

260-982-0238

WWW.METZGERAUCTION.COM

PROVIDING PROFESSIONAL AUCTION, APPRAISAL AND REAL ESTATE SOLUTIONS FOR BUYERS AND SELLERS THROUGHOUT INDIANA, OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.

WITH SPECIALISTS IN REAL ESTATE, FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND **BUSINESS VALUATIONS AND LIQUIDATIONS, WE CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-**ALS EVERY YEAR... MAKING US BIG ENOUGH TO **GUARANTEE PROFESSIONAL SERVICE AND SMALL ENOUGH TO VALUE YOUR BUSINESS!**



Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962

WWW.METZGERAUCTION.COM

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.

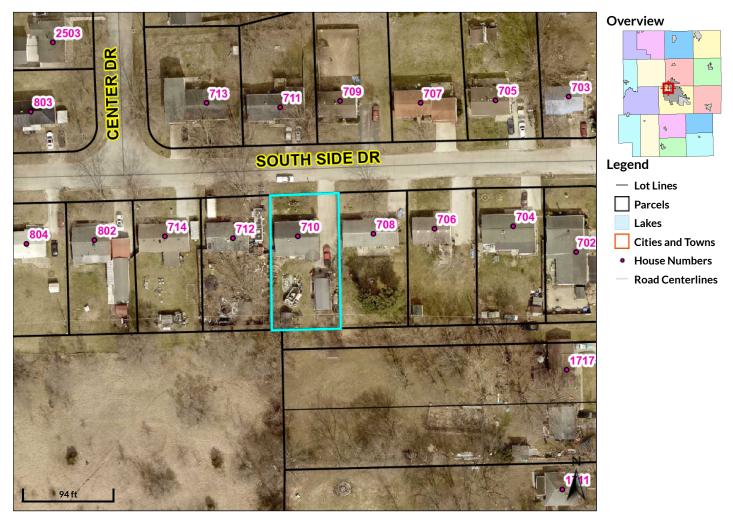
Online Auction: Wednesday, October 23, 2024 Bidding begins closing out at 6 pm!

