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

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May 28, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Real Estate Auction featuring 50+/-Acres offered in 4 Tracts on Saturday, June 20, 2020. Enclosed you will find a bidder's packet containing information which you might find useful including the tract map, aerials, Listing Detail Sheets on the homes, record cards and the terms and conditions for the auction. If you have any questions or would prefer a private tour of any of the properties, please do not hesitate to contact us at 260.982.0238. You can also email chad@metzgerauction.com if that is easier for you.

We look forward to seeing on Saturday, June 20 at the property. The auction will begin at 1 pm!

Thanks,

Chad Metzger, **cai**, **caga** Metzger Property Services, LLC

Stunning & Secluded Custom-Built Home on 50+- Acres!

2 Homes, Recreational Woods with Trails & Pond!

50^{+/-} Acres Being Offered in 4 Tracts!

Stunning Custom-Built Dream Home • Pole Barn • Recreational Woods with Trails & Pond • Move-In Ready Country Home on 1.2 Acres • Lake Frontage

Monroe Township • Kosciusko County

REAL ESTATE AUCTION TERMS 50+/- ACRES offered in 4 tracts!

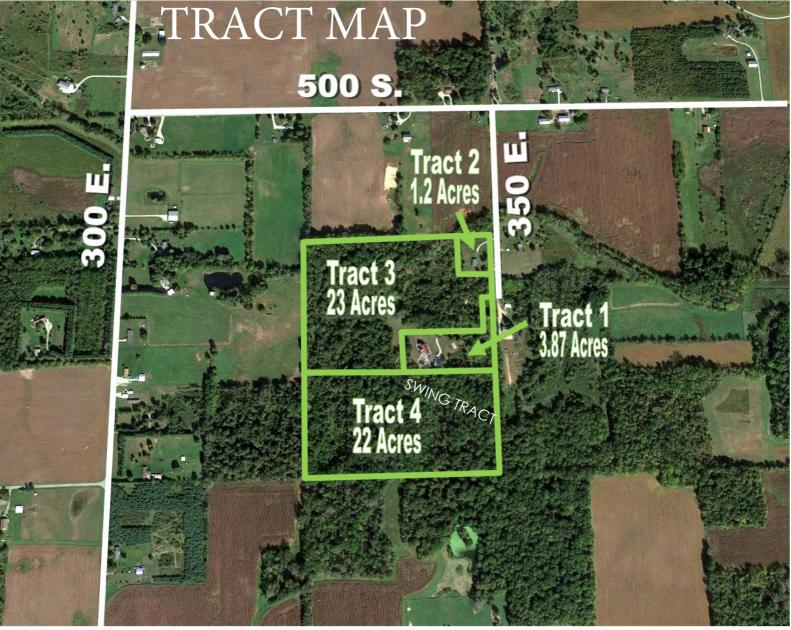
This stunning property will be offered at Auction on Saturday, June 20, 2020, 1 pm. The auction will take place at the property. This property will be offered in individual tracts, the entirety & any combination you wish to put together. Your bid constitutes a legal offer to purchase and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit due on the day of the auction with the balance due at closing; Tract 1, the Custom Home is \$5,000 down, Tract 2, the Yellow Home is \$1,000 down & Tracts 3 & 4 the Recreational Woods is 10% down. Said funds will be held in our Escrow account and will come off the balance due at closing. THE Sellers will provide an Owner's Title Insurance Policy guaranteeing Clear Title to the properties. The closing(s) shall be on or before July 24, 2020. Possession of all properties will be as of the date of closing. Taxes will be prorated to the day of closing and the buyer(s) will assume all taxes due thereafter.

Metzger Property Services LLC, Chad Metzger, Auctioneer, and their representatives, are exclusive agents of the Sellers. All statements made 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 all showings/open houses your client attends and be present at the auction to represent them. If they attend unrepresented you will not receive compensation. Client Registration form is in the documents section of the MLS.

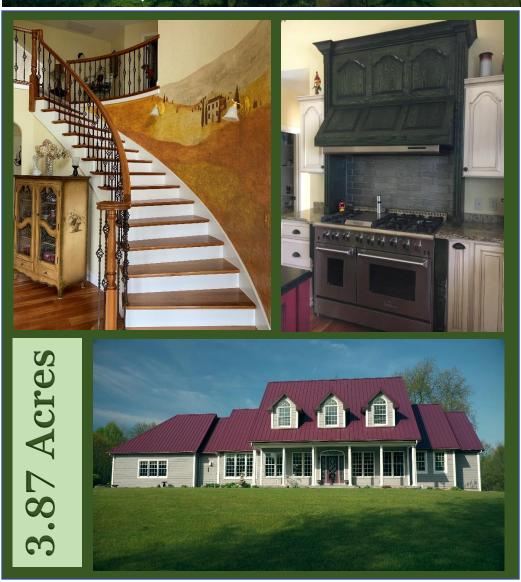
Auction: Saturday, June 20, 2020 – 1pm







Tract 1 5321 S 350 E Warsaw, IN 46580



STUNNING AND SECLUDED CUSTOM-BUILT HOME

THIS HOME FEATURES

- 3 BEDROOMS
- 5 BATHROOMS
- A COMMERCIAL KITCHEN
- FULL BASEMENT
- POLE BARN
- SAND VOLLEYBALL COURT
- A POOL

IT IS GOING TO AUCTION ON SATURDAY, JUNE 20 AT 1 PM! D H M 📴 📾 🊺 ∞

Listings as of 05/29/2020

Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

| Property Type RESIDENTIAL | Status Active | | CDOM 1 DOM | 1 Auction Yes |
|------------------------------------|------------------------------------|--|--|------------------|
| MLS # 202019550 5321 S | 350 E. W | /arsaw IN 46580 | Status Active | LP \$0 |
| | Area Kosciusko County | Parcel ID 43-16-08-400-229 | 0.000-015 Type Site-Built Home | |
| A-A-A- | Sub None | Cross Street | Bedrms 3 F B | aths 5 H Baths 0 |
| | Location Rural | Style One and Half Story | REO No S | hort Sale No |
| num nut nut and 181 fand and 186 a | School District WTK Elem | South Whitley JrH | Whitko SrH | W hitko |
| | Legal Description 017-030-00 | 01.BA Pt Se Nw & Wildlife Habitat | (0.24a) 8-31-7 3.87A Per Deed | |
| | Directions From 400 E., go west of | on 500 S., turn south onto 350 E., pro | perty will be on right hand side, look f | for signs! |
| | Inside City Limits N | City Zoning County | y Zoning A1 Zoning Desc | ription |

Remarks Stunning & Secluded!! Custom Built Home featuring 3 Bedrooms, 5 Bathrooms, Commercial Kitchen, Full Basement & Pole Barn Going to Auction on Saturday, June 20 at 1 pm! Your Covered Front Porch leads you to a Walk-In Two-Story Entryway featuring Custom Curved Staircase with Curved Walls & Mural. The formal Dining Room leads to the Solarium & Main Living Area with Cathedral Ceilings, Heated Concrete Floors & Custom Windows to take in all the Peaceful Views. The Commercial Kitchen with Eat-In Area is a Home Chef's Dream Featuring Custom Built Cabinets, Granite Counter Tops, Walk-In Pantry, Island with 2nd Sink, Commercial Range, Bar Area Complete with a Wine Fridge & Gas Fireplace to Top it off! Kitchen is Bright & Airy with Large Windows & Cathedral Ceilings! Main-Level Master Suite features His & Hers Walk-In closets with En-suite Bath boasting a Tiled Shower, Custom Cabinetry & Jetted Tub. Down the Hallway leads to your In-Home Office featuring Custom Curved-Wall Built-Ins. Travel Upstairs and overlook your Solarium from the Balcony. The upstairs features two Large Bedrooms with a Full-Bathroom for each! Newly Finished Walk-Out Basement adds Extra Living Area with Large Closets for Storage, Easy Access to Mechanicals & has a Full Bathroom for added Convenience! This Picturesque Property is Designed for those who love to entertain & still love secluded, peaceful living! Outdoor Patio

Agent Remarks PROOF OF BUYER QUALIFICATIONS REQUIRED PRIOR TO APPROVAL FOR SHOWING. 24 HOUR NOTICE PREFERRED. AUCTION: Saturday, June 20, 1pm TERMS: \$5,000 down with the balance due at closing. Taxes Prorated. Survey Costs to be Shared 50/50 Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings, open houses & auction to represent client. Client Registration Form is in Docs!

| Sec | Lo | ot | Lot Ac/S | F/Dim | 3.87 | 700 168,5 | 577 63 | 0 x 530 | | / | N | I / Src | Lot Des | Partia | ally Woo | ded, Rolling, 3-5.9 | 999 | |
|--------|---------------|---------------|-----------------|-----------|---------------|---------------|----------------------------|----------|----------|----------|---------|-------------------|--------------|----------|-----------|----------------------------|-------------|-----------|
| Town | nship | Monroe | е | 4 | Abv Gd | Fin SqFt | 3,440 Be | low Go | d Fin So | qFt 2 | 2,020 | Ttl Below | Gd SqFt | 2,020 | Ttl Fin | SqFt 5,460 Y | ear Built | 2003 |
| Age | 17 N | ew No | þ | Da | te Com | plete | I | Ext S | Shingle, | Vinyl | Fne | ltn Partia | l Basemer | nt, Walk | -Out Ba | sement, Finished | # Rooms | 6 |
| Roor | n Dime | nsions | Ba | aths | Full | Half | Water | WELI | L | | | Basemen | t Material | Pour | ed Conc | crete | | |
| | DIM | L | _ В- | Main | 2 | 0 | Sewer | Septi | с | | | Dryer Hoo | okup Gas | No | | Fireplace | Yes | |
| LR | 22 x 18 | 8 N | И В- | Upper | 2 | 0 | Fuel | Geotl | hermal | | | Dryer Hoo | okup Elec | Yes | | Guest Qtrs | No | |
| DR | 12 x 14 | 4 N | / B- | Blw G | 1 | 0 | Heating | | | | | Dryer Hoo | ok Up Gas | /Elec | No | Split FlrpIn | Yes | |
| FR | 60 x 28 | 8 E | 3 | | | | Cooling | Geot | hermal | | | Disposal | | Yes | | Ceiling Fan | Yes | |
| КТ | 15 x 1 | 5 N | / La | undry | Rm | Main | 9 | x 8 | | | | Water So | ft-Owned | Yes | | Skylight | No | |
| BK | 11 x 1 | 5 N | | | | | Suite, Breal | | | | | Water So | ft-Rented | No | | ADA Features | No | |
| DN | 10 x 14 | 4 N | /1 | | | | ng-Cathedra entral Vacu | | | | g | Alarm Sy | s-Sec | No | | Fence | | |
| MB | 22 x 18 | 8 N | Л ^{Ге} | in(s), Ci | enings-v | auneu, Ce | | un Sys | leni, Ci | USEI(S) | | Alarm Sy | s-Rent | No | | Golf Course | No | |
| 2B | 16 x 14 | 4 ι | J Ga | arage | 2 | .0 / Att | ached | / 24 | x 25 | / 600. | 00 | Garden T | ub | No | | Nr Wlkg Trails | No | |
| 3B | 16 x 14 | 4 ι | J O I | utbuildi | i ng P | ole/Post | 38 x 4 | 18 182 | 24 | | | Jet Tub | | Yes | | Garage Y/N | Yes | |
| 4B | х | | Oi | utbuildi | ing | | х | | | | | Pool | Ye | es | | Off Street Pk | Yes | |
| 5B | х | | As | ssn Due | es | I | Not Applica | ble | | | | Pool Type | e Be | elow Gro | ound | | | |
| RR | х | | Ot | her Fee | es | | | | | | | SALE INC | LUDES | Dishwa | sher, Mio | crowave, Refrigera | itor, Washe | er, Dryer |
| LF | 18 <u>x</u> 7 | ι | J Re | estrictio | ons | | | | | | | | | | | en-Gas, Range-Ga | | • • |
| EX | х | | W | ater Ac | cess | | Wtr Nam | Ð | | | | | | | | ter Electric, Water | Softener-O | wned |
| WtrT | уре | | | | Wtr F | rtg | Ch | annel | Frtg | | | FIREPLA | E Break | last Ro | om, Gas | s Log | | |
| Wate | r Featu | res | | | | | Lake | Туре | | | | | | | | | | |
| Auct | ion Y | es | Auctione | er Nan | ne | Chad Met | zger | | | | | Auctior | eer Licen | se # | AC3 | 1300015 | | |
| Own | er Nam | е | | | | | | | | | | | | | | | | |
| Fina | ncing: | Existir | ng | | | | Pro | oposed | k | | | | | I | Exclude | d Party None | | |
| Annı | ual Taxe | es \$2 | ,272.52 | Exemp | tions | Geotherm | al, Homest | ead, | Y | ear Tax | ces Pa | ayable 2 | 020 | | Assesse | ed Value | | |
| ls Ov | vner/Se | ller a R | eal Estat | te Licer | nsee | No | | | P | ossess | sion | at closing | | | | | | |
| | | • | er Proper | ty Servi | ces, LL(| C - office: 2 | 260-982-02 | 38 | L | ist Age | nt | Chad Met | zger - Cell: | 260-98 | 32-9050 | | | |
| Ager | nt E-mai | il ch | ad@met | zgerauc | ction.cor | n | | | | | | Lis | t Agent - l | Jser Co | ode | UP38805339 | 5 | |
| Co-L | ist Offic | ce | | | | | | | C | o-List / | Agent | | | | | | | |
| Shov | ving Ins | | | | | | N REQUIRI | ED. SH | OWING | STIME C | or of | PEN HOUS | E | | | | | |
| List I | | 5/28/20 | 020 Ex | p Date | |)/2020 | Publish t | | | | | Addr to P | | | Allow A | VM Yes Show | Comments | s Yes |
| | nclude | | Contra | ict Typ | | | ight to Sell | Bu | - | oker Co | • | | Vari.Rate | | • | | one | |
| Virtu | al Tour | s: | | | | kbox Typ | e MECH | | L | | | ation patio | | | pe of Sa | le | | |
| | ling Dat | | | | Closi | ng Date | | | | Selling | g Pric | e | | How So | old | | CDOM | 1 |
| | oncess | ions Pa | aid | | | Sold/C | oncession | Remar | rks | | | | | | | | | |
| Sell (| Off | | | | Sell A | - | | | | Co-Se | | | | | Co-S | Sell Agent | | |
| | | | | Pre | esented | by: | | - | | | - | er Property | | LC | | | | |
| | | | | | | | | | | | | not guarant | | | | | | |
| | | | | | | | | - | | | - | al Multiple I | - | | | | | |
| | | | | | Fe | eatured pro | perties ma | y not be | e listed | by the o | office/ | agent prese | enting this | brochu | re. | | | |

Main House: 5321 S 350 E, Warsaw, IN (3.87 Acres)

IRAct 1

Amenities:

