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Property Services, LLC

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260-982-0238

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**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!**



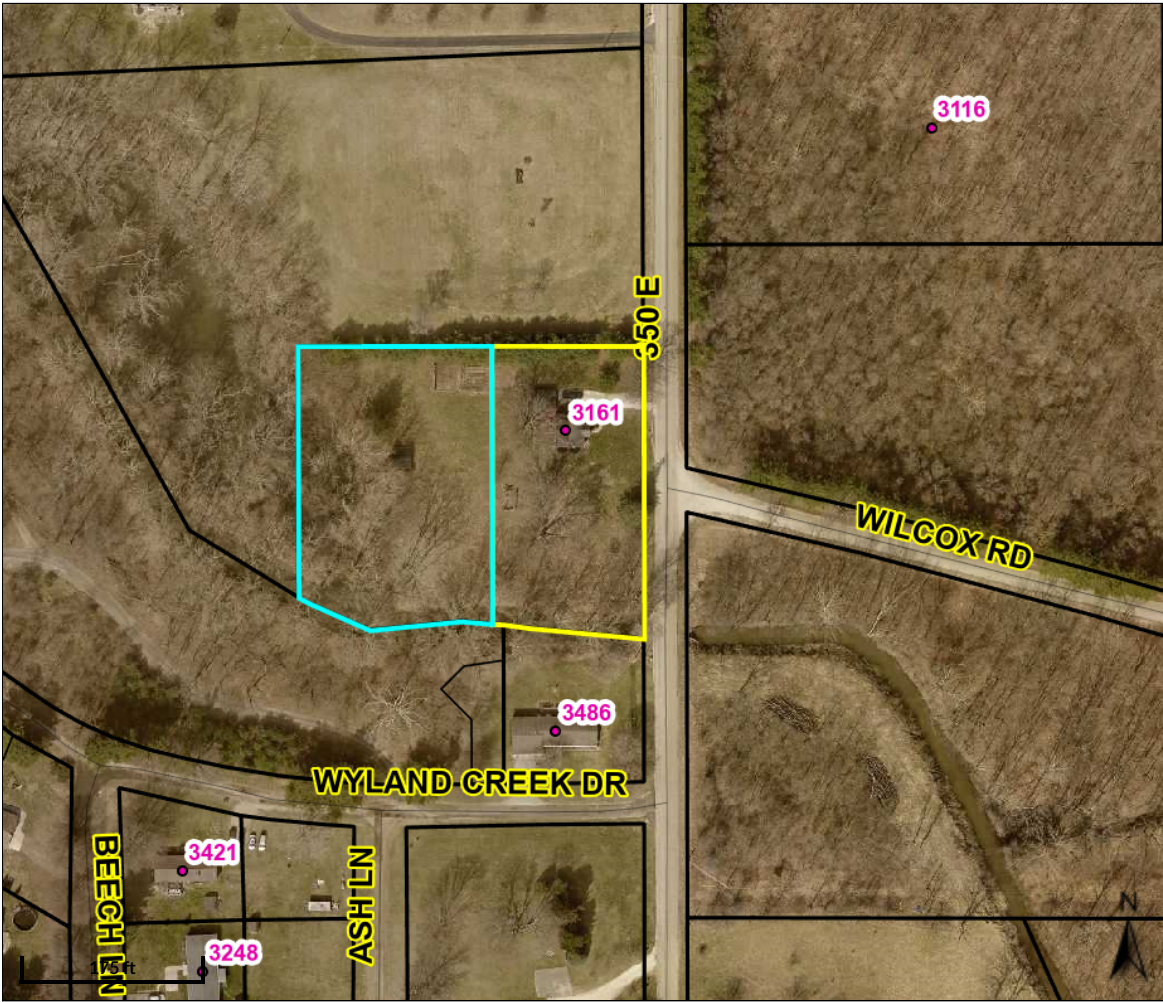
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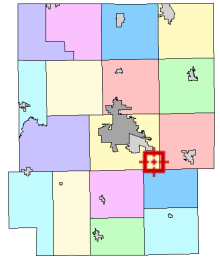
260-982-0238

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

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Overview




Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	003-178-001.CB	Alternate ID	003-726001-31	Owner Address	Geiger Brian Irrevocable Trust Brandon K Geiger & Heather Kimbley Trustees 3161 S 350 E Warsaw, IN 46580
Sec/Twp/Rng	0036-0032-6	Class	RESIDENTIAL OTHER STRUCTURES		
Property Address		Acreage	1.01		
District	Wayne				
Brief Tax Description	003-178-001.CB TR NE NW 36-32-6 1.01A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/10/2024
Last Data Uploaded: 9/10/2024 6:59:43 AM

Property Type RESIDENTIAL	Status Active	CDO 21	DOM 21	Auction Yes
MLS # 202438878	3161 S 350 E	Warsaw	IN 46580	LP \$193,600
	Area Kosciusko County	Parcel ID 43-11-36-400-085.000-031	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 4	F Baths 2
	Township Wayne	Style One and Half Story	REO No	H Baths 0
	School District WRS	Elem Eisenhower	JrH Edgewood	Short Sale No
	Legal Description 3-178-1.CA TR NE NW 36-32-6 .98A & 003-178-001.CB TR NE NW 36-32-6 1.01A			
	Directions Take Pierceton Rd west to 350 E. Head south, property is on the west side of the road.			

