

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

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

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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

WWW.METZGERAUCTION.COM



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 you 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed 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

Rare Opportunity! Luxury Home on Secluded Acreage!



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

260-982-0238

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

WWW.METZGERAUCTION.COM

TRACT MAP

500 S.

300 E.

350 E.

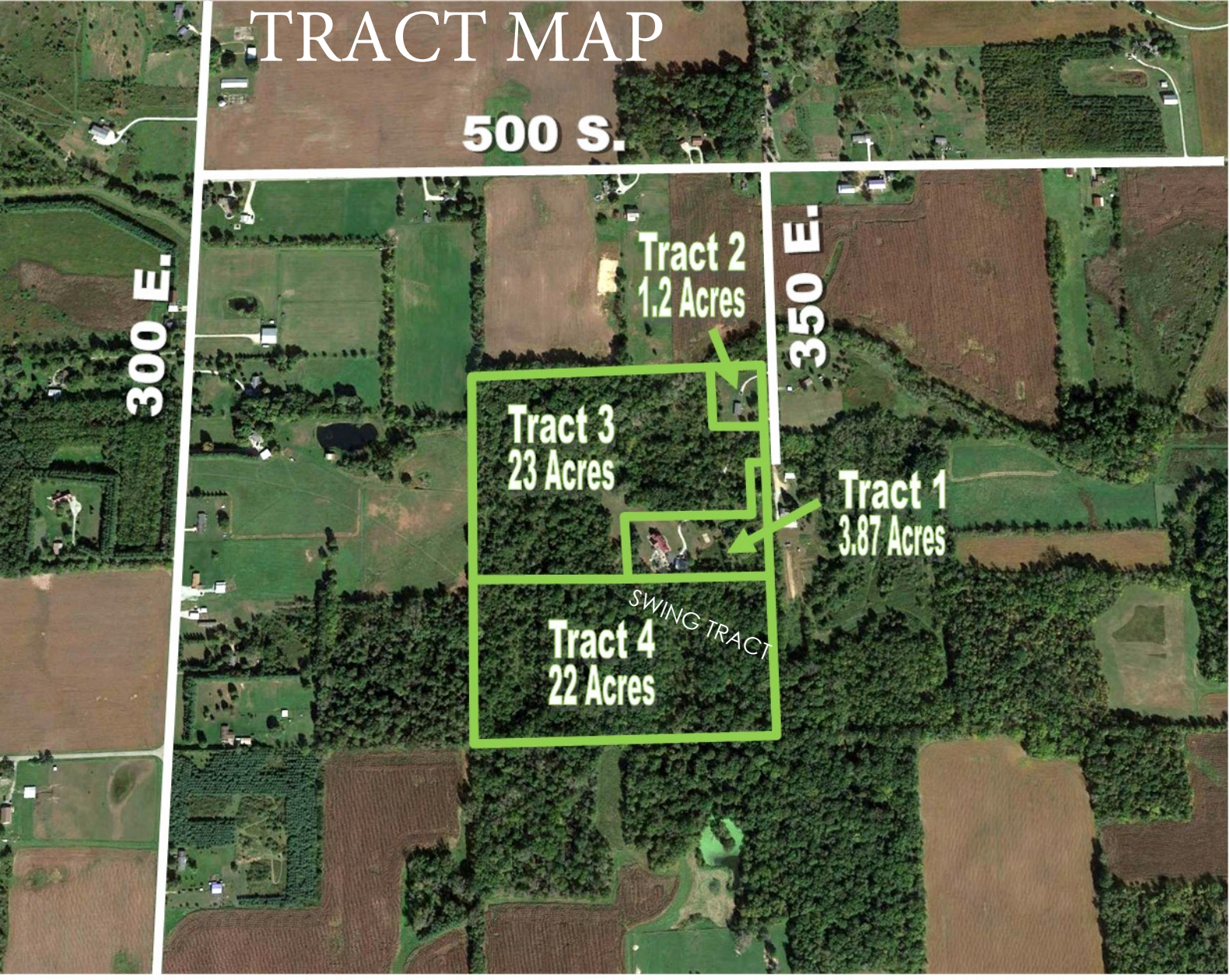
Tract 2
1.2 Acres

Tract 3
23 Acres

Tract 1
3.87 Acres

Tract 4
22 Acres

SWING TRACT





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

3.87 Acres



IT IS GOING TO AUCTION ON SATURDAY, JUNE 20 AT 1 PM!

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202019550	5321 S 350 E.	Warsaw	IN 46580	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-16-08-400-229.000-015	Type Site-Built Home		
Sub None	Location Rural	Cross Street	Bedrms 3	F Baths 5	H Baths 0
Location Rural	School District WTK	Style One and Half Story	REO No	Short Sale No	
School District WTK	Elem South Whitley	JrH Whitko	SrH Whitko		
Legal Description	017-030-001.BA Pt Se Nw & Wildlife Habitat (0.24a) 8-31-7 3.87A Per Deed				
Directions	From 400 E., go west on 500 S., turn south onto 350 E., property will be on right hand side, look for signs!				
Inside City Limits	N	City Zoning	County Zoning A1	Zoning Description	

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	Lot	Lot Ac/SF/Dim	3.8700	168,577	630 x 530	/	N	Src	Partially Wooded, Rolling, 3-5.9999			
Township	Monroe	Abv Gd Fin SqFt	3,440	Below Gd Fin SqFt	2,020	Ttl Below Gd SqFt	2,020	Ttl Fin SqFt	5,460	Year Built	2003	
Age	17	New	No	Date Complete		Ext	Shingle, Vinyl	Fndtn	Partial Basement, Walk-Out Basement, Finished	# Rooms	6	
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Poured Concrete					
DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes		
LR	22 x 18	M	B-Upper	2	0	Fuel	Geothermal	Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	12 x 14	M	B-Blw G	1	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes	
FR	60 x 28	B				Cooling	Geothermal	Disposal	Yes	Ceiling Fan	Yes	
KT	15 x 15	M	Laundry Rm	Main	9	x 8		Water Soft-Owned	Yes	Skylight	No	
BK	11 x 15	M	AMENITIES	1st Bdrm En Suite, Breakfast Bar, Built-In								
DN	10 x 14	M	Bookcase, Ceiling-9+, Ceiling-Cathedral, Ceiling-Tray, Ceiling									
MB	22 x 18	M	Fan(s), Ceilings-Vaulted, Central Vacuum System, Closet(s)									
2B	16 x 14	U	Garage	2.0	/ Attached	/ 24	x 25	/ 600.00	Alarm Sys-Sec	No	Fence	
3B	16 x 14	U	Outbuilding	Pole/Post	38 x 48	1824		Alarm Sys-Rent	No	Golf Course	No	
4B	x		Outbuilding		x			Garden Tub	No	Nr Wlkg Trails	No	
5B	x		Assn Dues	Not Applicable								
RR	x		Other Fees									
LF	18 x 7	U	Restrictions									
EX	x		Water Access	Wtr Name								
WtrType			Wtr Frtg	Channel Frtg								
Water Features				Lake Type								
Auction	Yes	Auctioneer Name	Chad Metzger					Auctioneer License #	AC31300015			