3 Bedrooms **4 Full Baths** 1 3/4 Bath Formal Dining Room Solarium With Custom Windows Large Eat-In Kitchen With Commercial Range & Range Hood Wine Cooler In Kitchen Custom Built-In Cabinetry In Kitchen With Granite Countertops Separate Custom Food Pantry Large Kitchen Island Custom Appliance Pantry In Kitchen 2 Additional Stainless Steel Prep Sinks In Kitchen Custom Gas Fireplace In Kitchen 2 Garbage Disposals Stainless Refrigerator Dishwasher With 2 Dish Drawers Library With Solid Cherry Custom Cabinetry & Bookshelves Master Bath With Jetted Tub & Tiled Walk-In Shower Coffered & Lighted Ceiling In Master Bedroom Designer Paint Finishes In Many Rooms Full Finished Walk-Out Basement Completed In April, 2020 Cathedral Ceilings In Kitchen and Solarium 9 Foot Ceilings In Main Level Custom Cabinetry In Entire House Water Softener Central Vacuum System

Flooring:

Solid Cherry Hard Wood In Kitchen, Dining, Gallery & Master Bedroom Ceramic Flooring In All Baths Heated Concrete Floor In Solarium Carpeting In 2 Bedrooms & Loft Area Waterproof Laminate In Basement Open Loop Geothermal Heating & Cooling (Deposits Into Pond) 5 Inch Well New In January, 2020 2 Septic Systems 300 Amp Electric System Manno-Blok Water System

Spectracyce
 Post Accordinates
 Post Accordinates

Beacon[™] Kosciusko County, IN



| Parcel ID | 017-030-001.BA | Alternate I | D 017-726002-64 | Owner Address Wilson Gerry L & Darien J |
|-------------------|----------------|---------------|---|---|
| Sec/Twp/Rng | 0008-0031-7 | Class | AGRICULTURAL - CASH GRAIN/GENERAL FARM | 5321 S 350 E |
| Property Address | 5321 S 350 E | Acreage | 3.87 | Warsaw, IN 46580 |
| | WARSAW | | | |
| District | Monro | e | | |
| Brief Tax Descrip | tion 017-03 | 30-001.BA P | t Se Nw & Wildlife Habitat (0.24a) 8-31-7 3.87A Per D | Deed |
| | (Note: | Not to be use | ed on legal documents) | |

Date created: 5/27/2020 Last Data Uploaded: 5/27/2020 4:10:42 AM

Developed by Schneider

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

| Date (| mo | nth, d | ay, year) |
|--------|----|--------|-----------|
| 4 | f | 30 | 2020 |
| | | | |

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 5321 S. 350 E, WALSAW, IN 40580

| 1. The following are in the condition A. APPLIANCES | None/Not Included/ | 19 19 19 19 19 19 19 19 19 19 19 19 19 1 | Not Defective | Do Not Know | C. WATER & SEWER SYSTEM | | Defective | Ne | | Do Not Know |
|--|--|--|---|--|---|---|---|----------------------------------|-----------------------------------|----------------|
| Built-in Vacuum System | Rented | | Delective | T(IIOW | Cistern | Rented | | | | |
| Clothes Dryer | | | Y | | Septic Field / Bed | - V | | | 1 | |
| Clothes Washer | | | V | | Hot Tub | .1 | | | | |
| Dishwasher | | | | | Plumbing | - V | | | / | |
| Disposal | | | V V | | Aerator System | 1 | | V | | |
| Freezer | 1 | | Y | | Sump Pump | Y | | | 1 | |
| | V, | | - | | Irrigation Systems | , | | V | | |
| Gas Grill | V | | | | Water Heater / Electric | V | | | | |
| Hood | | | V. | | Water Heater / Electric | | | V | · · · | |
| Microwave Oven | | | Y. | | Water Heater / Sas | Y | | | | |
| Oven | - | | Y, | | Water Purifier | V | | | - | |
| Range | | | V, | | Water Softener | 1 | | | 4 | |
| Refrigerator | | | Y | | Well | | | V | , | |
| Room Air Conditioner(s) | V | | | | Septic & Holding Tank/Septic Mound | 1 | | | - | |
| Trash Compactor | Y. | | | | Geothermal and Heat Pump | V | | | , | |
| TV Antenna / Dish | V | | | | | . 1 | | V | | |
| Other: | | | | | Other Sewer System (<i>Explain</i>) Swimming Pool & Pool Equipment | V | | | - | |
| | | | | | Swimming Pool & Pool Equipment | | | | | |
| | | | | | | | | Yes | No | Do Not Know |
| | - | | | | Are the structures connected to a publi | c water sys | stem? | | V | |
| | | | | | Are the structures connected to a publi | c sewer sy | stem? | | V | |
| B. ELECTRICAL SYSTEM | None/Not Included/ | Defective | Not | Do Not Know | Are there any additions that may requir to the sewage disposal system? | e improver | ments | | V | |
| Air Purifier | Rented | | * | | If yes, have the improvements been con | mpleted on | the | | | C. Sale |
| Burgiar Alarm | X | | ×. | | sewage disposal system? Are the improvements connected to a p | rivate/com | munity | | | |
| Ceiling Fan(s) | - V | | \checkmark | | water system? | | | | | |
| Garage Door Opener / Controls | | | ~ | | Are the improvements connected to a p sewer system? | private/com | munity | | | |
| Inside Telephone Wiring and Blocks / Jacks | | | V | | D. HEATING & COOLING SYSTEM | None/Not Included/ | Defective | | ot | Do Not |
| Intercom | 1 | | | | | Rented | | Dere | Ctive | Know |
| Light Fixtures | 1 Y | | | | Attic Fan | V | | - 4 | / | |
| Sauna | × / | | 3 | | Central Air Conditioning | | | V | | |
| Smoke / Fire Alarm(s) | V | | 1 | | Hot Water Heat | , | | V | | |
| Switches and Outlets | | | × | | Furnace Heat / Gas | V | | - | • | |
| Vent Fan(s) | | | 1 | | Furnace Heat / Electric GEO | | | V | - | |
| 60 / 100 / 200 Amp Service | | | Y | | Solar House-Heating | V | | | | |
| (Circle one) 300 Pan P | | | V | | Woodburning Stove | Y, | | | | |
| Generator | V | | | | Fireplace | V | | | / | |
| NOTE: "Defect" means a condition th | | ve a signif | icant adver | se effect | Fireplace Insert | | | N | | |
| on the value of the property, that wou | Id significan | ntly impair | the health | or safety | Air Cleaner | V | | | , | |
| of future occupants of the property, o | | | | | Humidifier | 1 | | Y | - | |
| would significantly shorten or advers | sely affect th | ne expecte | d normal li | fe of the | Propane Tank | V | | - | | |
| premises. | | | | | Other Heating Source | V | | | | |
| ACTUAL KNOWLEDGE. A disclos substitute for any inspections or w any material change in the physica | sure form is arranties that condition | s not a wa nat the pro of the pro | arranty by spective b operty or c | the owner uyer or ow ertify to the | Seller, who certifies to the truth there or the owner's agent, if any, and the d ner may later obtain. At or before settler e purchaser at settlement that the condit rchaser hereby acknowledge receipt of | isclosure ment, the c ion of the of this Dis | form may owner is re property i sclosure l | not equire s sub by sig | be us ed to ostant gning | disclose |
| Signature of Seller | | Date (mm | 6000 | Ø | Signature of Buyer 11 0 000 | | ate (mm/do | Vyy) (| 130 | 1202 |
| Signature of Seller | | Date mm | - (| 0 | Signature of Buyer | | ate (mm/do | | | |
| | ndition of th | | | tially the sa | me as it was when the Seller's Disclosure fo | | | | to th | e Buyer. |
| Signature of Seller (at closing) | | Date (mm/ | dd/yy) | | Signature of Seller (at closing) | | Date (mm/de | d/yy) | | |

| Property address (number and street, city, state, and ZIP or | ode) | 53 | 521 S. | 350 E. Warsaw, IN | I AL | 1580 | |
|---|---------------------------------------|--------------------------------------|--|--|--|---|---------------------------------|
| 2. ROOF | YES | NO | DO NOT KNOW | 4. OTHER DISCLOSURES | YES | NO | DO NOT KNOW |
| Age, if known: 10 Years. | | | | Do structures have aluminum wiring? | | \checkmark | |
| Does the roof leak? | | 1 | | Are there any foundation problems with the structures? | | V | |
| Is there present damage to the roof? | | 7 | | Are there any encroachments? | | ~ | |
| Is there more than one layer of shingles on the house? | | V | | Are there any violations of zoning, building codes, or restrictive covenants? Is the present use a non-conforming use? | | \checkmark | |
| If yes, how many layers? | | | | Explain: | | | |
| 3. HAZARDOUS CONDITIONS | YES | NO | DO NOT KNOW | | | | |
| Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's? | | | | | | | |
| Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15? | | ~ | | Is the access to your property via a | | \checkmark | |
| Has there been manufacture of methamphetamine or dumping of waste | | × | 1 | private road? | | \checkmark | |
| from the manufacture of methamphetamine in a residential structure on the property? | | 1 | | Is the access to your property via a public road? | \checkmark | | |
| Explain: | | | | Is the access to your property via an easement? | | ~ | |
| | | | | Have you received any notices by any governmental or quasi-governmental agencies affecting this property? | | \checkmark | |
| | | | | Are there any structural problems with the building? | | V | |
| | | | | Have any substantial additions or alterations been made without a required building permit? | | V | |
| E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary) | ANATION | IS: | | Are there moisture and/or water problems in the basement, crawl space area, or any other area? | | \checkmark | |
| | | | | Is there any damage due to wind, flood, termites or rodents? | | × | |
| | | | | Have any structures been treated for wood destroying insects? | | V | |
| | | | | Are the furnace/woodstove/chimney/flue all in working order? | \checkmark | ~ | |
| | | | | Is the property in a flood plain? | | V | |
| | | | | Do you currently pay flood insurance? | | V | |
| | | | | Does the property contain underground storage tank(s)? | | V | |
| | | | | Is the homeowner a licensed real estate salesperson or broker? | | ~ | |
| | | | | Is there any threatened or existing litigation regarding the property? | | V | |
| | | | | Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? | | ~ | |
| | | | | Is the property located within one (1) mile of an airport? | | \checkmark | |
| ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the phys is substantially the same as it was when the signing below. | s not a wa es that th ical cond | arranty by the prospection of the | y the owner ective buyer he property | Seller, who certifies to the truth thereof, based or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settler or certify to the purchaser at settlement that th d. Seller and Purchaser hereby acknowledge r | re form manent, the ne condition eccipt of t | ay not be owner is on of the this Disclo | used as required property |
| Signature of Seller Auto | Date mm | 0120 | 20 | T MARY WILDON | Date (mm/d | TJS | 0/207 |
| Signature of Seller 1000 | Date (mm | 30 12 | 000 | | Date (mm/d | | |
| and Land | | | ntially the sar | ne as it was when the Seller's Disclosure form was o | | | he Buyer. |
| Signature of Seller (at closing) | Date (mm) | (aa/yy) | | Signature of Seller (at closing) | Date (mm/d | а/уу) | |

××



Average Utilities

| | Company | Average Amount |
|----------|------------------------------|----------------|
| Gas | Propane tank Rented | \$ |
| Electric | REMC | \$ 300 /MO. |
| Water | New well in January 2020; 5" | \$ |
| Other | 2 - Septic Systems | \$ |
| НОА | | \$ |

