shed	1		C	1978	1978	46	A	\$21.97	0.92	\$20.21	10'x12'	\$2,425	65%	\$850	0%	100%	1.730	1.000	100.00	0.00	0.00	\$1,500

...Generation after Generation



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