Owner Name													
Financing:	Existing	Proposed										Excluded Party	None
Annual Taxes	\$2,272.52	Exemptions	Geothermal, Homestead,					Year Taxes Payable	2020	Assessed Value			
Is Owner/Seller a Real Estate Licensee	No												
List Office	Metzger Property Services, LLC - office: 260-982-0238					List Agent	Chad Metzger - Cell: 260-982-9050						
Agent E-mail	chad@metzgerauction.com					List Agent - User Code	UP388053395						
Co-List Office	Co-List Agent												

Showing Instr	PROOF OF BUYER QUALIFICATION REQUIRED. SHOWINGTIME OR OPEN HOUSE											
List Date	5/28/2020	Exp Date	9/30/2020	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes	
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.0%	Vari.Rate	No	Special List Cond.	None		
Virtual Tours:		Lockbox Type	MECH		Lockbox Location	patio set by front		Type of Sale				
Pending Date		Closing Date		Selling Price		How Sold		CDOM	1			
Ttl Concessions Paid		Sold/Concession Remarks										
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent						

Presented by: Tiffany Reimer / Metzger Property Services, LLC
 Information is deemed reliable but not guaranteed.

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

TRACT 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

2020 1 2020 1 2020 1 2020 1 2020 1

1 2020 1

1 2020 1

1 2020 1 2020 1 2020 1

1 2020 1

1 2020 1

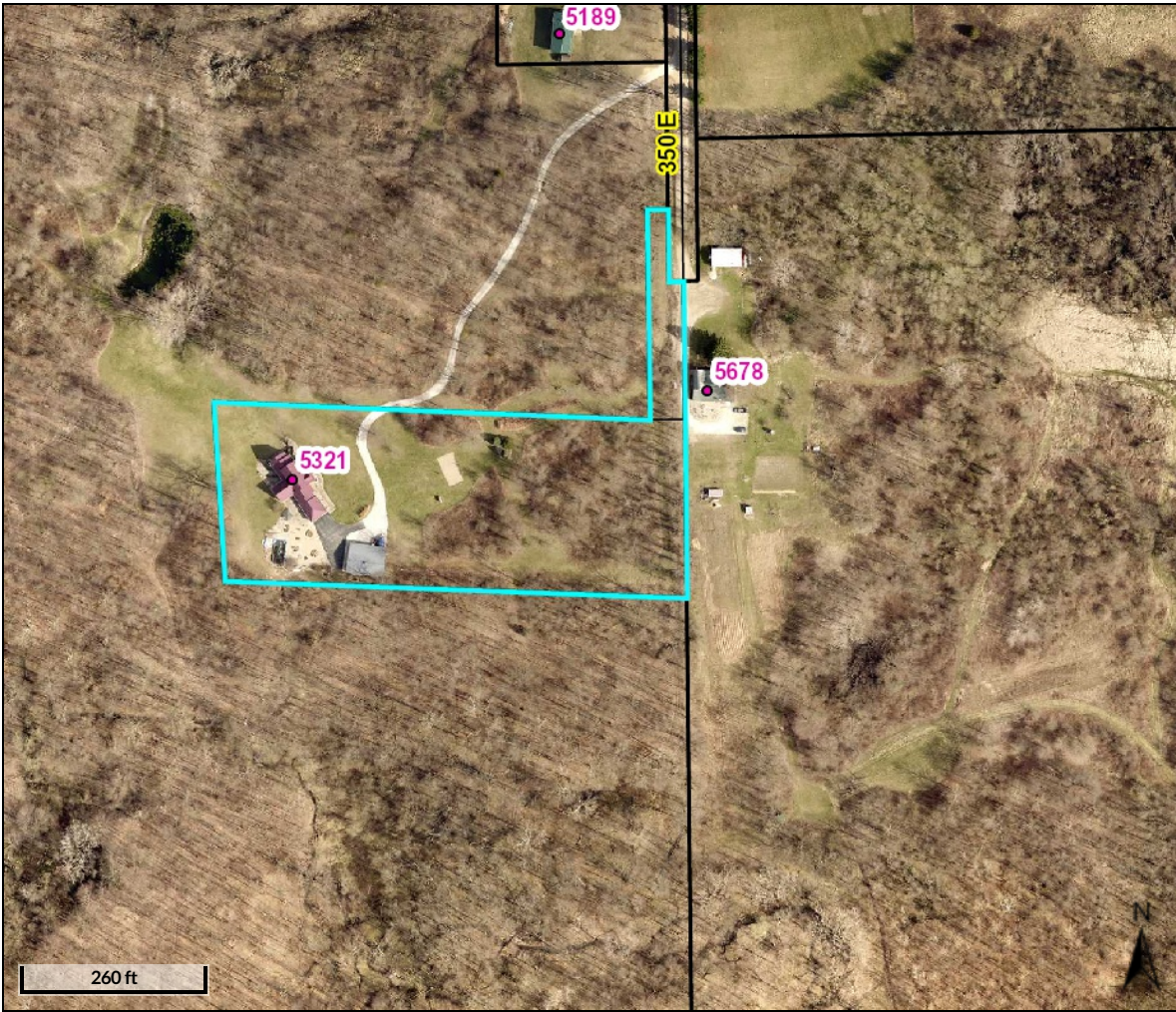
1 2020 1

1 2020 1

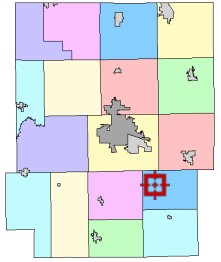
1 2020 1

1 2020 1

1 2020 1 2020 1 2020 1



Overview



Legend

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

Parcel ID	017-030-001.BA	Alternate ID	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	Monroe				
Brief Tax Description	017-030-001.BA Pt Se Nw & Wildlife Habitat (0.24a) 8-31-7 3.87A Per Deed				
	<i>(Note: Not to be used on legal documents)</i>				

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

Developed by 



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

4/30/2020

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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, Warsaw, IN 46580

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System			✓		Cistern	✓				
Clothes Dryer			✓		Septic Field / Bed			✓		
Clothes Washer			✓		Hot Tub			✓		
Dishwasher			✓		Plumbing			✓		
Disposal			✓		Aerator System	✓				
Freezer	✓				Sump Pump			✓		
Gas Grill	✓				Irrigation Systems	✓				
Hood			✓		Water Heater / Electric 2			✓		
Microwave Oven			✓		Water Heater / Gas	✓				
Oven			✓		Water Heater / Solar	✓				
Range			✓		Water Purifier					
Refrigerator			✓		Water Softener			✓		
Room Air Conditioner(s)	✓				Well			✓		
Trash Compactor	✓				Septic & Holding Tank/Septic Mound	✓				
TV Antenna / Dish	✓				Geothermal and Heat Pump			✓		
Other:					Other Sewer System (Explain)	✓				
					Swimming Pool & Pool Equipment					
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				✓	
					Are the structures connected to a public sewer system?				✓	
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?					
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier			✓		Attic Fan	✓		✓		
Burglar Alarm	✓				Central Air Conditioning			✓		
Ceiling Fan(s)			✓		Hot Water Heat			✓		
Garage Door Opener / Controls			✓		Furnace Heat / Gas	✓				
Inside Telephone Wiring and Blocks / Jacks			✓		Furnace Heat / Electric GED			✓		
Intercom	✓				Solar House-Heating	✓				
Light Fixtures	✓				Woodburning Stove	✓				
Sauna	✓		✓		Fireplace	✓				
Smoke / Fire Alarm(s)			✓		Fireplace Insert			✓		
Switches and Outlets			✓		Air Cleaner	✓				
Vent Fan(s)			✓		Humidifier			✓		
60 / 100 / 200 Amp Service (Circle one) 300 Amp			✓		Propane Tank	✓		✓		
Generator	✓				Other Heating Source	✓				

