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YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

LAKEFRONT PROPERTY WITH 200 FEET OF LAKE FRONTAGE ON SILVER LAKE!

This property will be offered via Online Only Auction on Wednesday, February 19, 2025 -- Bidding begins closing out at 6:30 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 10% 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before March 21, 2025. 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 \$1897.16. 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, February 19, 2025

Bidding begins closing out at 6:30 pm!

10462 S. Bouse Dr., Silver Lake, IN 46982

Lake Township • Kosciusko County

Auction Manager: Tim Pitts 317.714.0432

www.BidMetzger.com



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

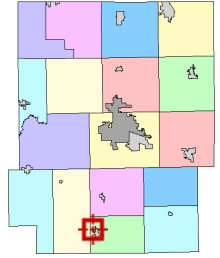
260-982-0238

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Overview




Legend

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

Parcel ID	035-026-008	Alternate ID	035-718003-70	Owner Address	Butler Kim W & Carol J 512 W 2nd St North Manchester, IN 46962
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	10462 S BOUSE DR SILVER LAKE	Acreage	n/a		
District	Lake				
Brief Tax Description	035-026-008 Lot 14 & Pt Lot 13 & S Pt Lot 15 Don Bouses 1st Add <i>(Note: Not to be used on legal documents)</i>				

Date created: 12/30/2024
Last Data Uploaded: 12/30/2024 3:05:31 AM

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202501305	10462 S Bouse Drive	Silver Lake	IN 46982	LP \$0
	Area Kosciusko County	Parcel ID 43-18-06-400-191.000-013	Type Site-Built Home	Waterfront Yes
	Sub None	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 35-26-8 LOT 14 & PT LOT 13 & S PT LOT 15 DON BOUSES 1ST ADD			
	Directions Take SR 14 to Bouse Dr. Head north - property is on the peninsula on the southwest side of the road.			

Inside City	City Zoning	County Zoning	Zoning Description
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Remarks Lakefront Home with 200+ Feet of Lake Frontage on Silver Lake selling via Online Only Auction on Wednesday, February 19, 2025 -- Bidding begins closing out at 6:30 pm! Perfect lakefront retreat with this charming brick home boasting 200 feet of pristine frontage on the water. This cozy 1-bedroom, 1-bath residence features a well-appointed kitchen with an island that seamlessly opens to the dining room, creating an inviting space for entertaining. The dining area flows into a large living room, providing ample room for relaxation and gatherings. One of the standout features of this property is the expansive new renovated 3 season room, which spans the length of the home and offers breathtaking views of the lake, making it the ideal spot to enjoy morning coffee or unwind in the evenings. Additional updates include a new concrete sea wall, newer HVAC, & roof. The home also includes a detached one-car garage, providing convenient storage for your vehicle or lake essentials. Embrace the tranquility of lakeside living in this delightful home, where every day feels like a vacation!

Agent Remarks Online Auction: Wed. 2.19.25 1-2pm Open House: Sat. 2.15.25 1-2pm A 3% buyer's premium will be added to the winning invoice. 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 Lot 1413	Lot 0.1700 / 7,238	Lot Desc Waterfront, 0-2.9999, Lake, Water View, Waterfront-Level Bank
Above Gd Fin SqFt 1,364	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0
Age 68	New Const No	Date Complete
Room Dimensions	Baths Full Hal	Water WELL
RM DIM LV	B-Main 1 0	Well Type Private
LR 27 x 16 M	B-Upper 0 0	Sewer Septic
DR x	B-Blw G 0 0	Fuel / Gas, Baseboard,
FR x	Laundry Rm Main	Heating
KT 15 x 15 M	Laundry L/W 12 x 9	Cooling Central Air
BK x	AMENITIES Hot Tub/Spa, Cable Available, Closet(s) Walk-in	
DN x	, Countertops-Laminate, Dryer Hook Up Gas/Elec, Eat-In	
1B 21 x 13 M	Kitchen, Kitchen Island, Open Floor Plan, Porch Covered,	
2B x		
3B x	Garage 1.0 / Detached / 12 x 30 / 360.00	
4B x	Outbuilding 1 None	x
5B x	Outbuilding 2	x
RR x	Assn Dues	Frequency Not Applicable
LF x	Other Fees	
EX x	Restrictions	

Water Access LAKE	Wtr Name Silver	Water Frontage 200.00	Channel 0.00
Water Features Pier/Dock		Water Type Lake	Lake Type Non Ski Lake
Auctioneer Name Chad Metzger & Tim Pitts	Lic # AC31300015	Auction Date 1/14/2025	Time 6:30
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,897.16	Exemption No Exemptions	Year Taxes Payable 2024	Assessed Value

