


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	Bedrms 4	F Baths 2	H Baths 0
	Location City/Town/Suburb	Style One Story	REO No	Short Sale No	
	School District WRS Elem	Leesburg	JrH Lakeview	SrH Warsaw	
	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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