| 43-16-08-400-229.000-015 | WILS | | | & DARIEN J | 532 | 1 S 350 E | | | 101, Cash | | n/Gener | al Farm | 1 | MONROE TWP ACREA | GE / ^{1/4} |
|---|--------|----------------------|------------------|-----------------------------|--------------------|-------------------------------|--------------------------|--------------------------|-------------------------------|-----------------|-----------------------------|---------------|--------------------------------|--|---|
| General Information Parcel Number 43-16-08-400-229.000-015 Local Parcel Number 1772600264 | 5321 | | | ship DARIEN J | Dat 01/0 | | 'ner .SON GERF | | | | ook/Page | e Adj Sa ∕ | l le Price V/I \$0 I | Notes 5/28/2019 REA: 2020 CHANGED L/ RES EXCESS. CHANGED FEED LC RFX/CONC & CORRECTED SQ FO/ CONC PER PICTOMETRY FOR RE/ CHANGED PLUMBING COUNT, AD | NT TO OTAGE OF ASSESSMENT. DED FP- |
| Tax ID: Routing Number | | NW & WILD | Lega LIFE HAB | I ITAT (0.24A) 8-31-7 | | | | | | | | | | VENTLESS, PER QUESTIONNAIRE 10/14/2015 REA: 2016 CHANGED (B-1 TO B & CONDITION FROM GO(AVERAGE ON RES, REDREW POO PICTOMETRY | GRADE FROM |
| 017-030-001.BA Property Class 101 Cash Grain/General Farm | | | | | | | | | Agri | cultura | al | | | 7/3/2012 WLH: WILDLIFE HABITAT 24-92, AS DOC. NO. 92-01-0956, IN MARK AND CONNIE ROSENDAHL. | |
| | | | | on Records (V | | rogress valu | ies are no | t certified | values and a | re subj | ect to ch | ange) | | 2/19/2009 BP: WILSON GERRY & [| ARIEN#030680 |
| Year: 2020 | | 202 | 20 As s | sessment Yea | r | 2020 | | 2019 | 2018 | | 20 | 17 | 2016 | RES/GAR/PORCH\$300000 | |
| Location Information | | W | | ason For Chan | ige | AA | | AA | AA | | A | A | AA | 2/19/2009 GEO: ODOLWD 6 TON 2 | 004 |
| County | (| 02/24/202 | 20 As | Of Date | | 01/01/2020 | 01/ | 01/2019 | 01/01/2018 | | 01/01/20 | 17 | 01/01/2016 | 2/19/2009 MEM: VALUE CHANGED | 2004 PAY 2005 |
| Kosciusko | Indiar | na Cost Mo | | uation Methoo | | ana Cost Mod | Indiana C | ost Mod In | ndiana Cost Mod | India | na Cost Mo | od India | na Cost Mod | PER CORRECTIVE WARRANTY DEED CHANGING AC | REAGE 4/21/03 |
| Township | | 1.000 | 0 Eq | ualization Fact | or | 1.0000 | | 1.0000 | 1.0000 | | 1.000 | 00 | 1.0000 | WARKANT DEED GRANGING AG | |
| MONROE | | | Not | tice Required | | | | | | | \checkmark | | \checkmark | | |
| District 015 (Local 015) | | \$31,30 | 0 Lar | nd | | \$31,300 | \$ | 21,100 | \$21,000 | | \$21,10 | 00 | \$20,900 | | |
| MONROE TOWNSHIP | | \$18,00 | | and Res (1) | | \$18,000 | \$ | 18,000 | \$18,000 | | \$18,00 | | \$18,000 | | |
| School Corp 4455 | | \$10 | | and Non Res (2 | | \$100 \$12,200 | | \$800 | \$700 \$2,200 | | \$80 | | \$900 | | |
| WHITKO COMMUNITY | | \$13,20 \$303,80 | | and Non Res (3 provement |) | \$13,200 \$303,800 | | \$2,300 94,000 | \$2,300 \$288,700 | | \$2,30 \$282,70 | | \$2,000 \$286,100 | | |
| Neighborhood 1707000-015 | | \$281,90 | | np Res (1) | | \$281,900 | | 73,100 | \$266,600 | | \$261,50 | | \$264,500 | | |
| MONROE TWP ACREAGE | | | 0 Im | p Non Res (2) | | \$0 | | \$0 | \$0 | | | 60 | \$0 | | |
| Section/Plat | | \$21,90 | | p Non Res (3) | | \$21,900 | | 20,900 | \$22,100 | | \$21,20 | | \$21,600 | | |
| 8-31-7 | | \$335,10 \$299,90 | | al otal Res (1) | | \$335,100 \$299,900 | | 15,100 91,100 | \$309,700 \$284,600 | | \$303,80 \$279,50 | | \$307,000 \$282,500 | Land Computation | ns |
| Location Address (1) | | \$299,90 \$10 | | otal Non Res (2 |) | ¢299,900 \$100 | ΨZ | \$800 | \$700 | | \$80 \$80 | | \$900 | Calculated Acreage | 3.87 |
| 5321 S 350 E | | \$35,10 | | otal Non Res (3 | | \$35,100 | \$ | 23,200 | \$24,400 | | \$23,50 | | \$23,600 | Actual Frontage | 0.07 |
| WARSAW, IN 46580 | | | | Land Data (S | tandard | Depth: Res | 120', CI 12 | 20' Base | Lot: Res 0' X | 0', CI 0 | ' X 0') | | | Developer Discount | |
| | Land | Pricing | j Soil | Act | Cine | Factor | Data | Adj. | . Ext. | m f l 0/ | Res | Market | Value | Parcel Acreage | 3.87 |
| Zoning | Туре | Metho | d ID | Front. | Size | Factor | Rate | Rate | e Value | Infl. % | Elig % | Factor | value | 81 Legal Drain NV | 0.00 |
| AG AGRICULTURE | 9 | А | | 0 | 1.0000 | 1.00 | \$18,000 | \$18,000 | \$18,000 | 0% | 100% | 1.0000 | \$18,000 | 82 Public Roads NV | 0.00 |
| Subdivision | 91 | А | | 0 | 2.6300 | 1.00 | \$5,000 | \$5,000 | \$13,150 | 0% | 0% | 1.0000 | \$13,150 | 83 UT Towers NV | 0.00 |
| | 22 | А | CLB | 0 | 0.2400 | 0.51 | \$14.11 | \$7 | \$02 | -100% | 0% | 1.0000 | \$00 | 9 Homesite | 1.00 |
| Lot | | | | | | | | | | | | | | 91/92 Acres | 2.63 |
| | | | | | | | | | | | | | | Total Acres Farmland | 0.24 |
| Market Model | | | | | | | | | | | | | | Farmland Value | \$0 |
| N/A | | | | | | | | | | | | | | Measured Acreage | 0.24 |
| Characteristics | | | | | | | | | | | | | | Avg Farmland Value/Acre | 0.24 |
| Topography Flood Hazard | | | | | | | | | | | | | | Value of Farmland | \$0 |
| | | | | | | | | | | | | | | Classified Total | \$0 \$100 |
| Rolling | | | | | | | | | | | | | | Glassificu Total | φιου |
| - | | | | | | | | | | | | | | Farm / Classifed Value | \$100 |
| Rolling Public Utilities ERA | | | | | | | | | | | | | | Farm / Classifed Value | \$100 \$18,000 |
| Public Utilities ERA | | | | | | | | | | | | | | Homesite(s) Value | \$18,000 |
| Public Utilities ERA | | | | | | | | | | | | | | Homesite(s) Value 91/92 Value | |
| Public Utilities ERA Image: Streets or Roads TIF Unpaved Image: Streets | | | | | | | | | | | | | | Homesite(s) Value 91/92 Value Supp. Page Land Value | \$18,000 \$13,200 |
| Public Utilities ERA | | | | | | | | | | | | | | Homesite(s) Value 91/92 Value Supp. Page Land Value CAP 1 Value | \$18,000 \$13,200 \$18,000 |
| Public Utilities ERA Image: Streets or Roads TIF Unpaved Image: Streets | | | | | | | | | | | | | | Homesite(s) Value 91/92 Value Supp. Page Land Value | \$18,000 \$13,200 |

| 43-16-08-400-229.00 | 00-015 | WILSON GERR | YL& | DARIEN | J 53 | 21 S 3 | 50 E | | 1 | 01, Cash (| Grain/Gener | al Farr | n | MC | NROE T | WP ACRE | AGE/ 2/4 |
|-------------------------------|----------------------------------|--------------------------|---------|------------------|----------|-----------------|--------------|------------------|---------------------|------------|----------------|--------------|---------------------------|-------|------------|--------------------------|----------------------|
| General Inform | mation | Plumb | oing | | | | 6 | | | | | | | (| Cost Ladd | er | |
| Occupancy Description Sing | Single-Family gle-Family R 01 | 5 | # | TF | | | 4 6" 6' 4' 6 | | | | | Floc | or Constr | | Finish | Value | Total |
| tory Height | 1 1/2 | Full Bath Half Bath | 4 | 12 | | | | | | | | 1 | 1Fr | 2416 | 2416 | \$132,400 | |
| | ver 1+1/2story 1 | | 1 | 2 | | [4 | 4 27 417 27 | | | | | 2 | | | | | |
| inished Area | 3440 sqft | Kitchen Sinks | 1 | | | | POOLAGO |) | | | | 3 | | | | | |
| lake | | Water Heaters | 2 | 2 | | | 4 | | | | | 4 1/4 | | | | | |
| Floor Fini | sh | Add Fixtures | 2 10 | 2 19 | | | , 4'6" 6.4'5 | 51 | | | | | 1 🗆 🗝 | 1024 | 1024 | ¢20 500 | |
| | Tile | Total | 10 | 19 | | 30 | 6' | | | | | 1/2 | 1Fr | 1024 | 1024 | \$29,500 | |
| | Carpet | Accommo | dations | | | | 2 38 | 1 ^{6'} | | | | 3/4 | | | | | |
| | Unfinished | Bedrooms | uations | 3 | | | 23' | | | | | Attic Bsm | | 2020 | 0 | ¢20.000 | |
| | Other | Living Rooms | | 1 | | L | | | | | | | | 2020 | U | \$38,000 | |
| Parquet | | Dining Rooms | | 1 | | | | ſ | 22' | _ | | Crav | | 200 | 0 | ¢o | |
| | | Family Rooms | | 1 | | | | | 1s Fr | | | Slab | | 396 | 0 | \$0 | ¢400.00 |
| Wall Finis | sh | Total Rooms | | 6 | | | | | S 1 | 8' | | A dia | | 4 0 | | otal Base Adj. x 1.00 | \$199,90 \$199,90 |
| Plaster/Drywall | Unfinished | | | Ū | | | | | (396) | | | - | ustments | 1 K | low Type A | Auj. x 1.00 | |
| Paneling | Other | Heat T | ype | | 16' | - | 28' | | 36' | | 18' | | n Int (-) iv Units (+) | | | | \$ |
| Fiberboard | | Geothermal Onl | У | | | 10' | | | - | | | | Room (+) | | | | ۵ \$ |
| | | | | _ | 1.2000 | | | | ³ 1/2s F | r | 1s Fr B 22' | Loft | | | | | \$ |
| | Roofing | | | | 24'2CFrG | 9 | 556 | 26' | 1s Fr | 28' | 26' 8 22' | | olace (+) | | | PO:1 | φ \$1,40 |
| Built-Up Metal | Asphalt | Slate | Tile | | (510 | D 14 | 4' 12' 000 | | 1024 | 5 | | | Heating (-) | | | 1:2416 | (\$7,600 |
| Wood Shingle | Other | | | | 2 | 5' | | | 1 | | 11'4' | A/C | / | | | 1.2410 | (\$7,000 |
| | Exterior Fea | tures | | | | | <u>[+ 1</u> | | 14' 8' | 14' | 11.3 | | Elec (-) | | | | \$ |
| Description | | Area | | Value | | | | 8 | | 272 8 | | | nbing (+ / -) | | 19 – 5 = | 14 x \$800 | \$11,20 |
| Porch, Open Frame | | 272 | \$ | 8,900 | | | | | OFP 36' | | | | c Plumb (+) | | 10 0 | 11, X & 0000 | \$ |
| | | | | | | | Sr | pecialt | y Plumbing | | | | ator (+) | | | | \$ |
| | | | | | Descrip | tion | | | , | Count | Value | | () | | Sub-Total | , One Unit | \$204,90 |
| | | | | | | | | | | | | | | | | al, 1 Units | +, |
| | | | | | | | | | | | | Exte | rior Feature | s (+) | | \$8,900 | \$213,80 |
| | | | | | | | | | | | | | ages (+) 510 | . , | | \$13,600 | \$227,40 |
| | | | | | | | | | | | | | • • • • | • | esign Fact | or (Grade) | 1.2 |
| | | | | | | | | | | | | | | , | - | n Multiplier | 0.9 |
| | | | | | | | | | | | | | | | Replacer | ment Cost | \$251,05 |
| | | | | | | | Summary o | of I <u>mp</u> i | rovements | | | | | | | | |
| Description | Res Si Eligibl He | tory ight Constructio | n Gra | de Year Built | | Eff Co ge nd | Base Rate | LCM | ٨di | Size | RCN | Norm Dep | Remair Valu | | | ohd Mrkt | Impro Valu |
| 1: Single-Family R 01 | 100% 1 | 1/2 Wood Fran | ne | B 2003 | 2003 | 17 A | | 0.92 | | 5,460 sqft | \$251,050 | 15% | \$213,39 | 0 0% | 5 100% 1.: | 200 1.0000 | \$256,10 |
| | 00/ | 1 | | 0 0040 | 0040 | 10 4 | | 0.00 | | 201 | ¢4.050 | 00/ | ¢4 54 | 0.00/ | 1000/ 1 | 000 4 0000 | ¢4.00 |

| Eligibl | Height | construction | Grade E | Built | Year | Age nd | Rate | | Rate | Size | RCN | Dep | Value | Obs - | | IIKL | Value | |
|---------|--------------------|-------------------|---|---|--|---|---|--|--|---|---|--|--|--|---|--|---|---|
| 100% | 1 1/2 | Wood Frame | B 2 | 2003 | 2003 | 17 A | | 0.92 | | 5,460 sqft | \$251,050 | 15% | \$213,390 | 0% 100% | 6 1.200 1.0 | 0000 | \$256,100 | |
| 0% | 1 | | C 2 | 2010 | 2010 | 10 A | | 0.92 | | 381 sqft | \$1,656 | 9% | \$1,510 | 0% 100% | 6 1.200 1.0 | 0000 | \$1,800 | |
| 100% | 1 | | C 2 | 2003 | 2003 | 17 A | | 0.92 | | | \$25,576 | 16% | \$21,480 | 0% 100% | 6 1.200 1.0 | 0000 | \$25,800 | |
| 0% | 1 | | C 2 | 2010 | 2010 | 10 A | | 0.92 | | 417 sqft | \$4,692 | 80% | \$940 | 0% 100% | 6 1.200 1.0 | 0000 | \$1,100 | |
| | 100% 0% 100% | 100%1 1/20%1100%1 | 100% 1 1/2 Wood Frame 0% 1 100% 1 | 100% 1 1/2 Wood Frame B 2 0% 1 C 2 100% 1 C 2 | 100% 1 1/2 Wood Frame B 2003 0% 1 C 2010 100% 1 C 2003 | 100% 1 1/2 Wood Frame B 2003 2003 0% 1 C 2010 2010 100% 1 C 2003 2003 | 0% 1 C 2010 2010 10 A 100% 1 C 2003 2003 17 A | 100% 1 1/2 Wood Frame B 2003 2003 17 A 0% 1 C 2010 2010 10 A 100% 1 C 2003 2003 17 A | 100% 1 1/2 Wood Frame B 2003 2003 17 A 0.92 0% 1 C 2010 2010 10 A 0.92 100% 1 C 2003 2003 17 A 0.92 100% 1 C 2003 2003 17 A 0.92 | 100% 1 1/2 Wood Frame B 2003 2003 17 A 0.92 0% 1 C 2010 2010 10 A 0.92 100% 1 C 2003 2003 17 A 0.92 | 100% 1 1/2 Wood Frame B 2003 2003 17 A 0.92 5,460 sqft 0% 1 C 2010 2010 10 A 0.92 381 sqft 100% 1 C 2003 203 17 A 0.92 381 sqft | 100% 1 1/2 Wood Frame B 2003 2003 17 A 0.92 5,460 sqft \$251,050 0% 1 C 2010 2010 10 A 0.92 381 sqft \$1,656 100% 1 C 2003 2003 17 A 0.92 \$25,576 | 100% 1 1/2 Wood Frame B 2003 2003 17 A 0.92 5,460 sqft \$251,050 15% 0% 1 C 2010 2010 10 A 0.92 381 sqft \$1,656 9% 100% 1 C 2003 2003 17 A 0.92 381 sqft \$1,656 9% | 100% 1 1/2 Wood Frame B 2003 2003 17 A 0.92 5,460 sqft \$251,050 15% \$213,390 0% 1 C 2010 2010 10 A 0.92 381 sqft \$1,656 9% \$1,510 100% 1 C 2003 203 17 A 0.92 381 sqft \$1,656 9% \$1,510 100% 1 C 2003 2003 17 A 0.92 \$25,576 16% \$21,480 | 100% 1 1/2 Wood Frame B 2003 2003 17 A 0.92 5,460 sqft \$251,050 15% \$213,390 0% 100% 0% 1 C 2010 2010 10 A 0.92 381 sqft \$1,656 9% \$1,510 0% 100% 100% 1 C 2003 2003 17 A 0.92 381 sqft \$1,656 9% \$1,510 0% 100% 100% 1 C 2003 2003 17 A 0.92 \$25,576 16% \$21,480 0% 100% | 100% 1 1/2 Wood Frame B 2003 2003 17 A 0.92 5,460 sqft \$251,050 15% \$213,390 0% 100% 1.200 1.00% 0% 1 C 2010 2010 10 A 0.92 381 sqft \$1,656 9% \$1,510 0% 100% 1.200 1.00% 100% 1 C 2003 2003 17 A 0.92 381 sqft \$1,656 9% \$1,510 0% 100% 1.200 1.00% 100% 1 C 2003 203 17 A 0.92 \$25,576 16% \$21,480 0% 100% 1.200 1.00% | 100% 1 1/2 Wood Frame B 2003 2003 17 A 0.92 5,460 sqft \$251,050 15% \$213,390 0% 100% 1.200 1.0000 0% 1 C 2010 2010 10 A 0.92 381 sqft \$1,656 9% \$1,510 0% 100% 1.200 1.0000 100% 1 C 2003 2003 17 A 0.92 381 sqft \$1,656 9% \$1,510 0% 100% 1.200 1.0000 100% 1 C 2003 2003 17 A 0.92 \$25,576 16% \$21,480 0% 100% 1.200 1.0000 | 100% 1 1/2 Wood Frame B 2003 2003 17 A 0.92 5,460 sqft \$251,050 15% \$213,390 0% 100% 1.200 1.0000 \$256,100 0% 1 C 2010 2010 10 A 0.92 381 sqft \$1,656 9% \$1,510 0% 100% 1.200 1.0000 \$1,800 100% 1 C 2003 2003 17 A 0.92 381 sqft \$1,656 9% \$1,510 0% 100% 1.200 1.0000 \$1,800 100% 1 C 2003 203 17 A 0.92 \$25,576 16% \$21,480 0% 100% 1.200 1.0000 \$25,800 |

