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101 S. RIVER RD.
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7.5 Acres

Country Home Pole Barn & Building Site

Offered in 2 Tracts



John Burnau
Auction
Manager

574-376-5340



615 S. 325 E., Warsaw, IN

Bicycle Parts, Antiques, Tools,
Primitives, Household Goods,
Lawn & Garden Equip.,
MCM Furniture,
Appliances
& More!

Sun.,
Aug. 21 1 pm

Open House:

Aug. 17 5:30-6 PM



Metzger
Property Services, LLC AG31300015

Real Estate • Auctions • Appraisals

Chad Metzger, CAI • 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

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REAL ESTATE AUCTION TERMS

7.5+/- Acres with Country Home & Cropland offered in 2 Tracts!

This property will be offered at Auction on Sunday, August 21, 2022 at 1:00 pm at the property. 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 of \$5,000.00 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 23, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$959.53. Metzger Property Services LLC, Chad Metzger, 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Sunday, August 21, 2022 at 1 pm

**615 S. 325 E., Warsaw, IN 46582
Wayne Township • Kosciusko County**



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

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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TRACT MAP



Tract 1

Tract 2



New Life Christian Church & World

Little Lion Preschool




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/01/2022

Page 1 of 1

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202231835	615 S 325 E	Warsaw	IN 46582	LP \$0
	Area Kosciusko County	Parcel ID 43-11-13-300-405.000-031	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 1
	Township Wayne	Style One Story	REO No	H Baths 0
	School District WRS	Elem Jefferson	JrH Lakeview	SrH Warsaw
	Legal Description Approximately 1+/- acres part of: 003-063-002 TRACT 120 X 150 IN 13-32-6 .41A & 003-063-003.A TR IN NW	Directions From US 30, head north on 325 East. Property is on the west side of the road.		
	Inside City Limits N	City Zoning	County Zoning A1	Zoning Description agriculture

Remarks 7.5+/- Acres with Country Home & Potential Building Site offered in 2 Tracts going to Auction on Sunday, August 21, 2022 at 1 PM! This is Tract 1 which features 1+/- Acres with Country Home & Pole Barn! There are 3 Bedrooms with Hardwood Floors & 1 Bath! Main floor also hosts an Open Kitchen & Dining Room, Living Room, & a Large L-shaped Sunroom! Full Basement has an Office/Den & Laundry Room! Paved Driveway leads up to the 2-Car Garage. The 40x30 Pole Barn is great for extra storage or your workshop! Great Location in the Peaceful Country but just minutes from Winona Lake & Warsaw! Bid on this tract individually or in combination with Tract 2 for 7.5+/- Acres! Open House: Wednesday, August 17th 5:30 -6pm

Agent Remarks Auction: Sun. 8.21.22 1pm Open House: Wed. 8.17.22 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). 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

Sec	Lot	Lot Ac/SF/Dim	1.0000	/	43,560	/	200x190	Lot Desc	0-2.9999						
Age	61	New Const	No	Date Complete	Ext	Vinyl	Bsmnt	Full Basement	# Rooms	8					
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material								
RM DIM	LVL	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No					
LR	16 x 12	M	B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No				
DR	x		B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No				
FR	14 x 16	M				Cooling	Central Air	Disposal	No	Ceiling Fan	Yes				
KT	x		Laundry Rm	Basement			x	Water Soft-Owned	No	Skylight	No				
BK	x		AMENITIES	Ceiling Fan(s), Main Level Bedroom Suite, Washer				Water Soft-Rented	No	ADA Features	No				
DN	x		Hook-Up					Alarm Sys-Sec	No	Fence					
MB	12 x 12	M						Alarm Sys-Rent	No	Golf Course	No				
2B	12 x 14	M						Garden Tub	No	Nr Wlkg Trails	No				
3B	12 x 14	M	Garage	2.0	/	Basement	/	22 x 22	/	484.00	Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding 1	Pole/Post Building		40 x 30		Pool	No	Off Street Pk					
5B	x		Outbuilding 2			x		Pool Type							
RR	x		Assn Dues		Frequency	Not Applicable									
LF	x		Other Fees												
EX	x		Restrictions												