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Thane Wilson</i>	Date (mm/dd/yy) 4/30/2020	Signature of Buyer <i>Thane Wilson</i>	Date (mm/dd/yy) 4/30/2020
Signature of Seller <i>Thane Wilson</i>	Date (mm/dd/yy) 4/30/2020	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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

5321 S. 350 E., Warsaw, IN 46580

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>16</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house? <u>steel</u>		<input checked="" type="checkbox"/>	
If yes, how many layers? _____			

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?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>4/30/2020</u>	Signature of Buyer <u>[Signature]</u>	Date (mm/dd/yy) <u>4/30/2020</u>
Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>4/30/2020</u>	Signature of Buyer <u>[Signature]</u>	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



PROPERTY SERVICES, LLC
Metzger
 CHAD METZGER, CAL. CAGA

260-982-0238

EXPANDING YOUR HORIZON...
 ...GENERATION AFTER GENERATION

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

www.METZGERAUCTION.COM

Average Utilities

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

43-16-08-400-229.000-015

WILSON GERRY L & DARIEN J

5321 S 350 E

101, Cash Grain/General Farm

MONROE TWP ACREAGE/ 1/4

General Information

Parcel Number 43-16-08-400-229.000-015
Local Parcel Number 1772600264

Tax ID:

Routing Number 017-030-001.BA

Property Class 101 Cash Grain/General Farm

Year: 2020

Location Information

County Kosciusko

Township MONROE

District 015 (Local 015) MONROE TOWNSHIP

School Corp 4455 WHITKO COMMUNITY

Neighborhood 1707000-015 MONROE TWP ACREAGE

Section/Plat 8-31-7

Location Address (1) 5321 S 350 E WARSAW, IN 46580

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Friday, March 27, 2020

Review Group 2020

Ownership

WILSON GERRY L & DARIEN J 5321 S 350 E WARSAW, IN 46580

Legal

17-30-1.BA PT SE NW & WILDLIFE HABITAT (0.24A) 8-31-7 3.87A PER DEED



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show data for parcels 9, 91, and 22.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Row shows 01/01/1900, WILSON GERRY L &, WD, /, \$0.

Agricultural

Notes

5/28/2019 REA: 2020 CHANGED LAND TYPE 5 TO RES EXCESS. CHANGED FEED LOT TO RFX/CONC & CORRECTED SQ FOOTAGE OF CONC PER PICTOMETRY FOR REASSESSMENT. CHANGED PLUMBING COUNT, ADDED FP-VENTLESS, PER QUESTIONNAIRE. KS

10/14/2015 REA: 2016 CHANGED GRADE FROM B-1 TO B & CONDITION FROM GOOD TO AVERAGE ON RES, REDREW POOL PER PICTOMETRY

7/3/2012 WLH: WILDLIFE HABITAT RECORDED 1-24-92, AS DOC. NO. 92-01-0956, IN THE NAME OF MARK AND CONNIE ROSENDAHL.

2/19/2009 BP: WILSON GERRY & DARIEN#030680 RES/GAR/PORCH\$300000

2/19/2009 GEO: ODOLWD 6 TON 2004

2/19/2009 MEM: VALUE CHANGED 2004 PAY 2005 PER CORRECTIVE WARRANTY DEED CHANGING ACREAGE 4/21/03

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (3.87), Actual Frontage (0), Developer Discount, Parcel Acreage (3.87), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.63), Total Acres Farmland (0.24), Farmland Value (\$0), Measured Acreage (0.24), Avg Farmland Value/Acre (0), Value of Farmland (\$0), Classified Total (\$100), Farm / Classified Value (\$100), Homesite(s) Value (\$18,000), 91/92 Value (\$13,200), Supp. Page Land Value, CAP 1 Value (\$18,000), CAP 2 Value (\$100), CAP 3 Value (\$13,200), Total Value (\$31,300).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style 50 Newer 1+1/2story 1
Finished Area 3440 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description Porch, Open Frame
Area 272
Value \$8,900

Plumbing

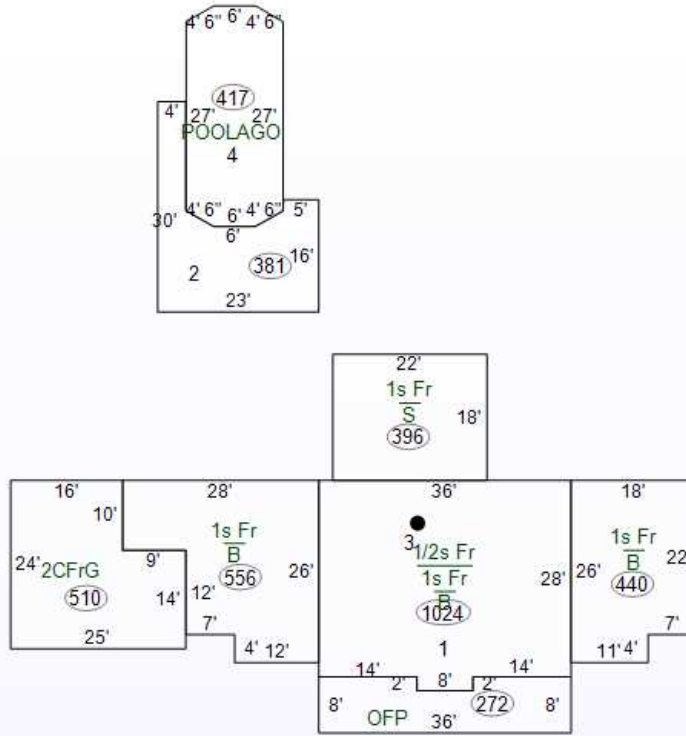
**TF**
Full Bath 4 12
Half Bath 1 2
Kitchen Sinks 1 1
Water Heaters 2 2
Add Fixtures 2 2
Total 10 19

Accommodations

Bedrooms 3
Living Rooms 1
Dining Rooms 1
Family Rooms 1
Total Rooms 6

Heat Type

Geothermal Only



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2416	2416	\$132,400	
2				
3				
4				
1/4				
1/2 1Fr	1024	1024	\$29,500	
3/4				
Attic				
Bsmt	2020	0	\$38,000	
Crawl				
Slab	396	0	\$0	

Total Base \$199,900

Adjustments 1 Row Type Adj. x 1.00 \$199,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PO:1 \$1,400
No Heating (-)	1:2416 (\$7,600)
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	19 - 5 = 14 x \$800 \$11,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$204,900