| 43-16-08-400-229.000 | | | | IJ 53 | 21 S 350 E | | | 101, Cash Gi | rain/Gener | al Farm | | | | ACREA | GE / ^{3/4} |
|-------------------------|----------------|-------------------|-------------|---------|-------------|-----------|------------|---------------|------------|----------|---------------|-------------------|--------------|-----------|----------------------------|
| | arn, Pole (T3) | Plumbin | g # TF | | | | | | | Floor | Constr E | Cost Base Fini | Ladder sh | Value | Totals |
| Description Barn, Po | ole (T3) R 01 | Full Bath | | | | | | | | 1 | | | | | |
| Story Height | 0 | Half Bath | | | | | | | | 2 | | | | | |
| Style | N/A | Kitchen Sinks | | | | | 48' | | | 3 | | | | | |
| Finished Area | | Water Heaters | | | | | | | | 4 | | | | | |
| Make | | Add Fixtures | | | | | | | | 1/4 | | | | | |
| Floor Finish | | Total | | | | | | | | 1/2 | | | | | |
| Earth Til | le | | | | | Т3 | | | | 3/4 | | | | | |
| Slab | arpet | Accommoda | tions | | | 15 | | | | Attic | | | | | |
| Sub & Joint | nfinished | Bedrooms | | 30' | | | 144 | 0 | 30' | Bsmt | | | | | |
| Wood Ot | ther | Living Rooms | | 1 | | | | | ~ | Crawl | | | | | |
| Parquet | | Dining Rooms | | | | | | | | Slab | | | | | |
| | | Family Rooms | | | | | | | | Olab | | | Tota | l Base | |
| Wall Finish | | Total Rooms | | | | | 1 | | | Adjust | monte | | Row Typ | | |
| Plaster/Drywall Ur | nfinished | | | | | | | | | Unfin Ir | | | | Je Auj. | |
| Paneling Ot | ther | Heat Typ | e | | | | | | | | . , | | | | |
| Fiberboard | | | | | | | 48' | | | | Units (+) | | | | |
| | | | _ | | | | | | | Rec Ro | . , | | | | |
| | Roofing | | | 8' | 3 | | | 2 | 8' | Loft (+) | | | | | |
| Built-Up Metal | Asphalt | Slate Ti | le | l ° | | 384 | | 384) | ° | Firepla | | | | | |
| Wood Shingle | Other | | | | | | 48' | | | No Hea | 0() | | | | |
| | Exterior Feat | tures | | | | | | | | A/C (+) | | | | | |
| Description | Exterior rou | Area | Value | | | | | | | No Ele | ., | | | | |
| Description | | Alva | Value | | | | | | | | ng (+ / -) | | | | |
| | | | | | | | | | | | lumb (+) | | | | |
| | | | | | | Specialt | y Plumbing | | | Elevato | or (+) | | | | |
| | | | | Descrip | otion | | | Count | Value | | | Sub- | Total, Or | ne Unit | \$0 |
| | | | | | | | | | | | | | b-Total, 1 | | |
| | | | | | | | | | | Exterio | r Features | (+) | | \$0 | \$0 |
| | | | | | | | | | | Garage | es (+) 0 sqft | | | \$0 | \$0 |
| | | | | | | | | | | | Quality | and Desigi | n Factor (| Grade) | |
| | | | | | | | | | | | | Lo | ocation M | ultiplier | 0.92 |
| | | | | | | | | | | | | Rep | blacemer | t Cost | \$20,843 |
| | | | | | Summa | ry of Imp | rovements | | | | | | | | |
| | Res St | tory Construction | , Year | Eff | Eff Co Bas | • | Adj | | | Norm | Remain. | Abn | | | Improv |
| Description | Eligibl Hei | ight Construction | Grade Built | | gend Rat | | Rate | Size | RCN | Dep | Value | | PC Nbhd | Mrkt | Value |
| 1: Barn, Pole (T3) R 01 | 0% | 1 T3AW | C+1 1999 | | 21 A \$15.4 | | \$14.98 | 0' x 0' x 12' | \$20,843 | 40% | \$12,510 | 0% 100 | % 1.200 | 1.0000 | \$15,000 |
| 2: CONC | 0% | 1 | C 1999 | 1999 | 21 A | 0.92 | | 8'x48' | \$1,656 | 22% | \$1,290 | 0% 100 | % 1.200 | 1.0000 | \$1,500 |
| | | | | | | | | | | | | | | | |

0.92

8'x48'

\$2,668

22%

\$2,080

21 A

C 1999 1999

3: RFX

0%

1

\$2,500

0% 100% 1.200 1.0000



SECLUDED COUNTRY HOME ON 1.2 ACRES

THIS HOME FEATURES

- 2 New Decks
- Fresh Paint
- New Flooring
- Garden Shed
- 3 Bedrooms
- 2 Full Baths
- Eat-In Kitchen
- Perfect for Entertaining!

AUCTION on SATURDAY, JUNE 20 AT 1 PM!



D H M 📵 🖬 🚺 👓

Listings as of 05/26/2020

Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

| Property Type RESIDENTIAL | Status Active | | CDOM 1 DOM 1 | Auction Yes |
|--|-----------------------------------|--|--|-------------|
| MLS # 202018929 5189 S | 350 E. Wa | irsaw IN 46580 | Status Active | LP \$0 |
| | Area Kosciusko County | Parcel ID 43-16-08-400-230.000 | -015 Type Manuf. Home/Mobile | |
| Aller Aller and a | Sub None | Cross Street | Bedrms 3 F Baths | 2 H Baths 0 |
| and the second | Location Rural | Style One Story | REO No Short | Sale No |
| | School District WTK Elem | South Whitley JrH W | /hitko SrH W | /hitko |
| | Legal Description 017-030-007 | .BB PT SE NE NW WILDLIFE HAB | ITAT 8-31-7 1.20A PER DEED | |
| | Directions From 400 E., go west o | n 500 S., turn south onto 350 E., property | will be on right hand side, look for sig | jns! |
| | Inside City Limits N | City Zoning County Zor | ing A1 Zoning Description | n |

Remarks Secluded 1.2 Acre Property Featuring a One-Story Move-In Ready Home is Going to Auction on Saturday, June 20 at 1 pm. This Country Property is Tract 2 of the auction and features 3 Bedrooms, 2 Full Baths with Eat-In Kitchen & New Deck, perfect for entertaining! Master Bedroom has Walk-In Closet & Ensuite Bath with Jetted Tub & Stand-up Shower! Swing Set Stays, perfect for kids! Home has Many Updates including: New Steel Roof in 2019, Fresh Paint & Flooring, New Garden Shed for Additional Storage! Home is a Commander Home, now Champion Homes, out of Topeka, IN. Great opportunity! Bid on this tract individually, in combination with another tract being offered or bid on the entire 50+/- Acres being offered! Come See for Yourself, OPEN HOUSES: Sunday, June 7, 1-2pm and Thursday, June 11, 5-6pm.

Agent Remarks AUCTION: Sat. June 20, 1 pm at the property. TERMS: \$1,000 down the day of the auction with the balance due at closing. Taxes Prorated. No Survey. Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings, open houses & auction to represent client. Client Registration Form is in Docs! Propane Tank Rented. Clients can Bid on this tract individually, in combination with another tract or can bid on the entire 50+/- Acres being offered!

| Sec | Lot | Lot | Ac/SF/Dim | 1.2000 52 | 272 229 | 9x229 | / | Ν | / Src | Lot Des | Slop | e, 0-2.999 | 9 | | |
|-----------|----------------|-------------|----------------|-----------------|-----------------|-----------------|-------------|-----------------|-----------|--------------|---------|------------|--------------------|-------------|-------|
| Towr | nship N | lonroe | Ab | ov Gd Fin Sql | t 1,404 Be | low Gd Fin S | SqFt 0 | Tt | l Below | Gd SqFt | 0 | Ttl Fin S | SqFt 1,404 | Year Built | 2007 |
| Age | 13 Nev | v No | Date | Complete | E | Ext Vinyl | | Fndtn | l Slab | | | | | # Rooms | 5 |
| Roor | n Dimens | ions | Baths F | Full Half | Water | WELL | | в | asemen | nt Material | | | | | |
| | DIM | L | B-Main 2 | 2 0 | Sewer | Septic | | D | ryer Ho | okup Gas | No | | Fireplace | No | |
| .R | 20 x 15 | М | B-Upper (| 0 0 | Fuel | Gas, Force | d Air | D | ryer Ho | okup Elec | Yes | | Guest Qtrs | No | |
| DR | х | | B-Blw G | 0 0 | Heating | | | D | ryer Ho | ok Up Gas | s/Elec | No | Split FlrpIn | No | |
| R | х | | | | Cooling | Central Air | | D | isposal | | No | | Ceiling Fan | No | |
| T | 15 <u>x</u> 15 | М | Laundry Rn | n Main | 10 | x 8 | | W | later So | ft-Owned | Yes | | Skylight | No | |
| SK | х | | | 3 1st Bdrm E | | | • • | ^{lk} W | /ater So | ft-Rented | No | | ADA Feature | es No | |
| DN | х | | • | pen, Dryer Ho | • | | | A | larm Sy | s-Sec | No | | Fence | None | |
| ΜВ | 15 x 15 | Μ | /Garden Tu | b, Kitchen Isla | na, Porch Op | en, Range/O | ven Hook | | larm Sy | s-Rent | No | | Golf Course | No | |
| 2B | 12 x 15 | Μ | Garage | / | | / x | / | G | arden T | ub | No | | Nr Wlkg Trai | ls No | |
| 3B | 12 x 15 | Μ | Outbuilding | g Garden S | hed 10 x 2 | 10 | | J | et Tub | | No | | Garage Y/N | No | |
| 1B | х | | Outbuilding | g | х | | | Р | ool | No | С | | Off Street Pl | Yes | |
| 5B | х | | Assn Dues | | Not Applical | ble | | Р | ool Typ | е | | | | | |
| RR | х | | Other Fees | | | | | S | | CLUDES | Dishwa | sher, Refi | rigerator, Oven | -Gas, Range | -Gas, |
| .F | х | | Restriction | S | | | | W | /ater He | ater Electri | c, Wate | er Softene | er-Owned | - | |
| X | х | | Water Acce | ess | Wtr Name | e | | | | | | | | | |
| VtrT | уре | | v | Wtr Frtg | Ch | annel Frtg | | | | | | | | | |
| Vate | er Feature | S | | | Lake | Туре | | | | | | | | | |
| luct | ion Yes | a Auc | tioneer Name | CHAD | METZGER | | | | Auctio | neer Licen | ise # | AC31 | 300015 | | |
| Own | er Name | | | | | | | | | | | | | | |
| ina | ncing: E | xisting | | | Pro | oposed | | | | | | Excluded | l Party Non | е | |
| nnu | ual Taxes | \$1,215 | 5.22 Exemptio | ons No Exe | mptions | | Year Taxe | es Paya | able 2 | 2020 | | Assessed | d Value | | |
| s Ov | vner/Selle | er a Real | Estate License | ee No | | | Possessi | on at | t closing | | | | | | |
| ist (| Office N | letzger Pr | operty Service | s, LLC - office | : 260-982-02 | 38 | List Agen | nt C | had Met | zger - Cell | : 260-9 | 82-9050 | | | |
| ger | nt E-mail | chad@ | metzgerauctio | on.com | | | | | Lis | st Agent - I | User C | ode | UP388053 | 395 | |
| o-L | ist Office | | | | | | Co-List A | gent | | | | | | | |
| shov | ving Instr | Showi | ngtime or Oper | n Houses | | | | | | | | | | | |
| ist I | Date 5 | /25/2020 | Exp Date | 9/30/2020 | Publish t | o Internet | Yes S | Show A | ddr to P | Public | Yes | Allow AV | M Yes Sho | w Commen | ts ` |
| DX I | nclude | Y C | ontract Type | Exclusive | Right to Sell | Buyer Bi | roker Con | np. 1.09 | % | Vari.Rate | e No | Special | I List Cond. | None | |
| /irtu | al Tours: | | | Lockbox T | /pe MECH | | Lockbox | Locatio | on front | door | Ту | pe of Sal | е | | |
| end | ling Date | | C | Closing Date | | | Selling | Price | | | How S | old | | CDOM | 1 |
| tl C | oncessio | ns Paid | | Sold | Concession/ | Remarks | | | | | | | | | |
| ell (| Off | | 5 | Sell Agent | | | Co-Sell | Off | | | | Co-S | ell Agent | | |
| | | | Prese | ented by: | | Tiffany Reime | er / Me | etzger F | Property | Services, L | LC | | | | |
| | | | | | Informa | tion is deeme | ed reliable | but not | t guaran | teed. | | | | | |
| | | | | MLS cor | itent is Copyri | ght © 2019 I | Indiana Re | egional I | Multiple | Listing Ser | vice LL | 2 | | | |
| | | | | Featured | properties may | y not be listed | d by the of | ffice/ag | ent pres | enting this | brochu | ire. | | | |

JRACE 2-Yellow house.