List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Timothy Pitts - Cell: 317-714-0432
Agent E-mail tpitts5467@hotmail.com	List Agent - User Code UP388055047
Co-List Office	Co-List Agent
Showing Instr Showingtime or Open House	
List Date 1/15/2025	Start Showing Date
Exp Date 4/30/2025	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:	Lockbox Type Mechanical/Combo
	Lockbox Location front 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

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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**

43-18-06-400-191.000-013

BUTLER KIM W & CAROL J

10462 S BOUSE DR

510, 1 Family Dwell - Platted Lot

SILVER LAKE PENINSULA/ 1/2

General Information

Parcel Number 43-18-06-400-191.000-013

Local Parcel Number 3571800370

Tax ID:

Routing Number 035-026-008

Property Class 510 1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Kosciusko

Township LAKE

District 013 (Local 013) LAKE TOWNSHIP

School Corp 4415 WARSAW COMMUNITY

Neighborhood 3501027-013 SILVER LAKE PENINSULA

Section/Plat 6-30-6

Location Address (1) 10462 S BOUSE DR SILVER LAKE, IN 46982

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Don Bouses 1st Add

Lot 13-15

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Sewer, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2023

Ownership

BUTLER KIM W & CAROL J 512 W 2ND ST NORTH MANCHESTER, IN 46962

Legal

35-26-8 LOT 14 & PT LOT 13 & S PT LOT 15 DON BOUSES 1ST ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 07/10/2003 to 01/01/1900.

Notes

10/5/2018 REA: 2019 CORRECTED LOT DIMENSIONS PER PLAT, CHANGED GRADES ON CNPY & EFP, COND OF CONC TO AVERAGE PER PICTOMETRY
12/23/2014 REA: 2015 CORRECTED CAP RATE ON CARSHED, CORRECTED COND ON SHED & CARSHED TO AVERAGE, GRADE ON RES TO D & AVERAGE COND PER PICTOMETRY
10/11/2010 MEM: CHANGED 9 x 24 EMP TO EFP TO BE CORRECT FOR 2011 PAY 2012

Res

Valuation Records

Table with columns: Assessment Year (2024-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes dollar amounts for various categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 58' X 100', CI 58' X 100')

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. Rows for different land parcels.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.17), Actual Frontage (169), Total Acres Farmland (0.00), and Total Value (\$37,200).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 40 newer 1 st 1961-20
 Finished Area 1364 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
Porch, Enclosed Frame	396	\$16,300
Porch, Enclosed Masonry	96	\$8,000

Plumbing

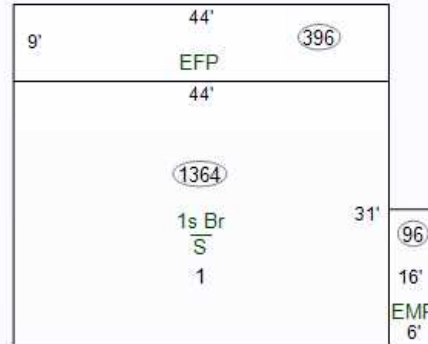
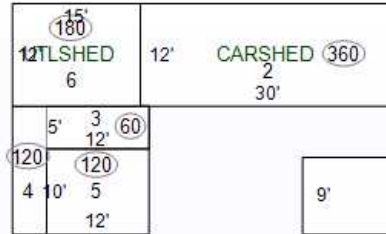
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1364	1364	\$107,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1364	0	\$0	

Total Base \$107,000

Adjustments 1 Row Type Adj. x 1.00 \$107,000

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:1364 \$3,500
 No Elec (-) \$0
 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$110,500

Sub-Total, 1 Units

Exterior Features (+) \$24,300 \$134,800

Garages (+) 0 sqft \$0 \$134,800

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.92

Replacement Cost \$99,213

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	Brick	D	1957	1957	67	A		0.92		1,364 sqft	\$99,213	47%	\$52,580	0%	100%	1.860	1.000	100.00	0.00	0.00	\$97,800
2: Car Shed	1		D	1956	1956	68	A	\$10.10	0.92	\$7.43	12'x30'	\$2,676	65%	\$940	0%	100%	1.860	1.000	100.00	0.00	0.00	\$1,700
3: CNPY	1		D	2000	2000	24	A		0.92		60 sqft	\$294	26%	\$220	0%	100%	1.860	1.000	100.00	0.00	0.00	\$400
4: CONCP	1		D	1956	1956	68	A		0.92		120 sqft	\$589	47%	\$310	0%	100%	1.860	1.000	100.00	0.00	0.00	\$600
5: EFP	1		D	2000	2000	24	A		0.92		10'x10'	\$5,962	26%	\$4,410	0%	100%	1.860	1.000	100.00	0.00	0.00	\$8,200
6: Utility Shed	1		C	1956	1956	68	A	\$55.62	0.92	\$51.17	12'x15'	\$9,211	65%	\$3,220	0%	100%	1.860	1.000	100.00	0.00	0.00	\$6,000

...Generation after Generation



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