Inside City **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks Brick Home with 1-Car Garage on 1 Acre selling via Online Only Auction on Saturday, November 9, 2024 -- Bidding begins closing out at 6 pm! Step inside this 4 bedroom, 2 bath brick ranch, where you'll be greeted by a spacious living room that opens to an eat-in kitchen, perfect for family gatherings and entertaining friends. The main floor features 2 well-appointed bedrooms along with a full bathroom, providing easy accessibility and functionality. Upstairs, you'll find 2 additional bedrooms and another full bath, offering privacy and space for everyone. Step outside onto the lovely deck that connects the home to a 1-car detached garage, making access a breeze. This property also includes a shed for extra storage and a charming garden area, ideal for gardening enthusiasts or those looking to cultivate their green thumb. With its thoughtful layout and desirable features on 2+/- acres, this brick ranch is ready to be your new home sweet home! Open House: Monday, November 4th 5:30-6pm

Agent Remarks Online Auction: Sat. 11.9.24 6pm Open House: Mon. 11.4.24 5:30-6pm List Price is based on County Assessment, Auction Estimate is \$190-250k 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. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec 1.9900	Lot / 86,684	Lot / 320x260	Lot Desc Partially Wooded, 0-2.9999
Above Gd Fin SqFt 1,620	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 840
Age 80	New Const No	Date Complete	Ext Brick
Room Dimensions	Baths	Full	Hal
RM DIM	LV	B-Main	Water WELL
LR 26 x 22	M	B-Upper	Well Type Private
DR x		B-Blw	Sewer Septic
FR x		Laundry Rm	Fuel / Baseboard, Hot
KT 13 x 11	M	Laundry L/W	Heating
BK x		AMENITIES	Cooling Window
DN x		Ceiling Fan(s), Deck Open, Eat-In Kitchen, Foyer Entry, Range/Oven Hook Up Gas, Utility Sink, Tub /Shower Combination, Main Floor Laundry, Washer Hook-Up	
1B 13 x 12	M		Water Soft-Owned No
2B 8 x 10	M		Water Soft-Rented No
3B 12 x 15	U	Garage 1.0 / Detached	Alarm Sys-Sec No
4B 10 x 12	U	Outbuilding 1 None	Alarm Sys-Rent No
5B x			Garden Tub No
RR x		Outbuilding 2	Jet Tub No
LF x			Pool No
EX x		Assn Dues	Pool Type
		Frequency Not Applicable	SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Range-Gas

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger & Dustin Dillon	Lic # AC31300015	Auction Date 11/9/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,494.52	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 10/7/2024 **Start Showing Date** **Exp Date** 12/31/2024 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No

Seller Concessions Offer Y/N	Seller Concession Amount \$
Contract Type Exclusive Right to Sell	Special List Cond. None
Virtual Tours: Unbranded Virtual Tour	Lockbox Type Mechanical/Combo Lockbox Location back door
Pending Date	Closing Date Selling Price
Ttl Concessions Paid	Sold/Concession Remarks
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.

REAL ESTATE AUCTION TERMS

Brick Ranch with 1-Car Garage on 2+/- Acres!

This property will be offered via Online Only Auction on Saturday, November 9, 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. 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 December 13, 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 \$1,494.52. 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: Saturday, November 9, 2024

Bidding begins closing out at 6 pm!

3161 S. 350 E., Warsaw, IN 46580

Wayne Township • Kosciusko County

Auction Manager: Dustin Dillon 574.265.9215

www.BidMetzger.com



The image is a promotional banner for Metzger Property Services LLC. It features a green background with a white star in a circle on the left. The text "Metzger" is written in a large, bold, serif font, with "PROPERTY SERVICES, LLC" in a smaller font above it. Below "Metzger" is "CHAD METZGER, CAL. C.A.G.A." in a smaller font. The slogan "EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION" is written in a smaller font below that. On the right side, the phone number "260-982-0238" is displayed in a large, bold, sans-serif font. At the bottom, there is a list of services: "★ FARMLAND AUCTIONS", "★ ANTIQUE APPRAISALS", "★ FARM SALES", "★ PERSONAL PROPERTY AUCTIONS", and "★ REAL ESTATE APPRAISALS", "★ REAL ESTATE SALES". The website "www.METZGERAUCTION.COM" is written in a bold, sans-serif font at the bottom right. The background of the banner shows a field of crops under a bright sun.

