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AUCTION



Metzger
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Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau

Sat., December 5
10 AM

MetzgerAuction.com



BEAUTIFUL HOME OUTBUILDING • ACREAGE

Beautiful 3 Bedroom, 1 Bath, Single Story Home with a finishable walkout basement. Lots of updates with beautifully decorated home including a new roof and new geothermal heat! Personal Property auction to follow.

Property Location:

5920 W. Crystal Lake Rd., Warsaw, IN

5.78 **ACRES**

Open House:
Nov. 24 5:30-6 PM

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202044911	5920 W Crystal Lake Road	Warsaw	IN 46580	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-10-09-300-025.000-034	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 0
	Location Rural	Style One Story	REO No	Short Sale No	
	School District TIP	Elem Mentone	JrH Tippe Valley	SrH Tippe Valley	
	Legal Description 013-050-004 W Pt Sw 9-32-5 5.78A				
Directions From SR 19, Turn East on 100 S. Head North on 600 W, then East on Crystal Lake Rd. Property will be on the North side of the					
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description Agriculture		

Remarks Country Home on 5.78+/- Acres going to Auction on Saturday, December 5, 2020 at 10:00 AM! This home features 3 Bedrooms, 1 Bath, Built-In Garage and Lots of Updates including a Brand New Roof & New Geothermal! Beautifully decorated, this one story home is warm & inviting and even has a full finishable walkout basement! Enjoy relaxing or entertaining friends & family on the Large Deck! The 30 x 48 Outbuilding is a great space for your Workshop, Extra Storage, Hobby Area or 4H projects! Great opportunity to get into the Peaceful Country! Open House: Tuesday, November 24 5:30-6:00 PM

Agent Remarks Auction: Saturday, 12.5.20 10:00 AM Open House: Tuesday, 11.24.20 5:30-6 PM Terms: \$3,000.00 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

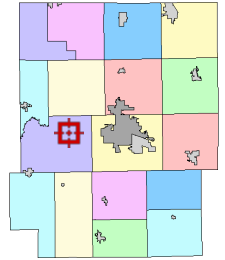
Sec	Lot	Lot Ac/SF/Dim	5.7800 / 251,777 / 410 x 610	Src N	Lot Des 3-5.9999						
Township	Harrison	Abv Gd Fin SqFt	1,344	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,008	Ttl Fin SqFt	1,344	Year Built	1962
Age	58 New No	Date Complete		Ext Aluminum		Fndtn Walk-Out Basement, Unfinished		# Rooms	6		
Room Dimensions	Baths	Full	Half	Water WELL		Basement Material Block					
	DIM	L	B-Main 1 0	Sewer Septic		Dryer Hookup Gas No		Fireplace	No		
LR	15 x 15	M	B-Upper 0 0	Fuel Geothermal, Heat Pump		Dryer Hookup Elec Yes		Guest Qtrs	No		
DR	12 x 12	M	B-Blw G 0 0	Heating		Dryer Hook Up Gas/Elec No		Split FlrPln	No		
FR	x			Cooling Geothermal		Disposal No		Ceiling Fan	Yes		
KT	12 x 10	M	Laundry Rm Basement	Water x		Water Soft-Owned Yes		Skylight	No		
BK	x		AMENITIES Ceiling Fan(s), Deck Open, Dryer Hook Up Electric			Water Soft-Rented No		ADA Features	No		
DN	x		, Garage Door Opener, Open Floor Plan, Porch Open, Range			Alarm Sys-Sec No		Fence			
MB	12 x 12	M	/Oven Hook Up Elec, Main Level Bedroom Suite, Washer Hook			Alarm Sys-Rent No		Golf Course	No		
2B	12 x 12	M	Garage 1.0 / Basement / 28 x 12 / 336.00			Garden Tub No		Nr Wlkg Trails	No		
3B	12 x 12	M	Outbuilding Pole/Post 48 x 30			Jet Tub No		Garage Y/N	Yes		
4B	x		Outbuilding x			Pool No		Off Street Pk	Yes		
5B	x		Assn Dues Not Applicable			Pool Type					
RR	x		Other Fees			SALE INCLUDES Dishwasher, Refrigerator, Kitchen Exhaust Hood,					
LF	x		Restrictions			Oven-Electric, Range-Electric, Water Heater Electric, Water Softener					
EX	x		Water Access	Wtr Name		-Owned					
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 \$753.58	Exemptions Geothermal, Homestead,			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 E-mail chad@metzgerauction.com				List Agent - User Code	UP388053395						
Co-List Office				Co-List Agent							
Showing Instr Showing time or Open House											
List Date 11/5/2020	Exp Date 2/5/2021	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 NONE	Lockbox Location none	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.

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Overview



Legend

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

Parcel ID 013-050-004 Alternate ID 013-708013-40
 Sec/Twp/Rng 0009-0032-5 ID
 Property Class RESIDENTIAL ONE FAMILY DWELLING ON
 Address LAKE RD UNPLATTED LAND OF 0-9.99 ACRES
 WARSAW Acreage 5.78

District Harrison
 Brief Tax Description 013-050-004 | W Pt Sw 9-32-5 5.78A
 (Note: Not to be used on legal documents)

Owner Yeiter Family Revocable Trust
 Address Matthew B & Rosalind A Yeiter
 Trustees & LE
 5920 W Crystal Lake Rd
 Warsaw, IN 46580

Date created: 10/19/2020
 Last Data Uploaded: 10/19/2020 3:05:23 AM

Developed by Schneider
 GEOSPATIAL



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R/1293)

Date (month, day, year)

10-24-20

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, ZIP code) 5120 W. Crystal Lake Rd., Warsaw, IN 46580

I. The following are in the conditions indicated:

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

New

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: 10/24/20	Signature of Buyer:	Date:
Signature of Seller: <i>[Signature]</i>	Date: 10/24/20	Signature of Buyer:	Date:
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:	Date:	Signature of Buyer:	Date:

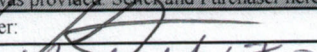
Property Address (number and street, city, state, ZIP code)

5920 W. Crystal Lake Rd., Warsaw, IN 46580

2. ROOF				4. OTHER DISCLOSURES				
YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW
								<input checked="" type="checkbox"/>
Age, if known: <u>0</u> Years <u>New</u>	<input checked="" type="checkbox"/>					Do improvements have aluminum wiring?		<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>				Are there any foundation problems with the improvements?		<input checked="" type="checkbox"/>
Is there present damage to the roof?						Are there any encroachments?		<input checked="" type="checkbox"/>
Is there more than one roof on the house?		<input checked="" type="checkbox"/>				Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>
If so, how many layers? _____						Is the present use a nonconforming use? Explain:		<input checked="" type="checkbox"/>
3. HAZARDOUS CONDITIONS				Is the access to your property via a private road?				
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"/>	
Explain:						Is 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 improvements 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"/>

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

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: 	Date: <u>10/24/20</u>	Signature of Buyer:	Date:
Signature of Seller: <u>Rosalia Ayeiter</u>	Date: <u>10/24/20</u>	Signature of Buyer:	Date:
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:	Date:	Signature of Seller:	Date:



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Average Utilities

	Company	Average Amount
Gas		\$
Electric	REMC	\$ 200
Water		\$
Other		\$
HOA		\$

...Generation after Generation



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