Sub-Total, 1 Units

Exterior Features (+)	\$8,900	\$213,800
Garages (+) 510 sqft	\$13,600	\$227,400
Quality and Design Factor (Grade)		1.20
Location Multiplier		0.92
Replacement Cost		\$251,050

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	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
2: CONCP	0%	1		C	2010	2010	10 A		0.92		381 sqft	\$1,656	9%	\$1,510	0%	100%	1.200	1.0000	\$1,800
3: Geothermal R 01	100%	1		C	2003	2003	17 A		0.92			\$25,576	16%	\$21,480	0%	100%	1.200	1.0000	\$25,800
4: Pool, Above Ground (O	0%	1		C	2010	2010	10 A		0.92		417 sqft	\$4,692	80%	\$940	0%	100%	1.200	1.0000	\$1,100

General Information

Occupancy Barn, Pole (T3)
Description Barn, Pole (T3) R 01
Story Height 0
Style N/A
Finished Area
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description **Area** **Value**

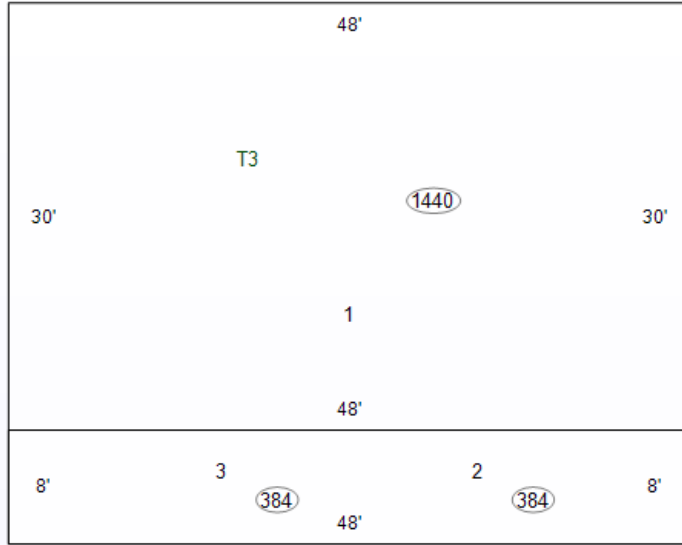
Plumbing

**TF**
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor Constr **Base** **Finish** **Value** **Totals**
 1
 2
 3
 4
 1/4
 1/2
 3/4
 Attic
 Bsmt
 Crawl
 Slab

Adjustments **Total Base**
Row Type Adj.

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade)

Location Multiplier 0.92

Replacement Cost \$20,843

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Barn, Pole (T3) R 01	0%	1	T3AW	C+1	1999	1999	21 A	\$15.44	0.92	\$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
3: RFX	0%	1		C	1999	1999	21 A		0.92		8'x48'	\$2,668	22%	\$2,080	0%	100%	1.200	1.0000	\$2,500

Tract 2

5189 S. 350 E.,
Warsaw, IN 46580



**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!**



1.20 Acres

Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes	
MLS #	202018929	5189 S 350 E.	Warsaw	IN	46580	Status	Active	LP	\$0	
	Area Kosciusko County		Parcel ID 43-16-08-400-230.000-015		Type Manuf. Home/Mobile					
	Sub None		Cross Street		Bedrms	3	F Baths	2	H Baths	0
	Location Rural		Style One Story		REO	No	Short Sale	No		
	School District	WTK	Elem	South Whitley	JrH	Whitko	SrH	Whitko		
Legal Description 017-030-001.BB PT SE NE NW WILDLIFE HABITAT 8-31-7 1.20A PER DEED										
Directions From 400 E., go west on 500 S., turn south onto 350 E., property will be on right hand side, look for signs!										
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description			

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	229x229	/	N	/	Src	Lot Des	Slope, 0-2.9999		
Township	Monroe	Abv Gd Fin SqFt	1,404	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,404	Year Built	2007		
Age	13	New	No	Date Complete		Ext	Vinyl	Fndtn	Slab	# Rooms	5		
Room Dimensions	Baths	Full	Half	Water	WELL		Basement Material						
DIM	L	B-Main	2	0	Sewer	Septic		Dryer Hookup Gas	No	Fireplace	No		
LR	20 x 15	M	B-Upper	0	0	Fuel	Gas, Forced Air		Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	x	B-Blw G	0	0	Heating			Dryer Hook Up Gas/Elec	No	Split FlrPln	No		
FR	x				Cooling	Central Air		Disposal	No	Ceiling Fan	No		
KT	15 x 15	M	Laundry Rm	Main	10	x 8		Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES 1st Bdrm En Suite, Breakfast Bar, Closet(s) Walk										
DN	x		-in, Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Jet										
MB	15 x 15	M	/Garden Tub, Kitchen Island, Porch Open, Range/Oven Hook Up										
2B	12 x 15	M	Garage	/	/	x	/	Water Soft-Rented	No	ADA Features	No		
3B	12 x 15	M	Outbuilding	Garden Shed	10	x 10		Alarm Sys-Sec	No	Fence	None		
4B	x		Outbuilding		x			Alarm Sys-Rent	No	Golf Course	No		
5B	x		Assn Dues	Not Applicable				Garden Tub	No	Nr Wlkg Trails	No		
RR	x		Other Fees					Jet Tub	No	Garage Y/N	No		
LF	x		Restrictions					Pool	No	Off Street Pk	Yes		
EX	x		Water Access					Pool Type					
WtrType		Wtr Frtg		Channel Frtg									
Water Features		Lake Type											
Auction	Yes	Auctioneer Name	CHAD METZGER		Auctioneer License #	AC31300015							
Owner Name													
Financing: Existing		Proposed											
Annual Taxes	\$1,215.22	Exemptions	No Exemptions		Year Taxes Payable	2020		Assessed Value					
Is Owner/Seller a Real Estate Licensee	No												
List Office	Metzger Property Services, LLC - office: 260-982-0238				List Agent	Chad Metzger - Cell: 260-982-9050							
Agent E-mail	chad@metzgerauction.com				List Agent - User Code	UP388053395							
Co-List Office													
Showing Instr	Showingtime or Open Houses												
List Date	5/25/2020	Exp Date	9/30/2020		Publish to Internet	Yes		Show Addr to Public	Yes		Allow AVM	Yes	
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.0%		Vari.Rate	No		Special List Cond.	None	
Virtual Tours:	Lockbox Type		MECH		Lockbox Location	front door		Type of Sale					
Pending Date		Closing Date			Selling Price			How Sold			CDOM	1	
Ttl Concessions Paid	Sold/Concession Remarks												
Sell Off	Sell Agent					Co-Sell Off					Co-Sell Agent		
	Presented by: Tiffany Reimer / Metzger Property Services, LLC												
	Information is deemed reliable but not guaranteed.												
	MLS content is Copyright © 2019 Indiana Regional Multiple Listing Service LLC												
	Featured properties may not be listed by the office/agent presenting this brochure.												

TRACT 2
Yellow
house.