710 Southside Dr., Warsaw, IN 46580 Wayne Township • Kosciusko County

Auction Manager: Tiffany Reimer 260.571.7910 www.BidMetzger.com







Parcel ID 003-021-013 Alternate 003-710000-25

Sec/Twp/Rng --

710 SOUTH SIDE Class RESIDENTIAL ONE FAMILY DWELLING ON A **Property**

Address PLATTED LOT

> WARSAW Acreage n/a

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

Developed by Schneider

Owner Address Jackson Larry L & Susie F Rev Living

Larry L & Susie F Jackson LE &

Trustees

710 Southside Dr Warsaw, IN 46580



Presented

Jen Rice - Cell: 260-982-0238

Residential Agent Full Detail Report



CDO n **DOM** 0 Property Type RESIDENTIAL Status Active Auction Yes MLS# 202436520 710 Southside Drive Warsaw IN 46580 LP \$146,300 Area Kosciusko County Parcel ID 43-11-06-100-077.000-031 Type Site-Built Home Waterfront No Sub River View / Riverview F Baths 1 **Cross Street** Bedrms 2 H Baths 0 Township Wayne Style One Story REO No Short Sale No JrH Edgewood School District WRS Elem Madison SrH Warsaw **Legal Description** 3-21-13 LOT 5 RIVERVIEW ADD Directions From Lake St, head north on Fox Farm Rd. Turn west onto Southside Dr. Property is on the south side of the road. **Inside City** City Zoning County Zoning R1 **Zoning Description** Remarks Charming Ranch Home with Barn selling via Online Auction on Wed. Oct. 23 at 6pm. Unique 2-bedroom, 1-bath log cabin style home was completely remodeled in 2007 including a new roof! Step inside to find a large, eat-in kitchen with a convenient walk-in pantry that flows seamlessly into the inviting living room. The former third bedroom has been transformed into a versatile laundry room/office, offering flexibility to suit your lifestyle needs. The bathroom boasts a modern touch with a new stand-up shower and jetted tub. Additional upgrades include Brand New tankless water heater, plumbed whole house generator, ensuring comfort and convenience year-round. Outside, enjoy the expansive 30x15 barn with a loft and a 10x12 utility shed, perfect for all your storage needs. This is a great first time home buyer, or downsizing option, with a convenient location! Open House: Thurs. 10/17, 5:30-6pm Agent Remarks Online Estate Auction: Wed. 10/23 at 6 pm Open House: Thurs. 10/17, 5:30-6pm A 3% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$140,000-\$200,000. Full terms in docs. RE Brokers must register clients 24 hrs in advance, Client Registration form available upon request. The seller has the right to accept offers prior to closing. Lot 5 Lot 0.2100 / 9,044 / 68X133 Lot Desc Level, 0-2.9999 Sec Above Gd Fin SqFt 1,230 Above Gd Unfin SqFt 0 Below Gd Fin SqFt 0 Year Built 1957 Ttl Below Gd SqFt 0 Ttl Fin SqFt 1,230 New Const No **Age** 67 **Date Complete** Ext Vinyl **Bsmt** Crawl 6 **Baths** Hal WELL **Room Dimensions** Full Water **Basement Material** RM DIM **B-Main** 0 Well Type Private ΙV 1 **Dryer Hookup Gas** Yes **Fireplace** No LR 15 x 15 М B-Upper 0 0 Sewer Septic Dryer Hookup Elec No **Guest Qtrs** No **B-Blw** 0 n Fuel / Forced Air DR Х Dryer Hookup G/E Split Firpin No No FR Laundry Rm Main Heating х Disposal Ceiling Fan Yes No 15 x 15 Laundry L/W 8 x 10 Cooling Central Air KT M Water Soft-Owned Yes Skylight No AMENITIES Ceilings-Vaulted, Disposal, Dryer Hook Up Gas, BK х Water Soft-Rented No **ADA Features** No Eat-In Kitchen, Jet Tub, Generator Built-In, Generator-Whole DN Х Alarm Sys-Sec No **Fence** House, Pantry-Walk In, Range/Oven Hook Up Gas, Stand Up Μ 1B 12 x 14 Alarm Sys-Rent No **Golf Course** No 2B 12 x 10 М Garden Tub Nο Nr Wlkg Trails No 3B Garage х Х Jet Tub Yes Garage Y/N No 4R Outbuilding 1 Barn 30 x 15 х Pool No Off Street Pk Yes **5B** Outbuilding 2 Garden Shed 10 x 12 120 х Pool Type RR Assn Dues SALE INCLUDES Dishwasher, Refrigerator, Oven-Gas, Range-Gas, х Frequency Not Applicable Water Heater Tankless, Water Softener-Owned LF Other Fees Х EX Restrictions Х **Water Access** Wtr Name Water Frontage Channel Water Features **Water Type** Lake Type Auctioneer Name Tiffany Reimer Lic # AC31300015 Auction Date 10/23/2024 Time 6 pm Location Online Only: BidMetzger.com Financing: Existing Proposed **Excluded Party** None Assessed Value Annual Taxes \$905.00 **Exemption** Homestead, Supplemental Year Taxes Payable 2024 Possession 30 days after closing List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Tiffany Reimer - Cell: 260-571-7910 List Agent - User Code UP388053396 Agent E-mail tiff@metzgerauction.com **List Team Co-List Office** Co-List Agent Showing Instr Showingtime or Open House List Date 9/20/2024 Owner/Seller a Real Estate Licensee No Start Showing Date Exp Date 1/31/2025 Agent/Owner Related No Seller Concessions Offer Y/N Seller Concession Amount \$ Contract Type Exclusive Right to Sell Special List Cond. None **Virtual Tours:** Lockbox Type None Lockbox Location back 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

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.

Page Number: Page 1 of 1 09/20/2024 02:48 PM

Metzger Property Services, LLC - Off: 260-982-0238



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	\$
НОА		\$
Additional Notes	Tankless, On Demand Hot Water Heater, Brand New, Sept. 202 They believe Basement is Encapsilatued	4
	Grill is plumbed in	
	There is a whole house generator that's plumbed in but needs	nooked 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
 - o Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - o Click the empty box to Agree to the Auction Terms and Conditions
 - o 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

43-11-06-100-077.000-031

Local Parcel Number 0371000025

Tax ID:

Routing Number 003-021-013

Property Class 510 1 Family Dwell - Platted Lot

Year: 2024

Locatio	n Infor	mation
LUCALIU		mauon

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**

Zoning RESIDENTIAL RESIDENTIAL

Subdivision River View Add

Lot

Market Model

N/A

Charac	teristics
Topography	Flood Hazard

Level **Public Utilities ERA**

Gas, Electricity Streets or Roads TIF

Neighborhood Life Cycle Stage

Other

Paved

Printed Sunday, April 14, 2024

Review Group 2024

Ownership

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

Lega

3-21-13 LOT 5 RIVERVIEW ADD

Transfer of Ownership													
Date	Owner	Doc ID Code	Book/Page	Adj Sale Price	V/I								
06/03/2005	JACKSON LARRY L &	WD	1		- 1								
06/03/2005	JACKSON LARRY L &	WD	1		- 1								
01/01/1900	JACKSON LARRY A	0 WD	1		- 1								
01/01/1900	BOYER VERDA	WD	1		- 1								

Res

	Valı	uation Records			
Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod				
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	~			~	
Land	\$12,900	\$12,900	\$12,900	\$12,900	\$9,700
Land Res (1)	\$12,900	\$12,900	\$12,900	\$12,900	\$9,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$133,400	\$127,500	\$115,200	\$99,200	\$81,200
Imp Res (1)	\$133,400	\$119,800	\$108,200	\$93,900	\$76,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$7,700	\$7,000	\$5,300	\$5,200
Total	\$146,300	\$140,400	\$128,100	\$112,100	\$90,900
Total Res (1)	\$146,300	\$132,700	\$121,100	\$106,800	\$85,700
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$7,700	\$7,000	\$5,300	\$5,200

			Land Da	ta (Stand	lard Dep	th: Res 150)', CI 150'	Base Lo	t: Res	60' X 152	2', CI 60	' X 152')		
Land Type	Pricing Metho d	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		68	68x133	0.95	\$200	\$190	\$12.920	0%	1.0000	100.00	0.00	0.00	\$12.920

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 OFP TO MSTP & CORRECTED THE DIMENSIONS PER PICTOMETRY

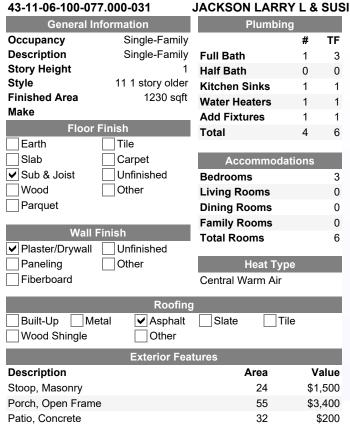
CORRECTED FOUNDATION TO ALL CRAWL & ADJ EFF YR TO 1970 PER REMODEL DATE ON QUESTIONNAIRE (GC)

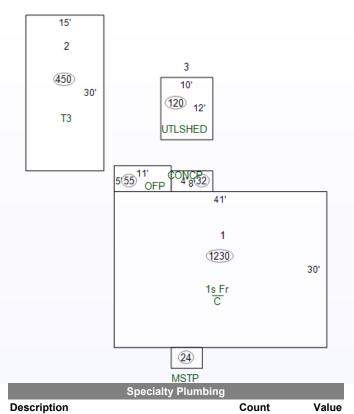
7/15/2015 REA: 2016 ADDED OFP INTO HOUSE & ADDED CONC PATIO PER PICTOMETRY

3/24/2011 BP: BP#100425 6/30/10 PORCH & RM ADDS \$45,000

Land Computa	tions
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 / Classifed 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

Collector Data Source N/A **Appraiser**





tca L	J.	1711	/ LIX VILV	1 700,000	200-0
			Cost Ladd	ler	
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					
			7	Total Base	\$97,400
Adjus	tments	1 R	ow Type	Adj. x 1.00	\$97,400
Unfin	Int (-)				\$0
Ex Liv	Units (+)				\$0
Rec R	loom (+)				\$0
Loft (+	-)				\$0
Firepla	ace (+)				\$0
No He	eating (-)				\$0
A/C (+	,			1:1230	\$3,200
No Ele	ec (-)				\$0
Plumb	oing (+ / -)		6 – 5	= 1 x \$800	\$800
Spec	Plumb (+)				\$0
Elevat	tor (+)				\$0
				, One Unit	\$101,400
			Sub-Tot	al, 1 Units	
Exteri	or Feature	s (+)		\$5,100	\$106,500
Garag	jes (+) 0 so	•		\$0	\$106,500
	Qualit	y and D		tor (Grade)	0.95
			Locatio	n Multiplier	0.92
			Replace	ment Cost	\$93,081

Summary of Improvements																					
Description		Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value		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		С	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

Total all pages \$133,400 Total this page \$133,400