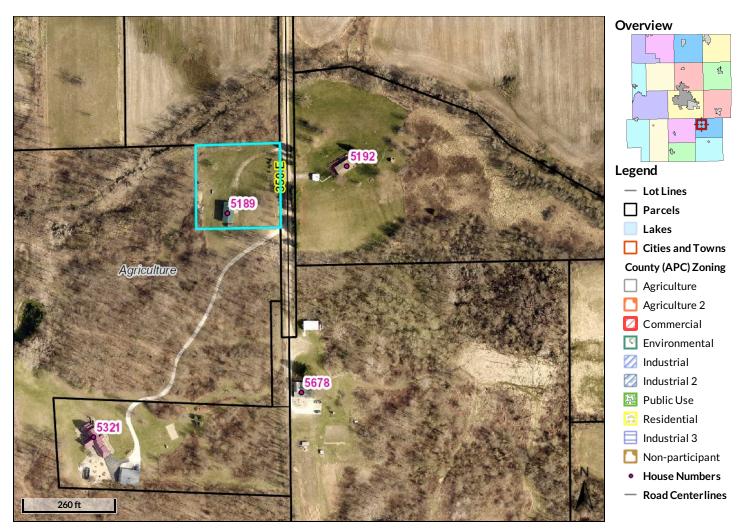
5189 S 350 E Warsaw, IN 46580 (1.2 Acres)

3 Bedroom

- 2 Full Bath

Solid Oak Trim Through-out Water Softener New Paint April, 2020 New Laminate April, 2020 New Carpeting April, 2020 New Steel Roof, 2019 New Deck, April, 2020 New Exterior Shed 10 X 10 New In 2018

Beacon[™] Kosciusko County, IN



Wilson Gerry L &

Darien J

5321 S 350 E Warsaw, IN 46580

| Parcel ID | 017-030- 001.BB | Alternate ID | 2 017-726002-65 | Owner Address |
|--------------|--------------------|-----------------|--|------------------|
| Sec/Twp/Rn | g 0008- | Class | RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON | |
| | 0031-7 | | UNPLATTED LAND OF 0-9.99 ACRES | |
| Property | 5189 S | Acreage | 1.2 | |
| Address | 350 E | | | |
| | WARSAW | | | |
| District | | Monro | De | |
| Brief Tax De | escription | 017-0 | 30-001.BB PT SE NE NW WILDLIFE HABITAT 8-31-7 1.20A PER DEED | |
| | | (Note: | Not to be used on legal documents) | |

Date created: 5/26/2020 Last Data Uploaded: 5/26/2020 3:06:51 AM



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE yellow



State Form 46234 (R6 / 6-14)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations and if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

5189 S. 350 E. Warsaw, IN 40580

| 1. The following are in the condition | | | | | | | | | | |
|--|--|---|---|---|---|--|---------------------------------------|-----------------------|-------------------------|------------------------------------|
| A. APPLIANCES | None/Not Included/ Rented | | Not Defective | Do Not Know | C. WATER & SEWER SYSTEM | None/Not Included/ Rented | Defective | No Defe | | Do Not Know |
| Built-in Vacuum System | V | | | | Cistern | X | | | | |
| Clothes Dryer | \checkmark | | | | Septic Field / Bed | | | | / | |
| Clothes Washer | V | | | | Hot Tub | | | | | |
| Dishwasher | | | | | Plumbing | V | | _ | | |
| Disposal | | | | | Aerator System | | | | | |
| Freezer | V | V | | | Sump Pump | | | | | |
| Gas Grill | | | | | Irrigation Systems | | | | | |
| Hood | | | | | Water Heater / Electric | | | V | , | |
| Microwave Oven | | | | | Water Heater / Gas | 1 | | | | |
| Oven | | | V | | Water Heater / Solar | | | | | |
| Range | | | V | | Water Purifier | 1 Y | | | | |
| Refrigerator | | | V V | | Water Softener | | | | 7 | - |
| Room Air Conditioner(s) | | | - Y | | Well | | | | / | |
| Trash Compactor | | | | | Septic & Holding Tank/Septic Mound | | | | 1 | |
| TV Antenna / Dish | V | | | | Geothermal and Heat Pump | V | | | - | |
| Other: | × · | | | | Other Sewer System (Explain) | V V | | | | |
| | | | | | Swimming Pool & Pool Equipment | | | - | - | |
| | | | | | ownning roor a roor Equipment | | | | | Do Not |
| | | | | | Are the structures connected to a publi | | -12 | Yes | No | Know |
| | | | | | · · · · · · · · · · · · · · · · · · · | | _ | - | Y | |
| | None/Not | | Net | Do Not | Are the structures connected to a public Are there any additions that may require | | | | V | |
| B. ELECTRICAL SYSTEM | Included/ Rented | Defective | Not Defective | Know | to the sewage disposal system? | | | | ~ | |
| Air Purifier | V | | | | If yes, have the improvements been con sewage disposal system? | _ | _ | | 1 | |
| Burglar Alarm | V | | | | Are the improvements connected to a p | private/com | munity | | 1 | |
| Celling Fan(s) | Y | | | | Are the Improvements connected to a p | rivate/com | munity | | V, | |
| Garage Door Opener / Controls | | | | | sewer system? | | interney | | $\mathbf{}$ | |
| Inside Telephone Wiring and Blocks / Jacks | | | V | | D. HEATING & COOLING SYSTEM | None/Not Included/ Rented | Defective | N | ot ctive | Do Not Know |
| Intercom | | | | | Attic Fan | Kalifad | - | | | |
| Light Fixtures | · · | | \checkmark | | Central Air Conditioning | Y | | | / | |
| Sauna | | | | | Hot Water Heat | | | ¥ | | |
| Smoke / Fire Alarm(s) | | | V | | Furnace Heat / Gas | × | | | / | - |
| Switches and Outlets | | | V | | | | | ¥ | | |
| Vent Fan(s) | | | V | | Furnace Heat / Electric | V V | | | | |
| 60 / 100 /200 Amp Service | | | | | Solar House-Heating | V | | | | |
| (Circle one) | | | V | | Woodburning Stove | V, | | | _ | |
| Generator | V | | | | Fireplace | X, | | | _ | |
| NOTE: "Defect" means a condition th | | ve a signif | icant adver | se effect | Fireplace insert | V | | - | | |
| on the value of the property, that wou | | | | | Air Cleaner | | | | | |
| of future occupants of the property, o | r that if not | repaired, re | emoved or | replaced | Humidifier | V | | | _ | |
| would significantly shorten or advers | sely affect th | he expecte | d normal li | fe of the | Propane Tank | X | | _ | - | |
| premises. | | | | Selling and | Other Heating Source | V | | | | |
| ACTUAL KNOWLEDGE. A disclos substitute for any inspections or w any material change in the physica | sure form i arranties th I condition | s not a wa nat the pro of the pro | arranty by spective b operty or c | the owner uyer or owner ertify to the | Seller, who certifies to the truth there or the owner's agent, if any, and the d ner may later obtain. At or before settler purchaser at settlement that the condition chaser hereby acknowledge receipt of | lisclosure ment, the o tion of the | form may owner is re property i | not quire s sub | be us ed to ostan | sed as a disclose tially the |
| Signature of Seller | ~ | Date 30 | | | Signature of Buyer | | ate (mm/da | | | |
| Bignature of Seiler | | Date mm | | 20 | Signature of Buyer | D | ate (mm/dd | (NY) | | |
| A A A A A A A A A A A A A A A A A A A | ndition of th | FL 2 | is substant | tially the sar | ne as it was when the Seller's Disclosure f | orm was or | iginally pro | ovide | d to th | e Buyer. |
| Signature of Seller (at closing) | | Date (mm/ | | | Signature of Seller (at closing) | | Date (mm/do | _ | | |
| | | | | Dage | 1 of 2 | | | | | _ |

| - Annual - | V=4 | | DO NOT | 9.5.350 E., War | and the second | EAST OF SHEER | DO NO |
|---|---------------------------------------|--------------------------------------|--|---|---------------------------|------------------------|-----------------|
| 2. ROOF | YES | NO | KNOW | 4. OTHER DISCLOSURES | YES | NO | KNOW |
| Age, if known: Years. | | | | Do structures have aluminum wiring? | | V, | |
| Does the roof leak? | | ~ | | Are there any foundation problems with the structures? | | \checkmark | |
| s there present damage to the roof? | | V | | Are there any encroachments? | | ~ | |
| s there more than one layer of shingles | | ~ | | Are there any violations of zoning, building codes, or restrictive covenants? | | \checkmark | |
| on the house? Stell | | | | Is the present use a non-conforming use? | | \checkmark | |
| f yes, how many layers? | | \checkmark | | Explain: | | | |
| . HAZARDOUS CONDITIONS | YES | NO | DO NOT KNOW | | | | |
| lave there been or are there any azardous conditions on the property, such s methane gas, lead paint, radon gas in ouse or well, radioactive material, landfill, nineshaft, expansive soil, toxic materials, nold, other biological contaminants, sbestos insulation, or PCB's? | | ~ | | | | | |
| s there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved | | ~ | | | | | |
| under IC 13-14-1-15? Has there been manufacture of | | • | | Is the access to your property via a private road? | | ~ | |
| nethamphetamine or dumping of waste from the manufacture of methamphetamine n a residential structure on the property? | | 1 | | Is the access to your property via a public road? | \checkmark | - | |
| Explain: | | | | Is the access to your property via an easement? | | \checkmark | |
| | | | | Have you received any notices by any governmental or quasi-governmental agencies affecting this property? | | ~ | |
| | | | | Are there any structural problems with the building? | | \checkmark | |
| | | | | Have any substantial additions or alterations been made without a required building permit? | | ~ | |
| E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary) | ANATION | IS: | Anna | Are there moisture and/or water problems in the basement, crawl space area, or any other area? | | ~ | |
| | | | | Is there any damage due to wind, flood, termites or rodents? | | \checkmark | |
| | | | | Have any structures been treated for wood destroying insects? | | 1 | |
| | | | | Are the furnace/woodstove/chimney/flue all in working order? | | ~ | |
| | | | | Is the property in a flood plain? | | V | |
| | | | | Do you currently pay flood insurance? | | \vee | |
| | | | | Does the property contain underground storage tank(s)? | | V | |
| | | | | Is the homeowner a licensed real estate salesperson or broker? | | V | |
| | | | | Is there any threatened or existing litigation regarding the property? | | 1 | |
| | | | | Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? | | \checkmark | |
| | | | | Is the property located within one (1) mile of an airport? | | V | |
| ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the phys | s not a wa es that th ical cond | arranty b ne prosp lition of t | by the owne ective buye the property | Seller, who certifies to the truth thereof, base r or the owner's agent, if any, and the disclosu r or owner may later obtain. At or before settle or certify to the purchaser at settlement that t ed. Seller and Purchaser hereby acknowledge | ment, the he condition | owner is ion of the | requir prope |
| Signature of Seller | Date (mm | (dd/yy) | D | Signature of Buyer | Date (mm/o | dd/yy) | |
| Signature of Seller | Date (mm | Idd/yl) | 122 | Signature of Buyer | Date (mm/e | dd/yy) | |
| The Seller hereby certifies that the condition of th | e property | is subst | antially the sa | ame as it was when the Seller's Disclosure form was | originally p | provided to | the Buy |
| | | | | Signature of Seller (at closing) | Date (mm/ | | |

| | SERVICES, LLC DEC | 260-982-0238 | |
|--|--|------------------------|----------------|
| HAD METZGER CALCAGA EXPANDING YOUR HOR GENERATION AFT FARMLAND AUCTIONS * AI FARM SALES * PERSONAL P REAL ESTATE APPRAISALS * | ER GENERATION NTIQUE APPRAISALS ROPERTY AUCTIONS | WWW.METZGERAUCTION.COM | |
| | Average Utili | ities | |
| | Company | Average Amount | |
| Rented from Stur | nps | \$ = 500-600 / yr | * avg. tric |
| REMC, Well | | s≃ 50 mo- s | |
| | | \$ | |
| | | Ś | |

Jellon House: 5189 S. 350 E., Warsan, N 46580

| 43-16-08-400-230.000-015 | WILS | SON GE | RRY L | & DARIEN J | 518 | 9 S 35 | 0 E | | | 541, Mc | obile | e or M | anufac | tured | Home - Un | MONROE TWP ACRE | AGE/ ^{1/2} |
|--|------------------------------|---------------------------|-------------|------------------------------------|----------|---------------------|-------------|-----------------|-------------------------|--------------------------|----------|-------------|---------------------------|----------|-----------------------------|--|----------------------------|
| General Information | | (| Owners | ship | | | | | Tra | nsfer of Own | ners | hip | | | | Notes | |
| Parcel Number 43-16-08-400-230.000-015 | 5321 | S 350 E | | DARIEN J | Dat | e 24/2002 | | ner SON GERR | Y I & | Doc ID 2002051555 | | de Bo VD | ok/Page | e Adj S | Sale Price V/I | 9/21/2018 REA: 2019 ADDED 10> SHED PER PICTOMETRY | 12 2017 UTL |
| Local Parcel Number 1772600265 | WARS | SAW, IN 4 | 46580 | | |)1/1900 | | SON GERR | | 2002001000 | | VD | | / | \$0 I | 8/22/2014 2015: ADDED SHED & HOUSE PER PICTOMETRY | WDDK TO |
| Tax ID: | | | Lega | 1 | | | | | | | | | | | | 8/22/2014 REA: 2015 ADDED SHI HOUSE PER PICTOMETRY | ED & WDDK TO |
| Routing Number 017-030-001.BB | 17-30-1 PT SE N PER DE | NE NW WILI | OLIFE HA | BITAT 8-31-7 1.20A | | | | | | | | | | | | 6/26/2013 MH: MARKET MODEL: MANUFACTURED HOMES | |
| Property Class 541 Mobile or Manufactured Home - Un | | | | | | | | | | | R | es | | | | 2/1/2012 MH: 2012 PAY 2013 PER GUIDELINES CHANGED MH TO 1 | |
| | | | | ion Records (W | | rogress | s valu | ies are not | certifie | d values and | l are | e subje | ct to ch | ange) | | 6/14/2005 CE: CORRECTED NON WILDLIFE 2003 PAY 04 & 05 | I TILLABLE TO |
| Year: 2020 | | 202 | 0 As | sessment Year | | : | 2020 | | 2019 | 20 | 018 | | 201 | 17 | 2016 | | |
| Location Information | | WI | P Re | ason For Chan | ge | | AA | | AA | | AA | | A | ١A | AA | 1/1/1900 MEM: HOUSE ADDED 2 LAND FROM WILDLIFE TO | |
| County | 0 | 2/24/202 | 0 As | Of Date | | 01/01/2 | 2020 | 01/0 | 1/2019 | 01/01/20 | 018 | | 01/01/201 | 17 | 01/01/2016 | RESIDENTIAL/EXCESS ACREAGE | Ξ) |
| Kosciusko | Indian | a Cost Mo | | uation Method | | ana Cost | | Indiana Co | | Indiana Cost N | | Indiana | a Cost Mo | | iana Cost Mod | 1/1/1900 SUR: #200600015589 W DJ 11/13/06 | ILSON GERRY & |
| Township MONROE | | 1.000 | | ualization Factor tice Required | or | 1.0 T | 0000 | | 1.0000 | 1.00 | 000 7 | | 1.000 | | 1.0000 | 1/1/1900 BP: WILSON GERRY #0 | 61101 RES |
| District 015 (Local 015) | | \$19.00 | _ | • | | \$19 | 000 | ¢1 | 9,000 | \$19,0 | | | \$19,00 | | \$18,900 | \$75,000 2007 | |
| MONROE TOWNSHIP | | \$18,00 | | and Res (1) | | | ,000 | | 8,000 | \$18,0 | | | \$18,00 | | \$18,000 | | |
| School Corp 4455 | | \$ | | and Non Res (2) | | | \$0 | | \$0 | | \$0 | | | 50 | \$0 | | |
| WHITKO COMMUNITY | | \$1,00 | | and Non Res (3) | | | ,000 | | 51,000 | \$1,0 | | | \$1,00 | | \$900 | | |
| Neighborhood 1707000-015 | | \$66,10 \$63,80 | | provement np Res (1) | | \$66 \$63 | ,800 | | 3,700 51,300 | \$57,2 \$56,4 | | | \$54,70 \$53,90 | | \$54,700 \$53,900 | | |
| MONROE TWP ACREAGE | | \$ | | np Non Res (2) | | | \$0 | | \$0 | | \$0 | | | 60 | \$0 | | |
| Section/Plat | | \$2,30 | | np Non Res (3) | | | ,300 | | 52,400 | \$8 | | | \$80 | | \$800 | | |
| 8-31-7 | | \$85,10 \$81,80 | | t al otal Res (1) | | \$85 \$81 | | | 32,700 79,300 | \$76,2 \$74,4 | | | \$73,70 \$71,90 | | \$73,600 \$71,900 | Land Computat | ons |
| Location Address (1) | | φ01,00 \$ | | otal Non Res (2) | | ψΟΤ | ,000 \$0 | ψı | \$0 | | \$0 | | | 50 50 | \$0 | Calculated Acreage | 1.20 |
| 5189 S 350 E | | \$3,30 | | otal Non Res (3) | | \$3 | ,300 | \$ | 53,400 | \$1,8 | 00 | | \$1,80 | 00 | \$1,700 | Actual Frontage | 0 |
| WARSAW, IN 46580 | | | | Land Data (S | tandard | Depth: | Res ′ | 120', CI 12 | 0' Bas | e Lot: Res 0' | ' X 0 | ', CI 0' | X 0') | | | Developer Discount | |
| | | Pricing | | Act | Size | Facto | r | Rate | Ac | | ın | ıfl. % | | Marke | | Parcel Acreage | 1.20 |
| Zoning AG AGRICULTURE | | | | Front. | | | | | Ra | | • | | Elig % | | r · · · | 81 Legal Drain NV | 0.00 |
| | 9 | A | CLC | 0 | 1.0000 | 1.00 | | \$18,000 | \$18,00 | | | 0% | 100% | | | 82 Public Roads NV | 0.00 |
| Subdivision | 91 | A | | 0 | 0.2000 | 1.00 | 0 | \$5,000 | \$5,00 | 00 \$1,000 |) | 0% | 0% | 1.0000 |) \$1,000 | 83 UT Towers NV | 0.00 |
| | | | | | | | | | | | | | | | | 9 Homesite | 1.00 |
| Lot | | | | | | | | | | | | | | | | 91/92 Acres | 0.20 |
| | | | | | | | | | | | | | | | | Total Acres Farmland | 0.00 |
| Market Model | | | | | | | | | | | | | | | | Farmland Value | \$0 |
| Manufactured Homes Southern | | | | | | | | | | | | | | | | Measured Acreage | 0.00 |
| Characteristics | | | | | | | | | | | | | | | | Avg Farmland Value/Acre | 0.0 |
| Topography Flood Hazard Rolling | | | | | | | | | | | | | | | | Value of Farmland | \$0 |
| | | | | | | | | | | | | | | | | Classified Total | \$0 |
| Public Utilities ERA | | | | | | | | | | | | | | | | Farm / Classifed Value | \$0 |
| | | | | | | | | | | | | | | | | Homesite(s) Value | \$18,000 |
| Streets or Roads TIF | | | | | | | | | | | | | | | | 91/92 Value | \$1,000 |
| Unpaved | | | | | | | | | | | | | | | | Supp. Page Land Value | A 4 A A A A |
| Neighborhood Life Cycle Stage | | | | | | | | | | | | | | | | CAP 1 Value | \$18,000 |
| Other Printed Friday, March 27, 2020 | | | | | | | | | | | | | | | | CAP 2 Value CAP 3 Value | \$0 \$1,000 |
| Review Group 2019 | Data | Source | N/A | Co | ollector | | | | | Apprai | iser | | | | | Total Value | \$1,000 \$19,000 |
| • | | | | - | | | | | | | | | | | | | ψ13,000 |

| 43-16-08-400-2 | 30.000-015 | WILSON GERF | RY L & I | DARIEI | NJ 5 | 189 S 3 | 50 E | | 5 | 41, Mobil | le or Manufa | ctured I | Home - Ui | n MC | NROE T | WP ACRE | AGE/ 2/2 |
|------------------|--------------------|---------------------|----------|--------------------|--------|---------|---------|----------|------------|-----------|--------------|-------------------|----------------|---------|-----------|--------------|----------|
| General | Information | Plumb | bing | | | | | | | | | | | | Cost Lade | der | |
| Occupancy | Single-Family | | # | TF | | | | | | | | Floo | r Constr | Base | Finish | Value | Totals |
| Description | Single-Family | Full Bath | 2 | 6 | | | | | | | | 1 | 1Fr | 1404 | 1404 | \$89,400 | |
| Story Height | 1 | Half Bath | 0 | 0 | | | | | 8' | | | 2 | | | | | |
| Style | N/A | Kitchen Sinks | 1 | 1 | | | | | 801 | | | 3 | | | | | |
| Finished Area | 1404 sqft | Water Heaters | 1 | 1 | | | | | | | | 4 | | | | | |
| Make | | Add Fixtures | 0 | 0 | | | | | | | | 1/4 | | | | | |
| | r Finish | Total | 4 | 8 | | | | | | | | 1/2 | | | | | |
| Earth | Tile | | | | | | | | 52' | | | 3/4 | | | | | |
| Slab | Carpet | Accommo | dations | | | | | | (10) | | | Attic | | | | | |
| Sub & Joint | Unfinished | Bedrooms | | 3 | 10' | | | | (1404) | | | Bsmt | : | | | | |
| Wood | Other | Living Rooms | | | 12 | 0 | | | | | | Craw | /I | | | | |
| Parquet | | Dining Rooms | | | 12' | D 27 | | | 1s Fr | | | Slab | | 1404 | 0 | \$0 | |
| | | Family Rooms | | | UTLSHE | | | | 1s Fr S | | | | | | | Total Base | \$89,400 |
| | Finish | Total Rooms | | 7 | | | | | | | | Adju | stments | 1 R | ow Type | Adj. x 1.00 | \$89,400 |
| Plaster/Drywall | | | _ | _ | | | | | | | | Unfin | ı Int (-) | | | | \$0 |
| Paneling | Other | Heat 1 | уре | | | | | | 1 | | | Ex Li | v Units (+) | | | | \$0 |
| Fiberboard | | | | | | | | | | | | Rec | Room (+) | | | | \$0 |
| | Roofing | a | | | | | | | (144) | | | Loft (| +) | | | | \$0 |
| Built-Up | 1etal Asphalt | | Tile | | | | | | 12 | | | Firep | lace (+) | | | | \$0 |
| Wood Shingle | | | | | | | | | WDDK | | | No H | eating (-) | | | | \$0 |
| | | | | _ | | | | | 12' | | | A/C (| | | | 1:1404 | \$3,200 |
| | Exterior Fea | | | | | | | | | | | No E | lec (-) | | | | \$0 |
| Description | | Area | | /alue | | | | | | | | Plum | bing (+ / -) | | 8 – 5 | = 3 x \$800 | \$2,400 |
| Wood Deck | | 144 | \$3 | 2,700 | | | | | | | | Spec | Plumb (+) | | | | \$0 |
| | | | | | | | S | pecialty | Plumbing | | | Eleva | ator (+) | | | | \$0 |
| | | | | | Descri | iption | | | | Count | Value | | | | Sub-Tota | l, One Unit | \$95,000 |
| | | | | | | | | | | | | | | | Sub-To | tal, 1 Units | |
| | | | | | | | | | | | | Exter | rior Feature | s (+) | | \$2,700 | \$97,700 |
| | | | | | | | | | | | | Gara | ges (+) 0 so | qft | | \$0 | \$97,700 |
| | | | | | | | | | | | | | Qualit | y and D | esign Fac | tor (Grade) | 0.80 |
| | | | | | | | | | | | | | | | Locatio | n Multiplier | 0.92 |
| | | | | | | | | | | | | | | | Replace | ment Cost | \$71,907 |
| | | | | | | | Summary | of Impro | vements | | | | | | | | |
| Description | Res S | tory Constructio | on Grad | le Yea | | Eff Co | Base | LCM | Adj | Size | e RCN | Norm | Remain | | | bhd Mrkt | Improv |
| - | Eligibl He 100% | agni | | Buil D 2007 | | | Rate | | Rate | | | Dep 15% | Valu Set 12 | | 5 | .200 0.8700 | Value |
| 1: Single-Family | 100% | 1 Wood Fran | iie | D 200 | 1 2007 | 13 A | | 0.92 | | 1,404 sqf | t \$71,907 | 15% | \$61,12 | 0 0% | 0 IUU% I | .200 0.8700 | \$63,800 |

| Description | Eligibl Hei | ight C | onstruction | Grade Built | Year | Age nd | Rate | | Rate | Size | RUN | Dep | Value | Obs PC Nond Wirkt | Value |
|------------------|-------------|--------|-------------|-------------|------|--------|---------|---------|--------|------------|----------|-----|----------|----------------------|----------|
| 1: Single-Family | 100% | 1 | Wood Frame | D 2007 | 2007 | 13 A | | 0.92 | | 1,404 sqft | \$71,907 | 15% | \$61,120 | 0% 100% 1.200 0.8700 | \$63,800 |
| 2: Utility Shed | 0% | 1 | | D 2007 | 2007 | 13 A | \$22.93 | 0.92 \$ | 622.93 | 80 sqft | \$1,350 | 40% | \$810 | 0% 100% 1.200 0.8700 | \$800 |
| 3: Utility Shed | 0% | 1 | | D 2017 | 2017 | 3 A | \$19.36 | 0.92 \$ | 619.36 | 10'x12' | \$1,710 | 15% | \$1,450 | 0% 100% 1.200 0.8700 | \$1,500 |

\$66,100

SECLUDED RECREATIONAL WOODS

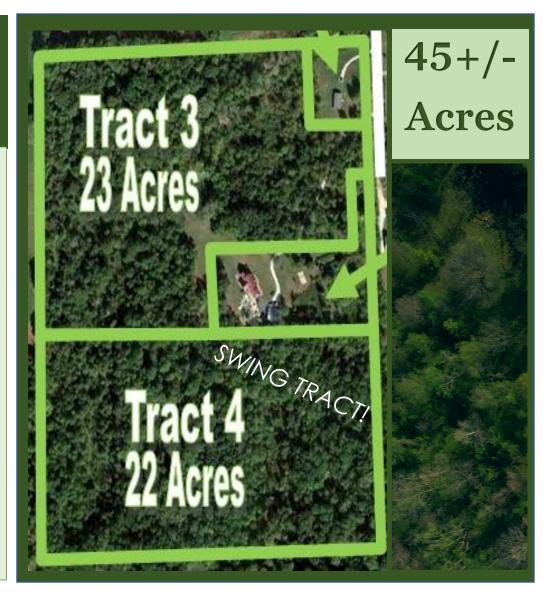
OUTDOOR ENTHUSIASTS' DREAM!

• CUT TRAILS FOR RIDING, WALKING OR EXPLORING

•POND

• WILDLIFE INCLUDING DEER, TURKEYS, BIRDS & MORE!

AUCTION: SATURDAY, JUNE 20 AT 1 PM!



Tracts 3 & 4

Just off 500 S. on 350 E. in Warsaw



Lots & Land Agent Full Detail Report

Schedule a Showing

Page 1 of 1

| Property Type LOTS AND LAND | Status Active | | CDOM 1 | DOM 1 | Auction Yes |
|-----------------------------|---------------------------------|------------------------------|----------------------------|----------------------|-------------------|
| MLS # 202019594 *** S 3 | 350 E. Wa | rsaw IN 4 | 5580 Status | S Active | LP \$0 |
| | Area Kosciusko County | Parcel ID 43-16-08-400 | -001.000-015 Type / | Agricultural Land | |
| Trat? | Sub None | Cross Street | | | Lot # |
| | School District WTK Elem | South Whitley | JrH Whitko | SrH | Whitko |
| Tract 3 Z3 kress Tract 1 | REO No | Short Sale No | | | |
| Tract 4 Zi Apres | Legal Description 23+/- Acres | part of: 017-030-001.B Pt E | 1/2 Nw Wildife Habita | at 8-31-7 45.16A | |
| 22 ADES | Directions From 400 E., go west | on 500 S., turn south onto 3 | 350 E., property will b | e on right hand side | , look for signs! |
| | Inside City Limits N City Zonin | ng County Zoning | A1 Zoning Desci | ription | |
| | | | | | |

Remarks 23+/- Acres of Recreational Woods complete with Trails is going to Auction on Saturday, June 20 at 1pm. This is Tract 3 and features 23 Acres of Woods Complete with a Pond--Perfect for Recreational Activities! Great opportunity! Bid on this tract individually, in combination with another tract being offered or bid on the entire 50+/- Acres being offered!

Agent Remarks AUCTION: Sat. June 20, 1 pm at the property. TERMS: 10% down the day of the auction with the balance due at closing. Taxes Prorated. No Survey. Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings, open houses & auction to represent client. Client Registration Form is in Docs!

| Sec Lot Zoning | La | t Ac/SF/Dim 23.0000 / | 1,001,880 / 930x1296 | |
|---|--|--|--|---|
| Parcel Desc Heavily Woo | ded, Partially Wooded, Pla | atted Development No | | Platted Y/N Yes |
| Township Monroe | Date Lots Avai | able | Price per | Acre \$\$0.00 |
| Type Use Agriculture, Re | creational Road Access | County Road S | Surface Gravel | Road Frontage County |
| | | | | |
| Type Water None | | | Easements Yes | |
| Type Sewer None | | | Water Frontage | |
| Type Fuel None | | | Assn Dues | Not Applicable |
| Electricity None | | | Other Fees | |
| Features | | | DOCUMENTS AVAILABLE | erial Photo, Other |
| | | | | |
| Strctr/Bldg Imprv No | | | | |
| Can Property Be Divided? | No | | | |
| Water Access Pond | | | | |
| Water Name | | Lake Type | | |
| Water Features | | | | |
| Water Frontage | Channel | Frontage | Water Acces | S |
| Auction Yes Auction | neer Name Chad Metzger | | Auctioneer License # | AC31300015 |
| | | | | |
| Owner Name | | | | |
| Owner Name Financing: Existing | | Proposed | | xcluded Party None |
| Financing: Existing | Exemption Other | Proposed Year Taxes F | Payable 2020 A | xcluded Party None ssessed Value |
| Financing: Existing | - | • | | |
| Financing: Existing Annual Taxes \$166.70 Is Owner/Seller a Real Esta | - | Year Taxes F Possession | Payable 2020 A | ssessed Value |
| Financing: Existing Annual Taxes \$166.70 Is Owner/Seller a Real Esta | ate Licensee No | Year Taxes F Possession 2-0238 List Agent | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98 | ssessed Value |
| Financing: Existing Annual Taxes \$166.70 Is Owner/Seller a Real Esta List Office Metzger Prope Agent ID RB14045939 Co-List Office | ate Licensee No rty Services, LLC - office: 260-98 | Year Taxes F Possession 2-0238 List Agent | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98: | ssessed Value |
| Financing: Existing Annual Taxes \$166.70 Is Owner/Seller a Real Esta List Office Metzger Prope Agent ID RB14045939 Co-List Office | ate Licensee No rty Services, LLC - office: 260-98 | Year Taxes F Possession 2-0238 List Agent chad@metzgerauction.com | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98: | ssessed Value |
| Financing:ExistingAnnual Taxes\$166.70Is Owner/Seller a Real EstaList OfficeMetzger PropeAgent IDRB14045939Co-List OfficeShowing InstrShowingList Date5/28/2020 | ate Licensee No rty Services, LLC - office: 260-98 Agent E-mail gtime or Open House Exp Date 9/30/2020 Publ | Year Taxes F Possession 2-0238 List Agent chad@metzgerauction.com Co-List Agen | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98: n | ssessed Value |
| Financing:ExistingAnnual Taxes\$166.70Is Owner/Seller a Real EstaList OfficeMetzger PropeAgent IDRB14045939Co-List OfficeShowing InstrShowingList Date5/28/2020 | ate Licensee No rty Services, LLC - office: 260-98 Agent E-mail | Year Taxes F Possession 2-0238 List Agent chad@metzgerauction.com Co-List Ager ish to Internet Yes Sho | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98: n ht w Addr to Public Yes A | ssessed Value 2-9050 |
| Financing:ExistingAnnual Taxes\$166.70Is Owner/Seller a Real EstaList OfficeMetzger PropeAgent IDRB14045939Co-List OfficeShowing InstrShowingList Date5/28/2020 | ate Licensee No rty Services, LLC - office: 260-98 Agent E-mail gtime or Open House Exp Date 9/30/2020 Publ | Year Taxes F Possession 2-0238 List Agent chad@metzgerauction.com Co-List Ager ish to Internet Yes Sho | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98: n t w Addr to Public Yes A Variable Rate No Spe | ssessed Value 2-9050 Ilow AVM Yes Show Comments Yes |
| Financing:ExistingAnnual Taxes\$166.70Is Owner/Seller a Real EstaList OfficeMetzger PropeAgent IDRB14045939Co-List OfficeShowing InstrShowingList Date5/28/2020IDX IncludeY | ate Licensee No rty Services, LLC - office: 260-98 Agent E-mail gtime or Open House Exp Date 9/30/2020 Publ | Year Taxes F Possession 2-0238 List Agent chad@metzgerauction.com Co-List Ager ish to Internet Yes Sho | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98: n t w Addr to Public Yes A Variable Rate No Spe | ssessed Value 2-9050 Ilow AVM Yes Show Comments Yes cial Listing Cond. None |
| Financing:ExistingAnnual Taxes\$166.70Is Owner/Seller a Real EstaList OfficeAgent IDRB14045939Co-List OfficeShowing InstrShowingList Date5/28/2020IDX IncludeYVirtual Tours: | ate Licensee No rty Services, LLC - office: 260-98 Agent E-mail gtime or Open House Exp Date 9/30/2020 Publ ract Type Exclusive Right to Se Closing Date | Year Taxes F Possession 2-0238 List Agent chad@metzgerauction.com Co-List Agen ish to Internet Yes Shor ell BBC 1.0% | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98: n t w Addr to Public Yes A Variable Rate No Spe Typ | ssessed Value 2-9050 Ilow AVM Yes Show Comments Yes cial Listing Cond. None e of Sale |
| Financing:ExistingAnnual Taxes\$166.70Is Owner/Seller a Real EstaList OfficeMetzger PropeAgent IDRB14045939Co-List OfficeShowing InstrShowingList Date5/28/2020IDX IncludeYVirtual Tours:Pending Date | ate Licensee No rty Services, LLC - office: 260-98 Agent E-mail gtime or Open House Exp Date 9/30/2020 Publ ract Type Exclusive Right to Se Closing Date | Year Taxes F Possession 2-0238 List Agent chad@metzgerauction.com Co-List Ager ish to Internet Yes Sho ell BBC 1.0% Selling Price ession Remarks Co-Sell Off | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98: n t w Addr to Public Yes A Variable Rate No Spe Typ How Sold | ssessed Value 2-9050 Ilow AVM Yes Show Comments Yes cial Listing Cond. None e of Sale |
| Financing:ExistingAnnual Taxes\$166.70Is Owner/Seller a Real EstaList OfficeMetzger PropeAgent IDRB14045939Co-List OfficeShowing InstrShowingList Date5/28/2020IDX IncludeYVirtual Tours:Pending DateTotal Concessions Paid | ate Licensee No rty Services, LLC - office: 260-98 Agent E-mail gtime or Open House Exp Date 9/30/2020 Publ ract Type Exclusive Right to Se Closing Date Sold/Conce | Year Taxes F Possession 2-0238 List Agent chad@metzgerauction.com Co-List Ager ish to Internet Yes Shor ell BBC 1.0% Selling Price ession Remarks | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98: n t w Addr to Public Yes A Variable Rate No Spe Typ How Sold | ssessed Value 2-9050 Ilow AVM Yes Show Comments Yes cial Listing Cond. None e of Sale CDOM 1 |
| Financing:ExistingAnnual Taxes\$166.70Is Owner/Seller a Real EstaList OfficeMetzger PropeAgent IDRB14045939Co-List OfficeShowing InstrShowingList Date5/28/2020IDX IncludeYVirtual Tours:Pending DateTotal Concessions Paid | ate Licensee No rty Services, LLC - office: 260-98 Agent E-mail gtime or Open House Exp Date 9/30/2020 Publ ract Type Exclusive Right to Se Closing Date Sold/Conce Sell Agent Presented by: | Year Taxes F Possession 2-0238 List Agent chad@metzgerauction.com Co-List Ager ish to Internet Yes Sho ell BBC 1.0% Selling Price ession Remarks Co-Sell Off | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98: n t w Addr to Public Yes A Variable Rate No Spe Typ How Sold | ssessed Value 2-9050 Ilow AVM Yes Show Comments Yes cial Listing Cond. None e of Sale CDOM 1 |
| Financing:ExistingAnnual Taxes\$166.70Is Owner/Seller a Real EstaList OfficeMetzger PropeAgent IDRB14045939Co-List OfficeShowing InstrShowingList Date5/28/2020IDX IncludeYVirtual Tours:Pending DateTotal Concessions Paid | ate Licensee No rty Services, LLC - office: 260-98 Agent E-mail gtime or Open House Exp Date 9/30/2020 Publ ract Type Exclusive Right to Se Closing Date Sold/Conce Sell Agent Presented by: Inf | Year Taxes F Possession 2-0238 List Agent chad@metzgerauction.com Co-List Ager ish to Internet Yes Shor ell BBC 1.0% Selling Price ession Remarks Co-Sell Off Tiffany Reimer / Metzg | Payable 2020 A AT CLOSING Chad Metzger - Cell: 260-98: n M W Addr to Public Yes A Variable Rate No Spe Typ How Sold ger Property Services, LLC : not guaranteed. | ssessed Value 2-9050 Ilow AVM Yes Show Comments Yes cial Listing Cond. None e of Sale CDOM 1 |

Beacon[™] Kosciusko County, IN



017-030-001.B Parcel ID 0008-0031-7 Sec/Twp/Rng **Property Address** District **Brief Tax Description**

Alternate ID 017-726001-08 AGRICULTURAL - VACANT LAND Class Acreage 45.16 Monroe

017-030-001.B | Pt E 1/2 Nw Wildife Habitat | 8-31-7 45.16A

(Note: Not to be used on legal documents)

Owner Address Wilson Gerry L & Darien J 5321 S 350 E Warsaw, IN 46580

Date created: 5/29/2020 Last Data Uploaded: 5/29/2020 4:53:26 AM





Lots & Land Agent Full Detail Report

Schedule a Showing

Page 1 of 1

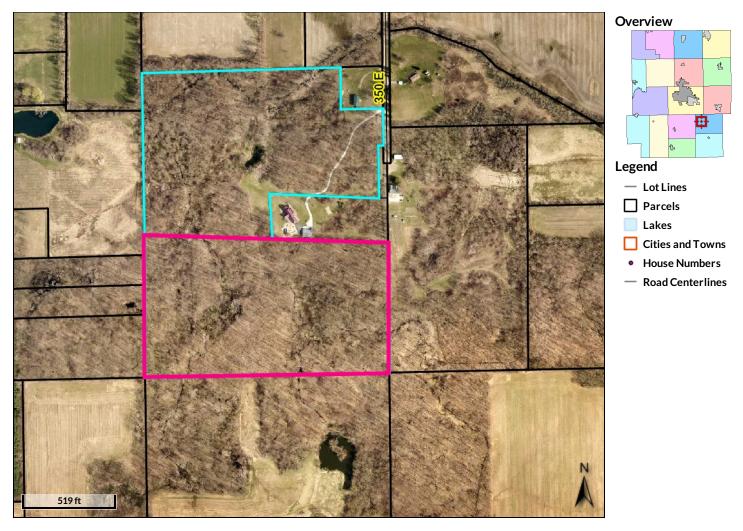
| Property Type LOTS AND LAN | ID Status Active | | CDOM | 1 DOM 1 | Auction Yes |
|--|-------------------------------|--------------------------|-------------------------------|------------------------|----------------------|
| MLS # 202019610 **** | S 350 E. W | /arsaw | IN 46580 Sta | tus Active | LP \$0 |
| | Area Kosciusko County | Parcel ID 43-16-0 | 08-400-001.000-015 Typ | e Agricultural Land | |
| | Sub None | Cross Street | | | Lot # |
| | School District WTK Elem | South Whitley | JrH Whitko | S | rH Whitko |
| Tract 3 Z3 Acres 15 Tract 1 | REO No | Short Sale | No | | |
| Tract 4 22 Acres | Legal Description Approxima | tely 22+/- Acres part of | 017-030-001.B Pt E 1/2 | Nw Wildife Habitat | 3-31-7 45.16A |
| 24 ACES | Directions From 400 E., go we | st on 500 S., turn south | onto 350 E., property w | ill be on right hand s | ide, look for signs! |
| | Inside City Limits N City Zor | ning County Z | Coning A1 Zoning De | escription | |
| THE PRODUCT OF A PROPERTY OF A DESCRIPTION OF A DESCRIPTI | | | | | |

Remarks 22+/- Acres of Recreational Woods complete with Trails is going to Auction on Saturday, June 20 at 1pm. This is Tract 4 and features 22 Acres of Woods, Perfect for Recreational Activities! This is a SWING Tract which means the property must be purchased in Combination with either tracts 1 or Tract 3, with or with the entire 50+/- Acres being offered! Come See for Yourself, OPEN HOUSES: Sunday, June 7, 1-2pm and Thursday, June 11, 5-6pm.

Agent Remarks AUCTION: Sat. June 20, 1 pm at the property. TERMS: 10% down the day of the auction with the balance due at closing. Taxes Prorated. Survey costs to be 50/50. Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings, open houses & auction to represent client. Client Registration Form is in Docs!

| Sec Lot Zoning | Lot A | c/ SF/Dim 22.0000 / 958,3 | 320 / 1347x775 | |
|--|--|---|---|---|
| Parcel Desc Heavily Woode | ed, Partially Wooded, 15+ Platte | d Development No | | Platted Y/N Yes |
| Township Monroe | Date Lots Availabl | e | Price per Acre \$\$0 | 0.00 |
| Type Use Camp/RV with La | and, Road Access C | ounty Road Surfa | ace Gravel Road Fron | tage County |
| | | | | |
| Type Water None | | Ease | ements Yes | |
| Type Sewer None | | Wate | er Frontage | |
| Type Fuel None | | Assr | n Dues Not Applica | ble |
| Electricity None | | Othe | er Fees | |
| F 6 | | 500 | | Others |
| Features | | DOC | UMENTS AVAILABLE Aerial Photo, | Other |
| Strctr/Bldg Imprv No | | | | |
| Can Property Be Divided? | No | | | |
| Water Access | | | | |
| Water Name | | Lake Type | | |
| Water Features | | | | |
| Water Frontage | Channel Fro | ntage | Water Access | |
| Auction Yes Auctioned | er Name Chad Metzger | • | Auctioneer License # AC31300 | 0015 |
| | | | | |
| Owner Name | Ũ | | | |
| | P | roposed | Excluded Pa | rty None |
| Owner Name | | roposed Year Taxes Payat | | • |
| Owner Name Financing: Existing | xemption Other | Year Taxes Payal | | • |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate | xemption Other | Year Taxes Payal Possession at | ble 2020 Assessed Va | • |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate | Exemption Other Execution Licensee No | Year Taxes Payal Possession at | ble 2020 Assessed Va | • |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate List Office Metzger Property | Exemption Other Licensee No / Services, LLC - office: 260-982-0: | Year Taxes Payal Possession at List Agent Ch | ble 2020 Assessed Va | • |
| Owner NameFinancing:ExistingAnnual Taxes\$166.70Is Owner/Seller a Real EstateList OfficeMetzger PropertyAgent IDRB14045939 | Exemption Other Licensee No / Services, LLC - office: 260-982-0: | Year Taxes Payal Possession at 238 List Agent Ch chad@metzgerauction.com | ble 2020 Assessed Va | • |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate List Office Metzger Property Agent ID RB14045939 Co-List Office Showing Instr | Exemption Other B Licensee No V Services, LLC - office: 260-982-03 Agent E-mail | Year Taxes Payal Possession at 238 List Agent Ch chad@metzgerauction.com Co-List Agent | ble 2020 Assessed Va | • |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate List Office Metzger Property Agent ID RB14045939 Co-List Office Showing Instr | Exemption Other b Licensee No v Services, LLC - office: 260-982-0: Agent E-mail b Date 9/30/2020 Publish | Year Taxes Payah Possession at 238 List Agent Ch chad@metzgerauction.com Co-List Agent to Internet Yes Show Ad | ole 2020 Assessed Va closing nad Metzger - Cell: 260-982-9050 | Yes Show Comments Yes |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate List Office Metzger Property Agent ID RB14045939 Co-List Office Showing Instr List Date 5/28/2020 Exp | Exemption Other b Licensee No v Services, LLC - office: 260-982-0: Agent E-mail b Date 9/30/2020 Publish | Year Taxes Payah Possession at 238 List Agent Ch chad@metzgerauction.com Co-List Agent to Internet Yes Show Ad | ole 2020 Assessed Va closing had Metzger - Cell: 260-982-9050 Idr to Public Yes Allow AVM | Yes Show Comments Yes |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate List Office Metzger Property Agent ID RB14045939 Co-List Office Showing Instr List Date 5/28/2020 Exp IDX Include Y Contract | Exemption Other b Licensee No v Services, LLC - office: 260-982-0: Agent E-mail b Date 9/30/2020 Publish | Year Taxes Payah Possession at 238 List Agent Ch chad@metzgerauction.com Co-List Agent to Internet Yes Show Ad | ole 2020 Assessed Va closing nad Metzger - Cell: 260-982-9050 Idr to Public Yes Allow AVM Variable Rate No Special Listing | Yes Show Comments Yes |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate List Office Metzger Property Agent ID RB14045939 Co-List Office Showing Instr List Date 5/28/2020 Exp IDX Include Y Contract Virtual Tours: | Exemption Other b Licensee No c Services, LLC - office: 260-982-0: Agent E-mail b Date 9/30/2020 Publish ct Type Exclusive Right to Sell | Year Taxes Payat Possession at 238 List Agent Ch chad@metzgerauction.com Co-List Agent to Internet Yes Show Ad BBC 1.0% Selling Price | ole 2020 Assessed Va closing ad Metzger - Cell: 260-982-9050 Idr to Public Yes Allow AVM Variable Rate No Special Listing Type of Sale | Yes Show Comments Yes Cond. None |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate List Office Metzger Property Agent ID RB14045939 Co-List Office Showing Instr List Date 5/28/2020 Exp IDX Include Y Contract Virtual Tours: Pending Date | Exemption Other b Licensee No c Services, LLC - office: 260-982-0: Agent E-mail b Date 9/30/2020 Publish ct Type Exclusive Right to Sell Closing Date | Year Taxes Payat Possession at 238 List Agent Ch chad@metzgerauction.com Co-List Agent to Internet Yes Show Ad BBC 1.0% Selling Price | ole 2020 Assessed Va closing ad Metzger - Cell: 260-982-9050 Idr to Public Yes Allow AVM Variable Rate No Special Listing Type of Sale | Yes Show Comments Yes Cond. None CDOM 1 |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate List Office Metzger Property Agent ID RB14045939 Co-List Office Showing Instr List Date 5/28/2020 Exp IDX Include Y Contract Virtual Tours: Pending Date Total Concessions Paid | Exemption Other a Licensee No / Services, LLC - office: 260-982-0: Agent E-mail b Date 9/30/2020 Publish ct Type Exclusive Right to Sell Closing Date Sold/Concess Sell Agent Presented by: | Year Taxes Payah Possession at 238 List Agent Ch chad@metzgerauction.com Co-List Agent to Internet Yes Show Ad BBC 1.0% Selling Price ion Remarks Co-Sell Off Tiffany Reimer / Metzger Pr | ole 2020 Assessed Va closing had Metzger - Cell: 260-982-9050 Idr to Public Yes Allow AVM Variable Rate No Special Listing Type of Sale How Sold Co-Sell A | Yes Show Comments Yes Cond. None CDOM 1 |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate List Office Metzger Property Agent ID RB14045939 Co-List Office Showing Instr List Date 5/28/2020 Exp IDX Include Y Contract Virtual Tours: Pending Date Total Concessions Paid | Exemption Other a Licensee No / Services, LLC - office: 260-982-0: Agent E-mail b Date 9/30/2020 Publish ct Type Exclusive Right to Sell Closing Date Sold/Concess Sell Agent Presented by: | Year Taxes Payah Possession at 238 List Agent Ch chad@metzgerauction.com Co-List Agent to Internet Yes Show Ad BBC 1.0% Selling Price ion Remarks Co-Sell Off | ole 2020 Assessed Va closing had Metzger - Cell: 260-982-9050 Idr to Public Yes Allow AVM Variable Rate No Special Listing Type of Sale How Sold Co-Sell A | Yes Show Comments Yes Cond. None CDOM 1 |
| Owner Name Financing: Existing Annual Taxes \$166.70 E Is Owner/Seller a Real Estate List Office Metzger Property Agent ID RB14045939 Co-List Office Showing Instr List Date 5/28/2020 Exp IDX Include Y Contract Virtual Tours: Pending Date Total Concessions Paid | Exemption Other b Licensee No c Services, LLC - office: 260-982-0: Agent E-mail b Date 9/30/2020 Publish ct Type Exclusive Right to Sell Closing Date Sold/Concess Sell Agent Presented by: Inform | Year Taxes Payah Possession at 238 List Agent Ch chad@metzgerauction.com Co-List Agent to Internet Yes Show Ad BBC 1.0% Selling Price ion Remarks Co-Sell Off Tiffany Reimer / Metzger Pr | ole 2020 Assessed Va closing and Metzger - Cell: 260-982-9050 Idr to Public Yes Allow AVM Variable Rate No Special Listing Type of Sale How Sold Co-Sell A roperty Services, LLC guaranteed. | Yes Show Comments Yes Cond. None CDOM 1 |

Beacon[™] Kosciusko County, IN



 Parcel ID
 017-030-001.B

 Sec/Twp/Rng
 0008-0031-7

 Property Address
 Image: Comparison of the second sec

I-7 Class Acreage 4

Alternate ID017-726001-08ClassAGRICULTURAL - VACANT LANDAcreage45.16

017-030-001.B | Pt E 1/2 Nw Wildife Habitat | 8-31-7 45.16A (Note: Not to be used on legal documents) Owner Address Wilson Gerry L & Darien J 5321 S 350 E Warsaw, IN 46580

Date created: 5/29/2020 Last Data Uploaded: 5/29/2020 4:53:26 AM



| 43-16-08-400-001.000-015 | -16-08-400-001.000-015 WILSON GERRY L & DARIEN J | | | | 350 E 100, Vacant Land | | | | | | | | MONROE TWP ACREAGE/ | 1/2 | |
|---|--|--------------|-----------|------------------------------------|--|--------------|------------------------|--------------|----------------------|--------------|-----------------------|------------------------------------|---------------------|---|---------------|
| General Information | Ownership | | | | Transfer of Ownership | | | | | | | | Notes | | |
| Parcel Number | WILSON GERRY L & DARIEN J 5321 S 350 E | | Date | e 0 | wner | | Doc ID Code | | | Adj Sale Pri | ce V/I | 7/3/2012 WLH: WILDLIFE HABITAT REC | | | |
| 43-16-08-400-001.000-015 | | | 2500 | | | 4/2002 W | /ILSON GER | RYL& | 2002051556 | WD | | • | \$0 I | 24-92, AS DOC. NO. 92-01-0956, IN THE MARK AND CONNIE ROSENDAHL. | NAME OF |
| Local Parcel Number 1772600108 | WARSAW, IN 465 | | | 80 | | | /ILSON GER OSENDAHL | | 0 | WD WD | 1 | \$84,0 | 00 I \$0 I | | |
| Tax ID: | | | Legal | | | | OSENDAHL | | 0 | WD | / | | \$0 I | | |
| Routing Number 017-030-001.B | 17-30-1. PT E 1/2 | | | AT 8-31-7 45.16A | 01/0 | 1/1900 R | OSENDAHL | MARK | | WD | 1 | | \$0 I | | |
| Property Class 100 Vacant Land | | | | | | Agricultural | | | | | | | | | |
| Year: 2020 | | | | rk in Pr | In Progress values are not certified values and are subject to change) | | | | | | | 0010 | 1 | | |
| Location Information | | 2020 WIP | | essment Year son For Change | ` | 202 A | | 2019 AA | 201 A | | 2017 AA | | 2016 AA | | |
| County | 0 | 2/24/2020 | | Of Date | • | 01/01/202 | | /01/2019 | 01/01/201 | | 01/01/2017 | | /2016 | | |
| Kosciusko | | a Cost Mod | | ation Method | India | ana Cost Mo | | | Indiana Cost Mo | | diana Cost Mod | | | | |
| Township | | 1.0000 | | alization Factor | | 1.000 | | 1.0000 | 1.000 | | 1.0000 | | 0000. | | |
| MONROE | | | · · | ce Required | | | | | | | \checkmark | | \checkmark | | |
| District 015(Local 015) | | \$600 | Lan | d | | \$60 | 0 | \$600 | \$60 | 0 | \$600 |) | \$100 | | |
| MONROE TOWNSHIP | | \$0 | | nd Res (1) | | \$ | | \$0 | \$ | | \$(| | \$0 | | |
| School Corp 4455 | | \$600 \$0 | | nd Non Res (2) nd Non Res (3) | | \$60 \$(| | \$600 \$0 | \$60 \$ | | \$600 \$(| | \$100 \$0 | | |
| WHITKO COMMUNITY | | \$0 \$0 | | rovement | | \$ | | \$0 | \$ | | \$ | | \$0 | | |
| Neighborhood 1707000-015 | | | p Res (1) | | \$ | | \$0 | \$0 | | \$0 | | \$0 | | | |
| MONROE TWP ACREAGE | | \$0 \$0 | | o Non Res (2) o Non Res (3) | | \$(\$(| | \$0 \$0 | \$ | | \$(\$(| | \$0 \$0 | | |
| Section/Plat | | \$600 | | | | \$60 | | \$600 | \$60 | | \$600 | | \$100 | | |
| 8-31-7 | | \$0 | | al Res (1) | | \$ | | \$0 | \$ | | \$(| | \$0 | Land Computations | |
| Location Address (1) | | \$600 \$0 | | tal Non Res (2) tal Non Res (3) | | \$60 \$ | | \$600 \$0 | \$60 \$ | | \$600 \$(| | \$100 \$0 | Calculated Acreage | 45.16 |
| 350 E WARSAW, IN 46580 | | ψυ | 10 | Land Data (Sta | ndard I | · · | | | ب ('e Lot: Res 0 | _ | · · | , | ψŪ | Actual Frontage | 0 |
| | Land | Pricing | Soil | Act | | - | | Ad | | | Bos M | larket | | Developer Discount | |
| Zoning | | Method | | Front. | Size | Factor | Rate | Rat | | Infl. | [%] Elig % F | | Value | Parcel Acreage 81 Legal Drain NV | 45.16 0.00 |
| AG AGRICULTURE | 22 | А | CRB | 0 (| 0.6600 | 1.02 | \$14.11 | \$1 | 14 \$09 | -100 | % 0% - | .0000 | \$00 | 82 Public Roads NV | 0.00 |
| Subdivision | 22 | А | CLC | 0 (| 0.5200 | 0.50 | \$14.11 | \$ | \$7 \$04 | -100 | % 0% * | .0000 | \$00 | 83 UT Towers NV | 0.00 |
| | 22 | А | WLB | 0 (| 0.3000 | 0.89 | \$14.11 | \$1 | \$04 | -100 | % 0% - | .0000 | \$00 | | 0.00 |
| Lot | 22 | А | MBB | 0 (| 0.3500 | 0.72 | \$14.11 | \$1 | 10 \$04 | -100 | % 0% * | .0000 | \$00 | | 0.00 |
| | 22 | А | MEA | 0 4 | 4.7000 | 0.72 | \$14.11 | \$1 | 10 \$47 | -100 | % 0% - | .0000 | \$00 | Total Acres Farmland | 45.16 |
| Market Model | 22 | А | RE | 0 5 | 5.1300 | 1.28 | \$14.11 | \$1 | 18 \$92 | -100 | % 0% - | .0000 | \$00 | Farmland Value | \$0 |
| N/A | 22 | А | MEA | 0 (| 0.1400 | 0.72 | \$14.11 | \$1 | 10 \$01 | -100 | % 0% - | .0000 | \$00 | Measured Acreage | 45.16 |
| Characteristics | 22 | А | MSB | 0 0 | 0.5800 | 0.81 | \$14.11 | \$1 | 1 \$06 | -100 | % 0% - | .0000 | \$00 | Avg Farmland Value/Acre | 0 |
| TopographyFlood HazardRolling | 22 | А | MEA | 0 2 | 2.1500 | 0.72 | \$14.11 | \$1 | 10 \$22 | -100 | % 0% * | .0000 | \$00 | | \$0 |
| | 22 | А | RE | 0 (| 0.5500 | 1.28 | \$14.11 | \$1 | 18 \$10 | -100 | % 0% - | .0000 | \$00 | | \$637 |
| Public Utilities ERA | 22 | А | RE | 0 3 | 3.8400 | 1.28 | \$14.11 | \$1 | 18 \$69 | -100 | % 0% * | .0000 | \$00 | | \$600 |
| | 22 | А | MBB | 0 | 7.0400 | 0.72 | \$14.11 | \$1 | 10 \$70 | -100 | % 0% - | .0000 | \$00 | Homesite(s) Value | \$0 |
| Streets or Roads TIF | 22 | А | RE | 0 2 | 2.2500 | 1.28 | \$14.11 | \$1 | 18 \$41 | -100 | % 0% - | .0000 | \$00 | 91/92 Value | \$0 |
| | 22 | А | MBB | 0 (| 0.5500 | 0.72 | \$14.11 | \$1 | 10 \$06 | -100 | % 0% | .0000 | \$00 | Supp. Page Land Value CAP 1 Value | ¢O |
| Neighborhood Life Cycle Stage Other | 22 | А | WLB | 0 2 | 2.3900 | 0.89 | \$14.11 | \$1 | 13 \$31 | -100 | % 0% | .0000 | \$00 | CAP 2 Value | \$0 \$600 |
| Printed Friday, March 27, 2020 Review Group 2020 | Data 9 | Source 1 | J/A | 0.01 | lector | | | | Apprais | or | | | | CAP 3 Value | \$0 |
| | Data | | | 00 | 190101 | | | | Appials | | | | | Total Value | \$600 |

Supplemental Land Page

MONROE TWP ACREAGE/170 2/2

| | | | Land Data | (Standard I | Depth: Re | es 120', CI 120' | Base Lo | ot: Res 0') | K 0', CI 0 | ' X 0') | | |
|--------------|-------------------|-----|---------------|-------------|-----------|------------------|--------------|---------------|------------|---------------|------------------|-------|
| Land Type | Pricing Method | | Act Front. | Size | Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Res Elig % | Market Factor | Value |
| 22 | А | CLC | 0 | 2.4400 | 0.50 | \$14.11 | \$7 | \$17 | -100% | 0% | 1.0000 | \$00 |
| 22 | А | MBB | 0 | 0.2600 | 0.72 | \$14.11 | \$10 | \$03 | -100% | 0% | 1.0000 | \$00 |
| 22 | А | MBB | 0 | 0.2600 | 0.72 | \$14.11 | \$10 | \$03 | -100% | 0% | 1.0000 | \$00 |
| 22 | А | CRB | 0 | 4.0900 | 1.02 | \$14.11 | \$14 | \$57 | -100% | 0% | 1.0000 | \$00 |
| 22 | А | RE | 0 | 3.0200 | 1.28 | \$14.11 | \$18 | \$54 | -100% | 0% | 1.0000 | \$00 |
| 22 | А | MBA | 0 | 0.0900 | 0.72 | \$14.11 | \$10 | \$01 | -100% | 0% | 1.0000 | \$00 |
| 22 | А | RE | 0 | 0.3200 | 1.28 | \$14.11 | \$18 | \$06 | -100% | 0% | 1.0000 | \$00 |
| 22 | А | CLB | 0 | 1.3800 | 0.51 | \$14.11 | \$7 | \$10 | -100% | 0% | 1.0000 | \$00 |
| 22 | А | CLC | 0 | 2.1500 | 0.50 | \$14.11 | \$7 | \$15 | -100% | 0% | 1.0000 | \$00 |

... Generation after Generation



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