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

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

New Laminate April, 2020

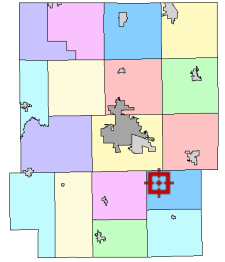
New Carpeting April, 2020

New Steel Roof, 2019

New Deck, April, 2020



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- County (APC) Zoning**
- ▭ Agriculture
- ▭ Agriculture 2
- ▭ Commercial
- ▭ Environmental
- ▭ Industrial
- ▭ Industrial 2
- ▭ Industrial 3
- ▭ Public Use
- ▭ Residential
- ▭ Industrial 3
- ▭ Non-participant
- House Numbers
- Road Centerlines

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

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

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

Developed by **Schneider**
 GEOSPATIAL



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

yellow

Date (month, day, year)

April 30, 2020

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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)

5189 S. 350 E., Warsaw, IN 46580

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	<input checked="" type="checkbox"/>			
Clothes Dryer	<input checked="" type="checkbox"/>			
Clothes Washer	<input checked="" type="checkbox"/>			
Dishwasher			<input checked="" type="checkbox"/>	
Disposal	<input checked="" type="checkbox"/>			
Freezer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Gas Grill		<input checked="" type="checkbox"/>		
Hood			<input checked="" type="checkbox"/>	
Microwave Oven			<input checked="" type="checkbox"/>	
Oven			<input checked="" type="checkbox"/>	
Range			<input checked="" type="checkbox"/>	
Refrigerator			<input checked="" type="checkbox"/>	
Room Air Conditioner(s)	<input checked="" type="checkbox"/>			
Trash Compactor	<input checked="" type="checkbox"/>			
TV Antenna / Dish	<input checked="" type="checkbox"/>			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	<input checked="" type="checkbox"/>			
Burglar Alarm	<input checked="" type="checkbox"/>			
Ceiling Fan(s)	<input checked="" type="checkbox"/>			
Garage Door Opener / Controls	<input checked="" type="checkbox"/>			
Inside Telephone Wiring and Blocks / Jacks			<input checked="" type="checkbox"/>	
Intercom	<input checked="" type="checkbox"/>			
Light Fixtures			<input checked="" type="checkbox"/>	
Sauna	<input checked="" type="checkbox"/>			
Smoke / Fire Alarm(s)			<input checked="" type="checkbox"/>	
Switches and Outlets			<input checked="" type="checkbox"/>	
Vent Fan(s)			<input checked="" type="checkbox"/>	
60 / 100 / 200 Amp Service (Circle one)			<input checked="" type="checkbox"/>	
Generator	<input checked="" type="checkbox"/>			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <i>4/30/2020</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <i>4/30/2020</i>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	<input checked="" type="checkbox"/>			
Septic Field / Bed			<input checked="" type="checkbox"/>	
Hot Tub	<input checked="" type="checkbox"/>			
Plumbing	<input checked="" type="checkbox"/>			
Aerator System	<input checked="" type="checkbox"/>			
Sump Pump	<input checked="" type="checkbox"/>			
Irrigation Systems	<input checked="" type="checkbox"/>			
Water Heater / Electric			<input checked="" type="checkbox"/>	
Water Heater / Gas	<input checked="" type="checkbox"/>			
Water Heater / Solar	<input checked="" type="checkbox"/>			
Water Purifier	<input checked="" type="checkbox"/>			
Water Softener			<input checked="" type="checkbox"/>	
Well			<input checked="" type="checkbox"/>	
Septic & Holding Tank/Septic Mound			<input checked="" type="checkbox"/>	
Geothermal and Heat Pump	<input checked="" type="checkbox"/>			
Other Sewer System (Explain)	<input checked="" type="checkbox"/>			
Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		<input checked="" type="checkbox"/>	
Are the structures connected to a public sewer system?		<input checked="" type="checkbox"/>	
Are there any additions that may require improvements to the sewage disposal system?		<input checked="" type="checkbox"/>	
If yes, have the improvements been completed on the sewage disposal system?		<input checked="" type="checkbox"/>	
Are the improvements connected to a private/community water system?		<input checked="" type="checkbox"/>	
Are the improvements connected to a private/community sewer system?		<input checked="" type="checkbox"/>	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	<input checked="" type="checkbox"/>			
Central Air Conditioning			<input checked="" type="checkbox"/>	
Hot Water Heat	<input checked="" type="checkbox"/>			
Furnace Heat / Gas			<input checked="" type="checkbox"/>	
Furnace Heat / Electric	<input checked="" type="checkbox"/>			
Solar House-Heating	<input checked="" type="checkbox"/>			
Woodburning Stove	<input checked="" type="checkbox"/>			
Fireplace	<input checked="" type="checkbox"/>			
Fireplace Insert	<input checked="" type="checkbox"/>			
Air Cleaner	<input checked="" type="checkbox"/>			
Humidifier	<input checked="" type="checkbox"/>			
Propane Tank	<input checked="" type="checkbox"/>			
Other Heating Source	<input checked="" type="checkbox"/>			

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

5189 S. 350 E., Warsaw, IN 46580

2. ROOF				YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES				YES	NO	DO NOT KNOW							
Age, if known: <u>1</u> Years.								Do structures have aluminum wiring?							<input checked="" type="checkbox"/>					
Does the roof leak?							<input checked="" type="checkbox"/>	Are there any foundation problems with the structures?							<input checked="" type="checkbox"/>					
Is there present damage to the roof?							<input checked="" type="checkbox"/>	Are there any encroachments?							<input checked="" type="checkbox"/>					
Is there more than one layer of shingles on the house? <u>Steel</u>							<input checked="" type="checkbox"/>	Are there any violations of zoning, building codes, or restrictive covenants?							<input checked="" type="checkbox"/>					
If yes, how many layers? _____							<input checked="" type="checkbox"/>	Is the present use a non-conforming use? Explain:							<input checked="" type="checkbox"/>					
3. HAZARDOUS CONDITIONS				YES	NO	DO NOT KNOW	Is the access to your property via a private road?							<input checked="" type="checkbox"/>						
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?							<input checked="" type="checkbox"/>	Is the access to your property via a public road?						<input checked="" type="checkbox"/>						
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?							<input checked="" type="checkbox"/>	Is the access to your property via an easement?							<input checked="" type="checkbox"/>					
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?							<input checked="" type="checkbox"/>	Have you received any notices by any governmental or quasi-governmental agencies affecting this property?							<input checked="" type="checkbox"/>					
Explain:												Are there any structural problems with the building?							<input checked="" type="checkbox"/>	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)												Have any substantial additions or alterations been made without a required building permit?							<input checked="" type="checkbox"/>	
												Are there moisture and/or water problems in the basement, crawl space area, or any other area?							<input checked="" type="checkbox"/>	
												Is there any damage due to wind, flood, termites or rodents?							<input checked="" type="checkbox"/>	
												Have any structures been treated for wood destroying insects?							<input checked="" type="checkbox"/>	
												Are the furnace/woodstove/chimney/flue all in working order?							<input checked="" type="checkbox"/>	
												Is the property in a flood plain?							<input checked="" type="checkbox"/>	
												Do you currently pay flood insurance?							<input checked="" type="checkbox"/>	
												Does the property contain underground storage tank(s)?							<input checked="" type="checkbox"/>	
												Is the homeowner a licensed real estate salesperson or broker?							<input checked="" type="checkbox"/>	
												Is there any threatened or existing litigation regarding the property?							<input checked="" type="checkbox"/>	
												Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?							<input checked="" type="checkbox"/>	
												Is the property located within one (1) mile of an airport?							<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

