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

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Absolute- No Reserve

AUCTION

Tuesday,
Oct. 20
6 pm

**Ranch Home with
2 Car Attached
Garage just north
of Chapman Lake!**

Open House:

Oct. 13 5:30-6 PM

**2821 E. 450 N.,
Warsaw, IN**

Online Only



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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 Bumau

260-982-0238



Tiffany Reimer
Auction Manager
260-571-7910



Property Type RESIDENTIAL Status Active CDOM 3 DOM 3 Auction Yes

MLS # 202038770 2821 E 450 N Warsaw IN 46582 Status Active LP \$0



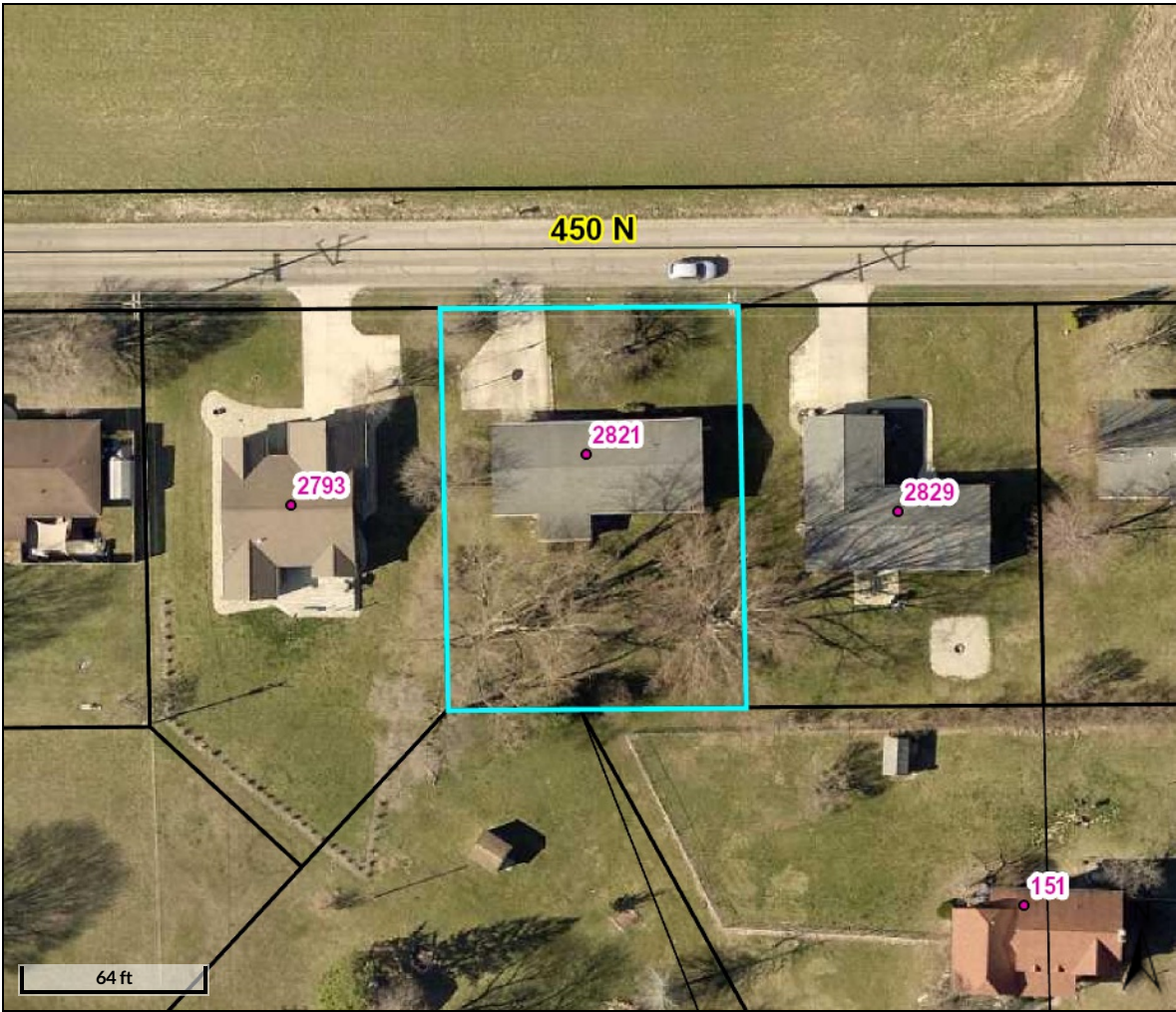
Area Kosciusko County **Parcel ID** 43-07-23-200-125.000-016 **Type** Site-Built Home
Sub Lake Forest **Cross Street**
Location City/Town/Suburb **Style** One Story **Bedrms** 4 **F Baths** 2 **H Baths** 0
School District WRS **Elem** Leesburg **JrH** Lakeview **REO** No **Short Sale** No
Legal Description 029-092-004 Lot 5 Lake Forest 1 On Chapman Lake
Directions From Armstrong Road, turn South onto 475 E then West onto 450 N. House will be on South side of Road.
Inside City Limits N **City Zoning** **County Zoning** R1 **Zoning Description** Residential

Remarks Ranch Home with 2 Car Attached Garage just north of Chapman Lake is Selling via ONLINE ONLY ABSOLUTE Auction on Tuesday, October 20, 2020 at 6:00 PM! ABSOLUTE AUCTION MEANS THE PROPERTY WILL SELL REGARDLESS OF PRICE! This home has 4 Bedrooms, 2 Full Baths, Large Living Room that opens to the Dining Room--The Kitchen also opens to the Dining Room for easy entertaining! The Full Basement has plenty of space to use as a Rec Room or Play Area along with a Bedroom and Full Bath with double vanity! Sit & Relax in the 3-Season Room that overlooks the Large Backyard with mature trees! This home would be a great Starter or Downsizing Option, Rental Home, or Flip Project! Great Location near Chapman Lake and minutes from shopping & restaurants in Warsaw! Bid Online now until Tuesday, October 20, the bidding starts closing at 6 pm! OPEN HOUSE: October 13, 5:30-6pm!

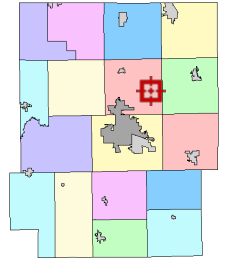
Agent Remarks ONLINE ABSOLUTE AUCTION: Tuesday, October 20 at 6pm! Open House: October 13, 5:30-6pm! ABSOLUTE AUCTION MEANS THE PROPERTY WILL SELL REGARDLESS OF PRICE! TERMS: \$1,000.00 down the day of the auction with the balance due at closing. Possession at Closing. Taxes prorated. No Survey unless 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

Sec	Lot 5	Lot Ac/SF/Dim	0.3100 / 13,504 / 99 x 134	Src N	Lot Des	Level, 0-2.9999, Lake
Township	Plain	Abv Gd Fin SqFt	1,248	Below Gd Fin SqFt	780	Ttl Below Gd SqFt 1,248 Ttl Fin SqFt 2,028 Year Built 1962
Age	58 New No	Date Complete		Ext	Vinyl, Limestone	Fndtn Full Basement, Partially Finished # Rooms 7
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	20 x 13 M	B-Upper	0 0	Fuel	Forced Air	Dryer Hookup Elec No Guest Qtrs No
DR	10 x 12 M	B-Blw G	1 0	Heating		Dryer Hook Up Gas/Elec No Split FlrPln Yes
FR	16 x 14 B			Cooling	Central Air	Disposal No Ceiling Fan Yes
KT	14 x 12 M	Laundry Rm	Basement		x	Water Soft-Owned No Skylight No
BK	x	AMENITIES	Built-In Bookcase, Ceiling Fan(s), Countertops			Water Soft-Rented No ADA Features No
DN	x	-Laminate, Court-Basketball, Eat-In Kitchen, Foyer Entry, Garage				Alarm Sys-Sec No Fence
MB	12 x 12 M	Door Opener, Kitchen Island, Open Floor Plan, Porch Covered,				Alarm Sys-Rent No Golf Course No
2B	12 x 12 M	Garage	2.0 / Attached	/ 26 x 20	/ 520.00	Garden Tub No Nr Wlkg Trails No
3B	12 x 10 M	Outbuilding	None		x	Jet Tub No Garage Y/N Yes
4B	15 x 15 B	Outbuilding			x	Pool No Off Street Pk Yes
5B	x	Assn Dues	Not Applicable			Pool Type
RR	x	Other Fees				SALE INCLUDES Dishwasher, Cooktop-Electric, Oven-Double, Water Heater Gas, Basketball Goal
LF	x	Restrictions				
EX	16 x 10 M	Water Access	Wtr Name			
WtrType		Wtr Frtg	Channel Frtg			
Water Features			Lake Type			
Auction	Yes	Auctioneer Name	Tiffany Reimer		Auctioneer License #	AC31300015
Owner Name						
Financing:	Existing	Proposed				Excluded Party None
Annual Taxes	\$543.61	Exemptions	Homestead, Supplemental		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	Tiffany Reimer - Cell: 260-571-7910		
Agent E-mail	tiff@metzgerauction.com		List Agent - User Code	UP388053396		
Co-List Office			Co-List Agent			
Showing Instr	Showingtime or Open House					
List Date	9/25/2020	Exp Date	12/31/2020	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.	2.0%	Vari.Rate No Special List Cond. None
Virtual Tours:	Unbranded Virtual Tour		Lockbox Type	MECH	Lockbox Location	Front Door Type of Sale
Pending Date		Closing Date		Selling Price		How Sold CDOM 3
Ttl Concessions Paid		Sold/Concession Remarks				
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent

Presented by: Tiffany Reimer / Metzger Property Services, LLC
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Overview



Legend

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

Parcel ID	029-092-004	Alternate ID	029-708000-50	Owner Address	Hagg Norman L & Patricia A Joint Trust
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		Norman L & Patricia A Hagg Trustees
Property Address	2821 E 450 N WARSAW	Acreage	n/a		Norman Lee & Patricia Ann Hagg LE 337 Grace Village Dr #517 Winona Lake, IN 46590
District			Plain		
Brief Tax Description			029-092-004 Lot 5 Lake Forest 1 On Chapman Lake <i>(Note: Not to be used on legal documents)</i>		

Date created: 9/24/2020
Last Data Uploaded: 9/24/2020 3:06:03 AM



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initially)

Initial: _____

Check below which best applies:

- I. Presence of lead-based paint and or lead-based hazards:
 _____ Known lead-based paint and/or lead-based paint hazards are present in the housing.
 Explain: _____
- Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing
- II. Reports & Records available to the seller
 _____ Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below
 List: _____
- Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial: _____

- III. Purchaser has received copies of all information listed above
- IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"
- V. Purchaser has: (check which applies)
 _____ Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have
 _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

_____ Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

Seller's Signature Date

Seller's Signature Date

Agent's Signature Date

Agent's Signature Date

Purchaser's Signature Date

Purchaser's Signature Date

...Generation after Generation



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