43-11-36-400-085.000-031

GEIGER BRIAN

3161 S 350 E

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE TWP ACREAGE - 1/2

General Information

Parcel Number 43-11-36-400-085.000-031
Local Parcel Number 0370600675

Tax ID:

Routing Number 003-178-001.CA

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County Kosciusko
Township WAYNE
District 031 (Local 031)
WAYNE TOWNSHIP
School Corp 4415
WARSAW COMMUNITY
Neighborhood 308853-031
WAYNE TWP ACREAGE - RES
Section/Plat 36-32-6
Location Address (1)
3161 S 350 E
WARSAW, IN 46580

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2024

Ownership

GEIGER BRIAN
3161 S 350 E
WARSAW, IN 46580

Legal

3-178-1.CA
TR NE NW 36-32-6 .98A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/09/2012 to 01/01/1900.

Notes

8/30/2023 REA: 2024 CHANGED GRADE OF RES & DETGAR TO C-1 PER PICTOMETRY
10/29/2019 REA: 2020 REMOVED 16X16 SHED, IT IS BEING ASSESSED ON 0372600131 FOR REASSESSMENT.
6/24/2015 2016: MOVED TO WAYNE TWP ACREAGE NEIGHBORHOOD (308853) DELETED OLD NEIGHBORHOOD
1/14/2013 MEM: 2013 CHANGED EFFECTIVE YEAR FROM 1970 TO 1985 & ADDED A WDDK

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 120', CI 120' 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. Row 1: 9, A, 0, 0.9800, 1.02, \$22,000, \$22,440, \$21,991, 0%, 1.0000, 100.00, 0.00, 0.00, \$21,990

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.98), Actual Frontage (0), Developer Discount, Parcel Acreage (0.98), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.98), 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 (\$22,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$22,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$22,000)

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1 1/2
Style 50 Newer 1+1/2story 1
Finished Area 1620 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
Wood Deck	181	\$3,200

Plumbing

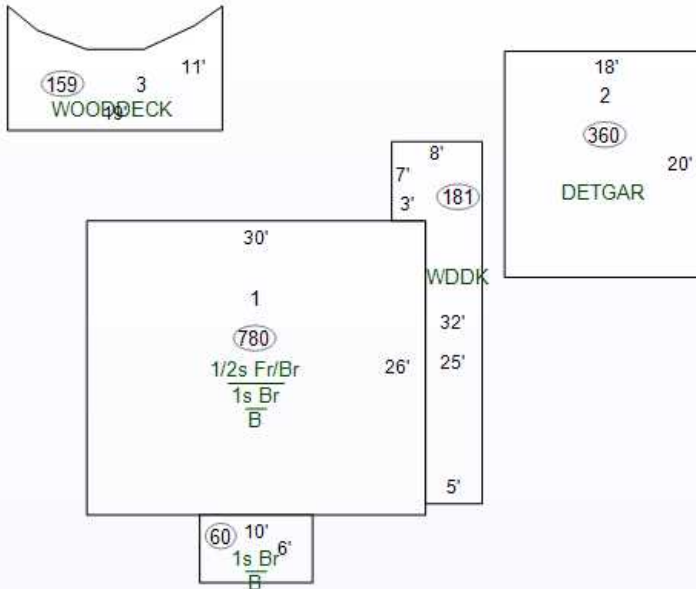
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Other



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	840	840	\$78,700	
2					
3					
4					
1/4					
1/2	93	780	780	\$27,600	
3/4					
Attic					
Bsmt		840	0	\$24,300	
Crawl					
Slab					

Total Base \$130,600

Adjustments 1 Row Type Adj. x 1.00 \$130,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$133,800

Sub-Total, 1 Units

Exterior Features (+)	\$3,200	\$137,000
Garages (+) 0 sqft	\$0	\$137,000
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92

Replacement Cost \$119,738

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 1/2	4/6 Maso	C-1	1944	1985	39	A		0.92		2,460 sqft	\$119,738	28%	\$86,210	0%	100%	1.780	1.000	100.00	0.00	0.00	\$153,500
2: Detached Garage	1	Brick	C-1	1944	1944	80	A	\$49.89	0.92	\$43.60	18'x20'	\$15,697	45%	\$8,630	0%	100%	1.780	1.000	100.00	0.00	0.00	\$15,400
3: Wood Deck	1		D	2000	2000	24	F		0.92		159 sqft	\$2,134	30%	\$1,490	0%	100%	1.780	1.000	100.00	0.00	0.00	\$2,700

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**

...Generation after Generation



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