X	Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
		4/30/2020		
X	Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
		4/30/2020		
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.				
	Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAL, CAGA
 EXPANDING YOUR HORIZON...
 ...GENERATION AFTER GENERATION
 ★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
 ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
 ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES
 WWW.METZGERAUCTION.COM

Average Utilities

	Company	Average Amount
Gas	Rented from Stumps	\$ ≈ 500-1000 / yr
Electric	REMC.	\$ ≈ 50 / mo.
Water	Well	\$
Other		\$
HOA		\$

* avg. filled twice

Yellow House: 5189 S. 350 E., Warsaw, IN 46580

43-16-08-400-230.000-015

WILSON GERRY L & DARIEN J

5189 S 350 E

541, Mobile or Manufactured Home - Un

MONROE TWP ACREAGE/

1/2

General Information

Parcel Number 43-16-08-400-230.000-015
Local Parcel Number 1772600265

Tax ID:

Routing Number 017-030-001.BB

Property Class 541
Mobile or Manufactured Home - Un

Year: 2020

Location Information

County Kosciusko

Township MONROE

District 015 (Local 015)
MONROE TOWNSHIP

School Corp 4455
WHITKO COMMUNITY

Neighborhood 1707000-015
MONROE TWP ACREAGE

Section/Plat 8-31-7

Location Address (1)
5189 S 350 E
WARSAW, IN 46580

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model
Manufactured Homes Southern

Characteristics

Topography Rolling
Flood Hazard

Public Utilities ERA

Streets or Roads Unpaved
TIF

Neighborhood Life Cycle Stage
Other

Printed Friday, March 27, 2020

Review Group 2019

Ownership

WILSON GERRY L & DARIEN J
5321 S 350 E
WARSAW, IN 46580

Legal

17-30-1.BB
PT SE NE NW WILDLIFE HABITAT 8-31-7 1.20A
PER DEED



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and their values for years 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I.

Res

Notes

9/21/2018 REA: 2019 ADDED 10X12 2017 UTL SHED PER PICTOMETRY
8/22/2014 2015: ADDED SHED & WDDK TO HOUSE PER PICTOMETRY
8/22/2014 REA: 2015 ADDED SHED & WDDK TO HOUSE PER PICTOMETRY
6/26/2013 MH: MARKET MODEL: MANUFACTURED HOMES
2/1/2012 MH: 2012 PAY 2013 PER STATE GUIDELINES CHANGED MH TO 1 S FR.
6/14/2005 CE: CORRECTED NON TILLABLE TO WILDLIFE 2003 PAY 04 & 05

1/1/1900 MEM: HOUSE ADDED 2007 (CHANGED LAND FROM WILDLIFE TO RESIDENTIAL/EXCESS ACREAGE)

1/1/1900 SUR: #200600015589 WILSON GERRY & DJ 11/13/06

1/1/1900 BP: WILSON GERRY #061101 RES \$75,000 2007

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1404 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value
Wood Deck	144	\$2,700

Plumbing

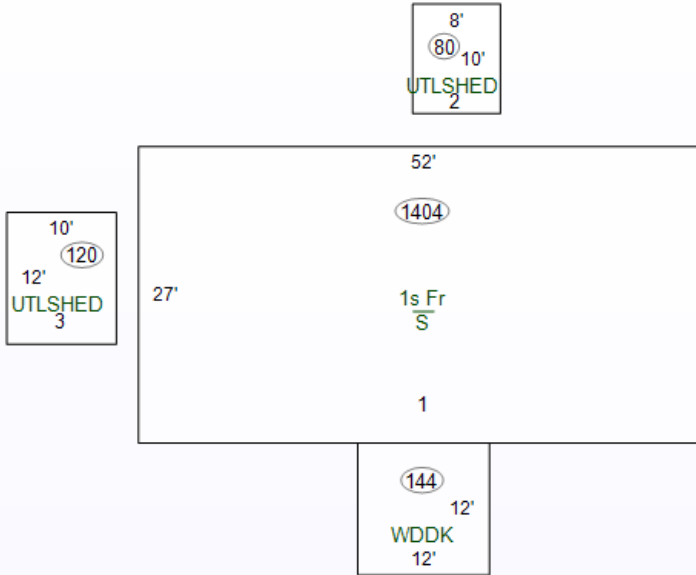
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	7

Heat Type

--	--



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1404	1404	\$89,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1404	0	\$0	
Total Base			\$89,400	

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1404	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$95,000

Sub-Total, 1 Units

Exterior Features (+)	\$2,700	\$97,700
Garages (+) 0 sqft	\$0	\$97,700
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
Replacement Cost		\$71,907

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv 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	\$22.93	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	\$19.36	10'x12'	\$1,710	15%	\$1,450	0%	100%	1.200	0.8700	\$1,500

**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!**



Listings as of 05/29/2020

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes
MLS # 202019594 ***** S 350 E.** **Warsaw** **IN 46580** **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-16-08-400-001.000-015 **Type** Agricultural Land
Sub None **Cross Street**
School District WTK Elem South Whitley **JrH** Whitko **Lot #** SRH Whitko
REO No **Short Sale** No
Legal Description 23+/- Acres part of: 017-030-001.B Pt E 1/2 Nw Wildlife Habitat 8-31-7 45.16A
Directions From 400 E., go west on 500 S., turn south onto 350 E., property will be on right hand side, look for signs!
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

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!