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 8/21/2022	Time 1:00 PM
Financing: Existing	Proposed	Location at the property	Excluded Party None
Annual Taxes \$959.53	Exemptions Homestead, Supplemental	Year Taxes Payable 2022	Assessed Value
Possession At closing			
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050		
Agent E-mail chad@metzgerauction.com	List Agent - User Code UP388053395	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showing time or Open House			
List Date 8/1/2022	Start Showing Date	Exp Date 10/31/2022	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%	Variable Rate No	Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location front door	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks	Conc Paid By	
Sell Office	Sell Agent	Co-Sell Off	Co-Sell Agent
			Sell Team

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202231833 **** S 325 E** **Warsaw** **IN 46582** **Status Active** **LP \$0**



Area Kosciusko County **Parcel ID** 43-11-13-300-405.000-031 **Type** Agricultural Land

Sub None **Cross Street**

School District WRS Elem **Jefferson** **JrH Lakeview** **SrH Warsaw**

REO No **Short Sale** No **Waterfront Y/N** N

Legal Description Approximately 6.5+/- Acres part of: 003-063-003 LOT 2 OR MDL PT NW SW 13-32-6 6.75A & 003-063-003.A

Directions From US 30, head north on 325 East. Property is on the west side of the road.

Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks 7.5+/- Acres with Potential Building Site & Country Home offered in 2 Tracts going to Auction on August 21, 2022 at 1 PM! This is Tract 2 which features 6.5+/- Acres of Land! Great Potential Building Site to Build your Dream Home! Great Location in the Peaceful Country but just minutes from Winona Lake & Warsaw! Bid on this tract individually or in combination with Tract 1 for 7.5+/- Acres!

Agent Remarks Auction: Sun. 8.21.22 1pm **TERMS:** \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). **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

Sec Lot **Lot Ac/SF/Dim** 6.5000 / 283,140 / 730x450

Parcel Desc 6-9-999 **Platted Development** No **Platted Y/N** Yes

Township Wayne **Date Lots Available** **Price per Acre** \$0.00

Type Use Agriculture, Residential **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County

Water Type None **Easements** Yes

SEWER TYPE None **Water Frontage**

Type Fuel None **Assn Dues** Not Applicable

Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Agency

Strctr/Bldg Imprv No

Can Property Be Divided? Yes

Water Access

Water Name **Lake Type**

Water Features

Water Frontage **Channel Frontage** **Water Access**

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

Auction Location at the property **Auction Start Date** 8/21/2022

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$318.69 **Exemption** Supplemental **Year Taxes Payable** 2022 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** At closing

List Office Metzger Property Services, LLC - Off: 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 Showing time

List Date 8/1/2022 **Exp Date** 10/31/2022

Contract Type Exclusive Right to Sell **BBC** 1.5% **Variable Rate** No **Special Listing Cond.** None

Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0

Total Concessions Paid **Sold/Concession Remarks**

Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

43-11-13-300-405.000-031

CRONKHITE LEO JR & JAMES L

615 S 325 E

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE TWP ACREAGE/30 1/2

General Information

Parcel Number 43-11-13-300-405.000-031
Local Parcel Number 0370302330

Tax ID:

Routing Number 003-063-002

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

Year: 2022

Location Information

County Kosciusko

Township WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 308853-031
WAYNE TWP ACREAGE

Section/Plat 0013

Location Address (1)
615 S 325 E
WARSAW, IN 46582

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography High, Rolling
Flood Hazard

Public Utilities Gas, Electricity
ERA

Streets or Roads Paved
TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022

Review Group 2020

Ownership

CRONKHITE LEO JR & JAMES L CRO
C/O JAMES L CRONKHITE
18962 WELLS RD
ATHENS, AL 35613

Legal

3-63-2
TR 120 X 150 IN 13-32-6 .41A



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (01/01/2022, 01/01/2021, 01/01/2020, 01/01/2019, 01/01/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation amounts for Land, Improvement, and Total.

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

Table with columns for Land Type (9), Pricing Method (A), Soil ID, Act Front. (0), Size (0.4100), Factor (1.63), Rate (\$22,000), Adj. Rate (\$35,860), Ext. Value (\$14,703), Infl. % (0%), Res Elig % (100%), Market Factor (1.0000), and Value (\$14,700).

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I. Includes entries for 07/30/2014 and 01/01/1900.

Res

Notes

6/18/2019 REA: 2020 CHANGED GRADE ON HOME TO C-1, GAZEBO TO D PER PICTOMETRY & PICTURES
REMOVED 1 HALF BATH & ADJUSTED AMOUNT OF BASEMENT REC FINISH PER QUESTIONNAIRE (SS)
6/24/2015 2016: MOVED TO WAYNE TWP ACREAGE NEIGHBORHOOD (308853) DELETED OLD NEIGHBORHOOD
2/25/2009 MEM: 2001 BARN IN ERROR ASSESSED ON THIS PARCEL BUT SHOULD HAVE BEEN ON 3-63-3 (03-721000-30) ALSO ADDED BSMT REC RM 2.

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage (0.41), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (0.41), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.41), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$14,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$14,700), CAP 2 Value (\$0), CAP 3 Value (\$0), and Total Value (\$14,700).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 1404 sqft
Make

Floor Finish

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

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

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

Exterior Features

Description	Area	Value
Stoop, Masonry	25	\$1,500
Porch, Enclosed Frame	414	\$16,300

Plumbing

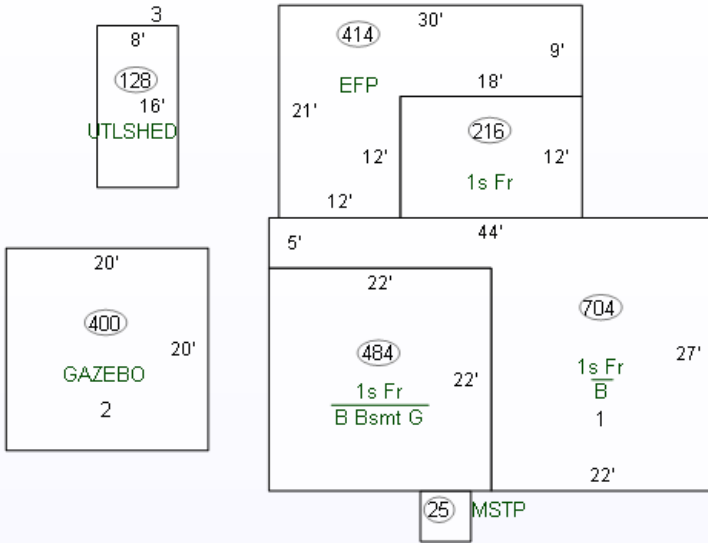
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
UTLSHED	1	
GAZEBO	1	
MSTP	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1404	1404	\$97,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1188	0	\$29,900	
Crawl				
Slab				

Total Base			\$127,800
Adjustments	1 Row Type Adj. x 1.00	\$127,800	
Unfin Int (-)		\$0	
Ex Liv Units (+)		\$0	
Rec Room (+)	2:144	\$1,700	
Loft (+)		\$0	
Fireplace (+)		\$0	
No Heating (-)		\$0	
A/C (+)	1:1404	\$3,500	
No Elec (-)		\$0	
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0	
Spec Plumb (+)		\$0	
Elevator (+)		\$0	

Sub-Total, One Unit			\$133,000
Sub-Total, 1 Units			
Exterior Features (+)	\$17,800	\$150,800	
Garages (+) 484 sqft	\$3,800	\$154,600	
Quality and Design Factor (Grade)		0.95	
Location Multiplier		0.92	
Replacement Cost		\$135,120	

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	Wood Frame	C-1	1961	1961	61 A		0.92		2,592 sqft	\$135,120	42%	\$78,370	0%	100%	1.510	1.0000	\$118,300
2: Gazebo R 01	0%	1		D	1986	1986	36 A	\$35.29	0.92	\$25.97	20'x20'	\$10,389	55%	\$4,680	0%	100%	1.510	1.0000	\$7,100
3: Utility Shed R 01	0%	1		D	1986	1986	36 A	\$21.97	0.92	\$16.17	8'x16'	\$2,070	65%	\$720	0%	100%	1.510	1.0000	\$1,100

...Generation after Generation



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