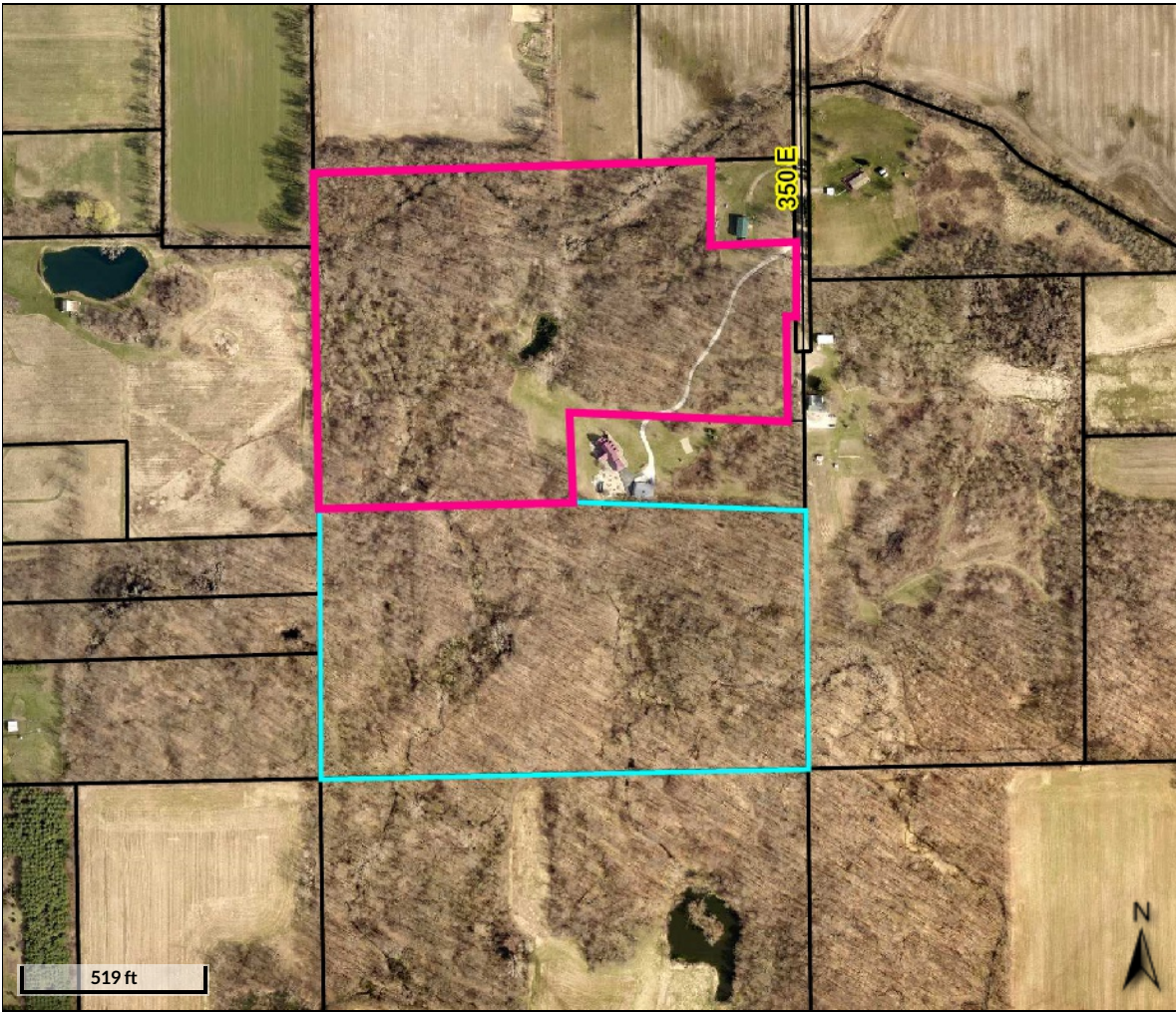
Sec **Lot** **Zoning** **Lot Ac/SF/Dim** 23.0000 / 1,001,880 / 930x1296
Parcel Desc Heavily Wooded, Partially Wooded, **Platted Development** No **Platted Y/N** Yes
Township Monroe **Date Lots Available** **Price per Acre** \$0.00
Type Use Agriculture, Recreational **Road Access** County **Road Surface** 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** Aerial Photo, Other

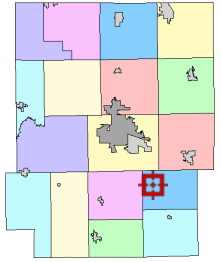
Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access Pond
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Owner Name
Financing: **Existing** **Proposed** **Excluded Party** None
Annual Taxes \$166.70 **Exemption** Other **Year Taxes Payable** 2020 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** AT CLOSING
List Office Metzger Property Services, LLC - office: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com
Co-List Office **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 5/28/2020 **Exp Date** 9/30/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC
 Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2019 Indiana Regional Multiple Listing Service LLC
 Featured properties may not be listed by the office/agent presenting this brochure.



Overview



Legend

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

Parcel ID	017-030-001.B	Alternate ID	017-726001-08	Owner Address	Wilson Gerry L & Darien J
Sec/Twp/Rng	0008-0031-7	Class	AGRICULTURAL - VACANT LAND		5321 S 350 E
Property Address		Acreage	45.16		Warsaw, IN 46580
District	Monroe				
Brief Tax Description	017-030-001.B Pt E 1/2 Nw Wildlife Habitat 8-31-7 45.16A				
	<i>(Note: Not to be used on legal documents)</i>				

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

Developed by  **Schneider**
 GEOSPATIAL

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes
MLS # 202019610 ****** S 350 E.** **Warsaw** **IN 46580** **Status** Active **LP** \$0



Area Kosciusko County **Parcel ID** 43-16-08-400-001.000-015 **Type** Agricultural Land
Sub None **Cross Street**
School District WTK Elem South Whitley JrH Whitko **Lot #** SrH Whitko
REO No **Short Sale** No
Legal Description Approximately 22+/- Acres part of 017-030-001.B Pt E 1/2 Nw Wildlife Habitat 8-31-7 45.16A
Directions From 400 E., go west on 500 S., turn south onto 350 E., property will be on right hand side, look for signs!
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

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 Ac/SF/Dim** 22.0000 / 958,320 / 1347x775
Parcel Desc Heavily Wooded, Partially Wooded, 15+ **Platted Development** No **Platted Y/N** Yes
Township Monroe **Date Lots Available** **Price per Acre** \$0.00
Type Use Camp/RV with Land, **Road Access** County **Road 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**

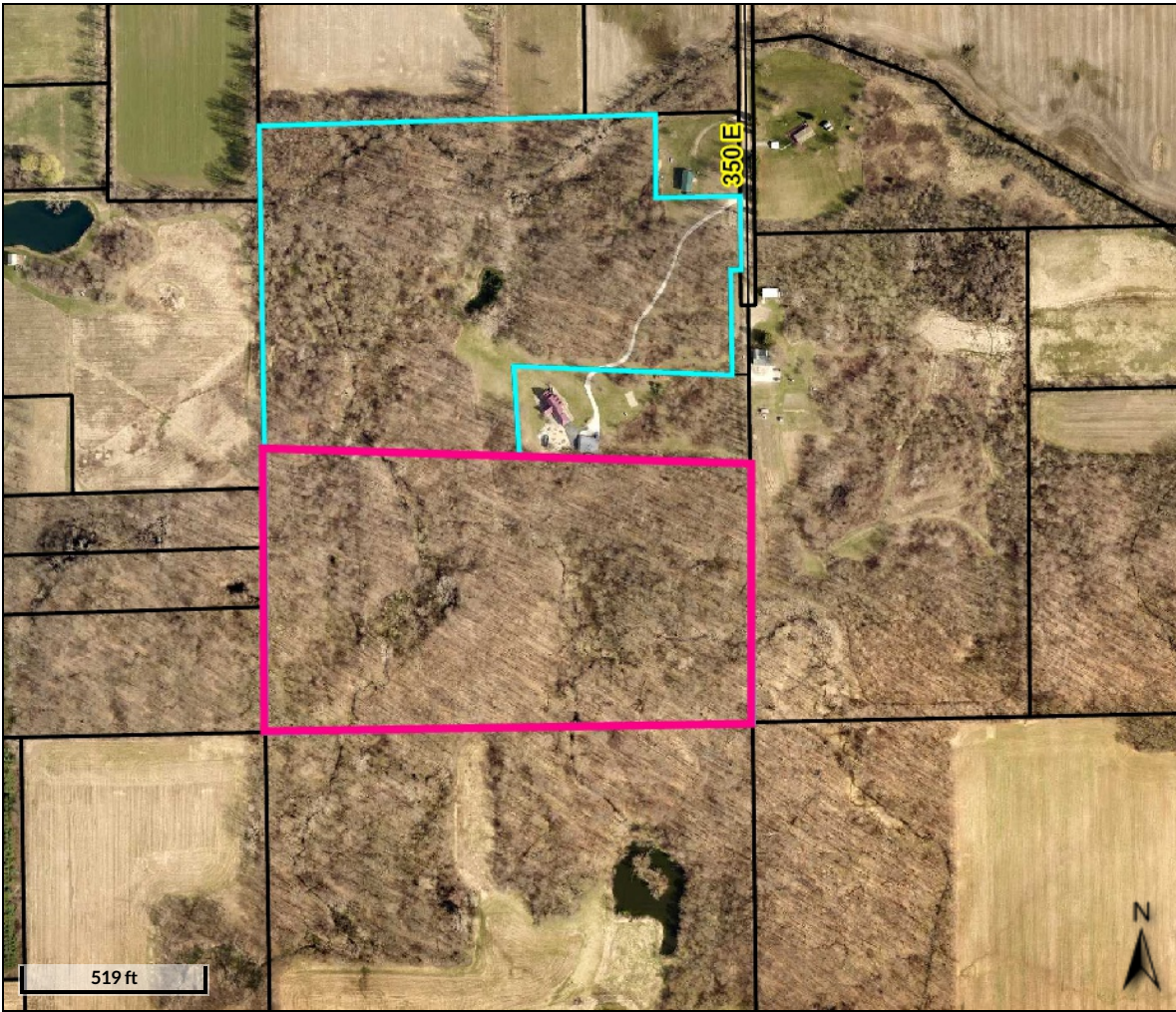
Features **DOCUMENTS AVAILABLE** Aerial Photo, Other

Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Owner Name
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$166.70 **Exemption** Other **Year Taxes Payable** 2020 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** at closing
List Office Metzger Property Services, LLC - office: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com
Co-List Office **Co-List Agent**

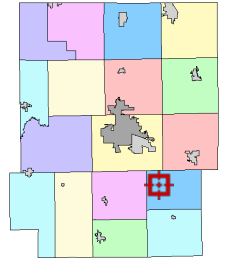
Showing Instr
List Date 5/28/2020 **Exp Date** 9/30/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **BBC** 1.0% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.
 MLS content is Copyright © 2019 Indiana Regional Multiple Listing Service LLC
 Featured properties may not be listed by the office/agent presenting this brochure.



Overview



Legend

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

Parcel ID	017-030-001.B	Alternate ID	017-726001-08	Owner Address	Wilson Gerry L & Darien J
Sec/Twp/Rng	0008-0031-7	Class	AGRICULTURAL - VACANT LAND		5321 S 350 E
Property Address		Acreage	45.16		Warsaw, IN 46580
District	Monroe				
Brief Tax Description	017-030-001.B Pt E 1/2 Nw Wildlife Habitat 8-31-7 45.16A				
	<i>(Note: Not to be used on legal documents)</i>				

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

Developed by  **Schneider**
 GEOSPATIAL

General Information

Parcel Number
43-16-08-400-001.000-015

Local Parcel Number
1772600108

Tax ID:

Routing Number
017-030-001.B

Property Class 100
Vacant Land

Ownership

WILSON GERRY L & DARIEN J
5321 S 350 E
WARSAW, IN 46580

Legal

17-30-1.B
PT E 1/2 NW WILDIFE HABITAT 8-31-7 45.16A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/24/2002	WILSON GERRY L &	2002051556	WD	/	\$0	I
05/05/1999	WILSON GERRY L &		WD	/	\$84,000	I
05/05/1999	ROSENDAHL MARK	0	WD	/	\$0	I
01/31/1992	ROSENDAHL MARK	0	WD	/	\$0	I
01/01/1900	ROSENDAHL MARK		WD	/	\$0	I

Notes

7/3/2012 WLH: WILDLIFE HABITAT RECORDED 1-24-92, AS DOC. NO. 92-01-0956, IN THE NAME OF MARK AND CONNIE ROSENDAHL.



Agricultural

Year: 2020

Location Information

County
Kosciusko

Township
MONROE

District 015 (Local 015)
MONROE TOWNSHIP

School Corp 4455
WHITKO COMMUNITY

Neighborhood 1707000-015
MONROE TWP ACREAGE

Section/Plat
8-31-7

Location Address (1)
350 E
WARSAW, IN 46580

Valuation Records (Work In Progress values are not certified values and are subject to change)

2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$600	Land	\$600	\$600	\$600	\$600	\$100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$600	Land Non Res (2)	\$600	\$600	\$600	\$600	\$100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$600	Total	\$600	\$600	\$600	\$600	\$100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$600	Total Non Res (2)	\$600	\$600	\$600	\$600	\$100
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
22	A	CRB	0	0.6600	1.02	\$14.11	\$14	\$09	-100%	0%	1.0000	\$00
22	A	CLC	0	0.5200	0.50	\$14.11	\$7	\$04	-100%	0%	1.0000	\$00
22	A	WLB	0	0.3000	0.89	\$14.11	\$13	\$04	-100%	0%	1.0000	\$00
22	A	MBB	0	0.3500	0.72	\$14.11	\$10	\$04	-100%	0%	1.0000	\$00
22	A	MEA	0	4.7000	0.72	\$14.11	\$10	\$47	-100%	0%	1.0000	\$00
22	A	RE	0	5.1300	1.28	\$14.11	\$18	\$92	-100%	0%	1.0000	\$00
22	A	MEA	0	0.1400	0.72	\$14.11	\$10	\$01	-100%	0%	1.0000	\$00
22	A	MSB	0	0.5800	0.81	\$14.11	\$11	\$06	-100%	0%	1.0000	\$00
22	A	MEA	0	2.1500	0.72	\$14.11	\$10	\$22	-100%	0%	1.0000	\$00
22	A	RE	0	0.5500	1.28	\$14.11	\$18	\$10	-100%	0%	1.0000	\$00
22	A	RE	0	3.8400	1.28	\$14.11	\$18	\$69	-100%	0%	1.0000	\$00
22	A	MBB	0	7.0400	0.72	\$14.11	\$10	\$70	-100%	0%	1.0000	\$00
22	A	RE	0	2.2500	1.28	\$14.11	\$18	\$41	-100%	0%	1.0000	\$00
22	A	MBB	0	0.5500	0.72	\$14.11	\$10	\$06	-100%	0%	1.0000	\$00
22	A	WLB	0	2.3900	0.89	\$14.11	\$13	\$31	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	45.16
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	45.16
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	45.16
Farmland Value	\$0
Measured Acreage	45.16
Avg Farmland Value/Acre	0
Value of Farmland	\$0
Classified Total	\$637
Farm / Classified Value	\$600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$600
CAP 3 Value	\$0
Total Value	\$600

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

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM