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101 S. RIVER RD.
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Wayne Twp,
Kosciusko Co., IN

Real
Estate

AUCTION

60
Acres
OFFERED IN 3 TRACTS

- **Stately Country Home**
- **Pasture** • **Woods** • **Pond**

Farm Location:
2829 E. Wooster Rd.,
Warsaw, IN

Open House:
October 19
5:30-6 PM



Metzger
Property Services, LLC AC31300015

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



Sat., Oct. 24 10 AM
Personal Property Auction to Follow



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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

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

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October 12, 2020

Greetings,

We wanted to take a moment to remind you of our upcoming Land Auction featuring 60^{+/-} Acres offered in 3 Tracts on Saturday, October 24, 2020. Enclosed you will find a bidder's packet containing information which you might find useful including the brochure, aerial map and the terms and conditions for the auction. If you have any questions or would prefer a private tour of the property, please do not hesitate to contact the office at 260.982.0238. You can also email tiff@metzgerauction.com if that is easier for you.

We look forward to seeing you on Saturday, October 24 at 10:00 am at the property: 2829 E. Wooster Rd., Warsaw, Indiana. The Auction will Begin at 10:00 am!

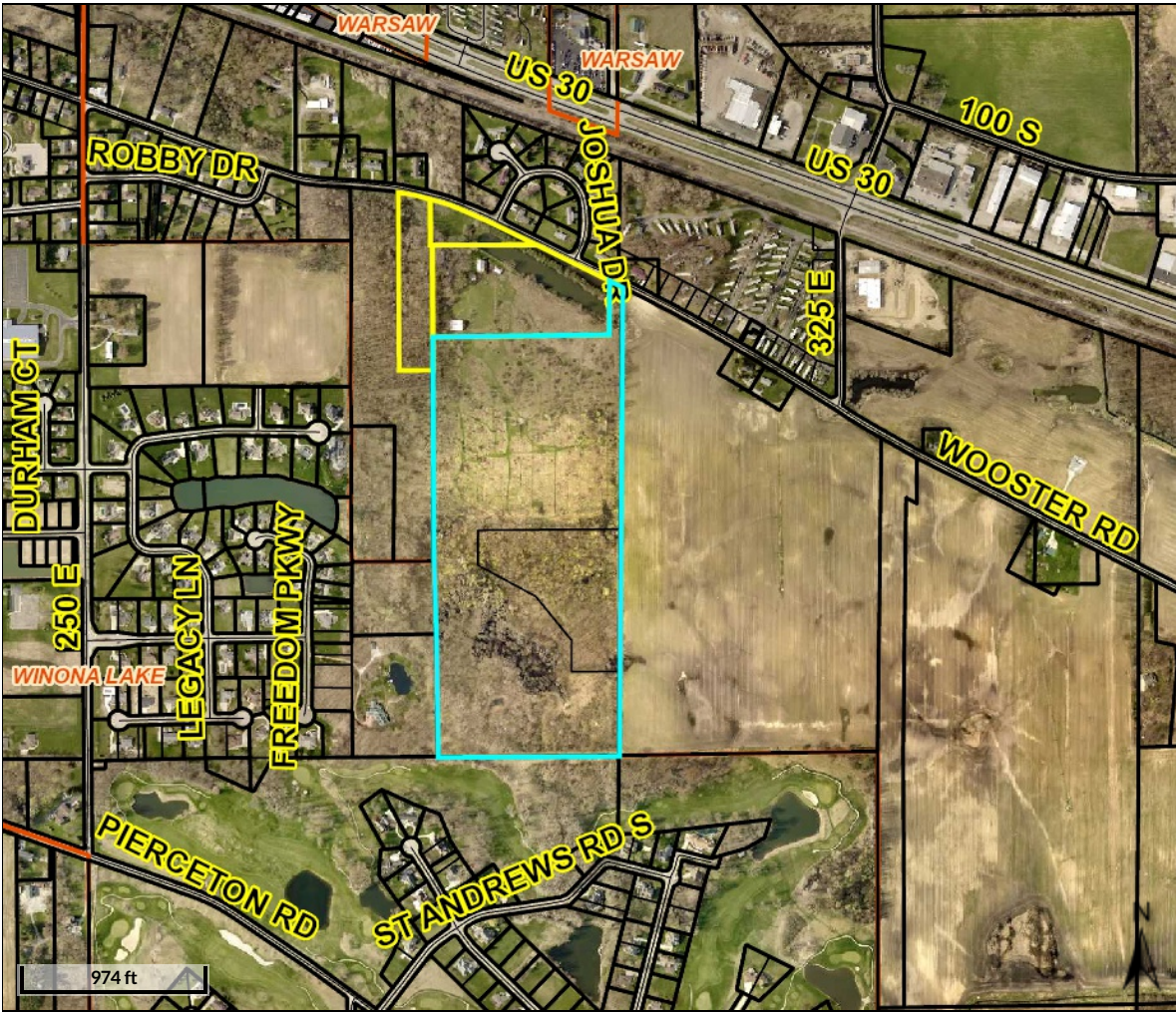
Thanks,



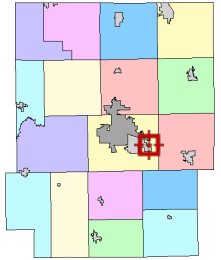
Chad Metzger, CAI, CAGA
Metzger Property Services, LLC

60^{+/-} Acres Being Offered in 3 Tracts!

Stately Country Home • Pond • Woods • Pasture



Overview



Legend

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

Parcel ID	003-113-004.A	Alternate ID	003-726012-04	Owner Address	Snyder Norman L & Dorothy J
Sec/Twp/Rng	0023-0032-6	Class	AGRICULTURAL - VACANT LAND		2829 E Wooster Rd
Property Address		Acreage	45.8		Warsaw, IN 46580
District	Wayne				
Brief Tax Description	003-113-004.A PTE 1/2 NE & PT FOREST RESERVE (7.72a) 23-32-6 45.80A PER DEED				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/5/2020
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Developed by Schneider
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REAL ESTATE TERMS

60+/- ACRE REAL ESTATE & LAND AUCTION

This property will be offered at Auction on Saturday, October 24, 2020, 10:00 am at the property. This property will be offered in individual tracts & the entirety. 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 is due at the auction as follows: Tract 1, the home \$5,000.00 down, Tracts 2&3: 10% down with the balance due at closing. 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. The closing(s) shall be on or before November 25, 2020. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 19' due in 20' were approximately \$3,167.08. 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: October 24, 2020 – 10:00am
Location: 2829 E. Wooster Rd., Warsaw, Indiana

Wayne Township – Kosciusko County



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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TRACT 1: *Stately Country Home with Pond & Pasture!*

2829 E. Wooster Rd., Warsaw, IN 46580



10.95 Acres



Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202041187	2829 E Wooster Road	Warsaw	IN 46580	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-11-23-100-122.000-031	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 4	F Baths 2	H Baths 0
	Location Rural	Style One and Half Story	REO No	Short Sale No	
	School District WRS	Elem Jefferson	JrH Lakeview	SrH Warsaw	
	Legal Description 003-113-004 PT E 1/2 NE 23-32-6 10.20A & 003-068-017 SE COR SE 14-32-6 .75A				
Directions From US 30, Head South on 325 East. Turn West onto Wooster Rd. Property will be on South side of Road.					
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description Agriculture		

Remarks Tract 1 features a Gorgeous, Stately Home with Multiple Outbuildings and Fully-Stocked Pond on 10.95 +/- Acres going up for Auction on Saturday, October 24, 2020 at 10:00 AM! This home has 3 Bedrooms upstairs with a Large Master Bedroom & Ensuite with double vanity on the main floor! The Living Room has Beautiful Vaulted Ceilings, Large Windows with Pond Views and a Wood Fireplace! There is an Eat-In Kitchen, Large Den, and a Cedar-lined Closet for Storage! In addition to the 1-Car Attached Garage, there is a 2-Car Detached Garage with Workshop Area! The Gorgeous Pond is Fully-stocked with Blue Gill & Bass and is about 7' deep. Multiple Outbuildings including a Nice Pole Barn with Concrete Floors and a Large Livestock Barn with fenced pasture are perfect spots for your Workshop, Livestock &/or 4H projects! Gorgeous Country Setting close to town just south of US 30! Bid on this tract individually, in combination or the entirety for 60 +/- Acres! Open House: Monday, October 19 at 5:30-6:00 PM

Agent Remarks Auction: Sat., 10.24.20 10am. Open House: Monday, 10.19.20 5:30-6pm. Terms: Tract 1 the home, \$5,000.00 down the day of the auction; Tracts 2&3 - 10% down the day of the auction with the balance 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 Registration form is in docs. Seller has the right to accept bids

Sec	Lot	Lot Ac/SF/Dim	10.9500 / 476,982 / 900 x 705	Src Y	Lot Des Rolling, Waterfront, 10-14.999, Water View						
Township	Wayne	Abv Gd Fin SqFt	3,344	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	132	Ttl Fin SqFt	3,344	Year Built	1880
Age	140 New	Date Complete		Ext	Aluminum, Brick, Fndtn	Slab	Partial Basement			# Rooms	10
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block				
DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes	
LR	20 x 20	M	B-Upper	1	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	15 x 15	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes
FR	x		Cooling	Central Air		Disposal	Yes	Ceiling Fan	No		
KT	20 x 15	M	Laundry Rm	Main	x	Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES	1st Bdrm En Suite, Ceiling-9+, Ceilings-Vaulted, Closet(s) Cedar, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Open Floor Plan,		Water Soft-Rented	No	ADA Features	No		
DN	26 x 15	M				Alarm Sys-Sec	No	Fence	Farm, Wood		
MB	20 x 18	M				Alarm Sys-Rent	No	Golf Course	No		
2B	14 x 14	U	Garage	1.0 / Attached	/ 26 x 14 / 364.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	14 x 12	U	Outbuilding	2nd Detached	53 x 29	Jet Tub	No	Garage Y/N	Yes		
4B	12 x 12	U	Outbuilding	Pole/Post	62 x 54 3348	Pool	No	Off Street Pk	Yes		
5B	x		Assn Dues	Not Applicable		Pool Type					
RR	x		Other Fees			SALE INCLUDES	Dishwasher, Refrigerator, Oven-Electric, Range -Electric, Sump Pump, Water Heater Electric, Water Softener-Owned				
LF	x		Restrictions			FIREPLACE	Living/Great Rm				
EX	x		Water Access	Wtr Name							

WtrType	Pond	Wtr Frtg		Channel Frtg	
Water Features		Lake Type			
Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015
Owner Name	Snyder				
Financing:	Existing	Proposed		Excluded Party	None
Annual Taxes	\$2,424.80	Exemptions	Homestead, Supplemental	Year Taxes Payable	2020
Is Owner/Seller a Real Estate Licensee	No	Possession	at closing	Assessed Value	
List Office	Metzger Property Services, LLC - office: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050	List Agent - User Code	UP388053395
Agent E-mail	chad@metzgerauction.com	Co-List Agent			
Showing Instr	Minimum 4 hours notice for showings! Showing time or Open House				
List Date	10/10/2020	Exp Date	3/31/2021	Publish to Internet	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%
Virtual Tours:		Lockbox Type	NONE	Lockbox Location	none
Pending Date		Closing Date		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Type of Sale	
Sell Off		Sell Agent		Co-Sell Off	

Presented by: Tiffany Reimer / Metzger Property Services, LLC

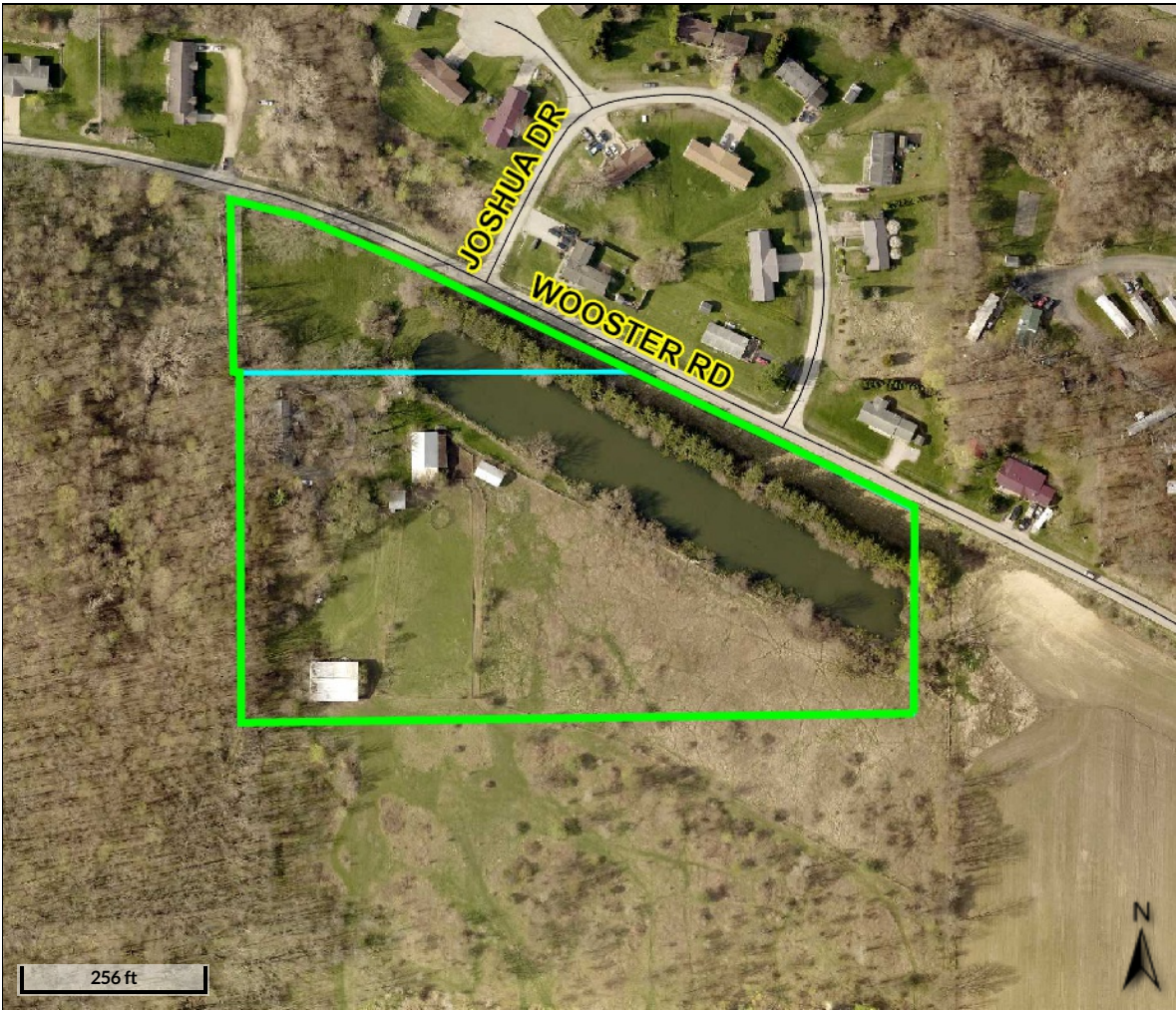
Information is deemed reliable but not guaranteed.

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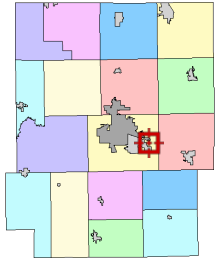


BeaconTM




Kosciusko County, IN



Overview



Legend

-  Lakes
-  Cities and Towns
-  Road Centerlines

Parcel ID	003-113-004	Alternate ID	003-719023-39	Owner Address	Snyder Dorothy J
Sec/Twp/Rng	0023-0032-6	Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM		2829 E Wooster Rd
Property Address	2829 E WOOSTER RD WARSAW	Acres	10.2		Warsaw, IN 46580
District	Wayne				
Brief Tax Description	003-113-004 PTE 1/2 NE 23-32-6 10.20A <i>(Note: Not to be used on legal documents)</i>				

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)
September 24, 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)

2829 E. Wooster Rd., 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			X	
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher			X	
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:	X			

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

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>9-24-20</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	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	X			
Septic Field / Bed			X	
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump			X	
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well			X	
Septic & Holding Tank/Septic Mound			X	
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures 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?			X
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

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

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

2824 E. Wooster Rd., Warsaw, IN 46580

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>10-12</u> Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?			X
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?			X
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?			X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
1) Occasional Basement Dampness			

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

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>Danley Snyder</i>	Date (mm/dd/yy) <u>9-24-20</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	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)
----------------------------------	-----------------	----------------------------------	-----------------



Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAL. C.A.G.A.
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Average Utilities

	Company	Average Amount
Gas	<i>Dipsco</i>	\$ 91.00 Per month \$ 15.00 LOW HIGH - \$188.00
Electric	<i>Kas REMC</i>	\$ yearly \$ 153.00
Water	<i>Well</i>	\$
Other	<i>Septic; pumped spring 2020 by Needs</i>	\$
HOA		\$



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: XJD

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: _____

X 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: _____

X 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)

CAM

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.

XJD _____ 9-24-20
Seller's Signature Date

Seller's Signature Date

CAM _____ 9-24-20
Agent's Signature Date

Agent's Signature Date

Purchaser's Signature Date

Purchaser's Signature Date

TRACT 2



3.32 Acres



Listings as of 10/11/2020

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202041186	** E Wooster Road	Warsaw	IN 46580	Status Active LP \$0



Area Kosciusko County	Parcel ID 43-11-14-200-090.000-031	Type Agricultural Land		
Sub None	Cross Street		Lot #	
School District WRS Elem	Jefferson	JrH Lakeview	SrH Warsaw	
REO No	Short Sale No			
Legal Description 003-068-021 PT SW SE SE 14-32-6 & PT NW NE NE 23-32-6 3.32A PER DEED				
Directions From US 30, Head South on 325 East. Turn West onto Wooster Rd. Property will be on South side of Road.				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description Agriculture	

Remarks This tracts features 3.32+/- Acres of Peaceful Recreational Woods going to auction on Saturday, October 24, 2020 at 10:00 AM! This could be a great potential secluded building site just minutes from Warsaw south of US 30! Bid on this tract individually, in combination or bid on the entire 60 +/- Acres being offered!! Open House: Monday, 10.19.20 5:30-6pm.

Agent Remarks Auction: Saturday, 10.24.20 10am. Open House: Monday, 10.19.20 5:30-6pm. Terms: Tract 1 - \$5,000.00 down the day of the auction; Tracts 2&3 - 10% down the day of the auction with the balance 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	Zoning	Lot Ac/SF/Dim	3.3200 / 144,619 / 900 x 170				
Parcel Desc	Heavily Wooded, 3-5.9999	Platted Development	No	Platted Y/N	Yes			
Township	Wayne	Date Lots Available		Price per Acre	\$ \$0.00			
Type Use	Residential, Recreational	Road Access	County	Road Surface	Tar and Stone	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, Agency

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 \$27.54	Exemption		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 10/10/2020	Exp Date 3/31/2021	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes		
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 1.5%	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				

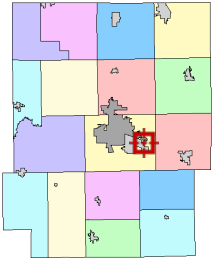
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.





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Overview



Legend

-  Parcels
-  Lakes
-  Cities and Towns
-  Road Centerlines

Parcel ID	003-068-021	Alternate ID	003-723014-08	Owner Address	Snyder Norman L & Dorothy J
Sec/Twp/Rng	--	Class	AGRICULTURAL - VACANT LAND		2829 Wooster Rd
Property Address		Acreage	3.32		Warsaw, IN 46580
District	Wayne				
Brief Tax Description	003-068-021 PT SW SE SE 14-32-6 & PT NW NE NE 23-32-6 3.32A PER DEED				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/29/2020
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TRACT 3

45.8 Acres



Listings as of 10/11/2020

Property Type LOTS AND LAND	Status Active	CDOM 1	DOM 1	Auction Yes
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MLS # 202041185	*** E Wooster Road	Warsaw	IN 46580	Status Active	LP \$0
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Area Kosciusko County	Parcel ID 43-11-23-100-032.000-031	Type Agricultural Land	
Sub None	Cross Street		
School District WRS Elem	Jefferson	JrH Lakeview	Lot # SrH Warsaw
REO No	Short Sale No		
Legal Description 003-113-004.A PT E 1/2 NE & PT FOREST RESERVE (7.72a) 23-32-6 45.80A PER DEED			
Directions From US 30, Head South on 325 East. Turn West onto Wooster Rd. Property will be on South side of Road.			
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description Agriculture

Remarks 45.8+/- Acres of Beautiful Recreational Woods going to auction on Saturday, October 24, 2020 at 10:00 AM! Property has Trails cut throughout; perfect for hunting or outdoor activities! This could be a great potential secluded building site just minutes from Warsaw south of US 30! Bid on this tract individually, in combination or bid on the entire 60 +/- Acres being offered!! Open House: Monday, 10.19.20 5:30-6pm.

Agent Remarks Auction: Saturday, 10.24.20 10am. Open House: Monday, 10.19.20 5:30-6pm. Terms: Tract 1 - \$5,000.00 down the day of the auction; Tracts 2&3 - 10% down the day of the auction with the balance 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	Zoning	Lot Ac/SF/Dim 45.8000 / 1,995,048 / 2150 x 930				
Parcel Desc	Heavily Wooded, Partially Wooded,		Platted Development No	Platted Y/N Yes			
Township	Wayne	Date Lots Available		Price per Acre	\$0.00		
Type Use	Agriculture, Recreational	Road Access County	Road Surface Tar and Stone	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, Agency

Strctr/Bldg Imprv	No		
Can Property Be Divided?	Yes		
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 \$714.74	Exemption	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

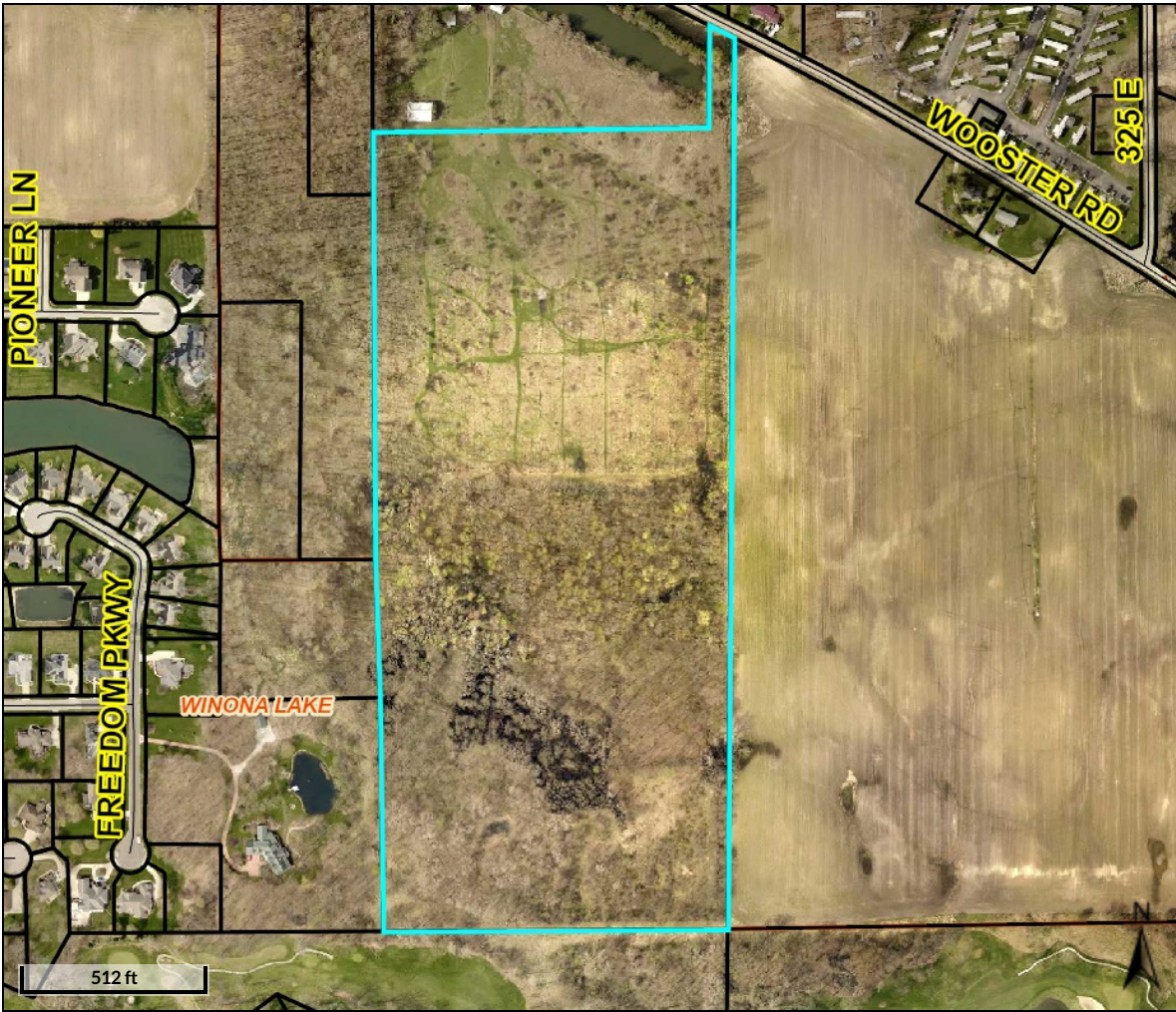
Co-List Office	Co-List Agent				
Showing Instr	Showingtime or Open House				
List Date 10/10/2020	Exp Date 3/31/2021	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes
IDX Include Y	Contract Type Exclusive Right to Sell	BBC 1.5%	Variable Rate No	Special Listing Cond. None	

Virtual Tours:	Type of Sale				
Pending Date	Closing Date	Selling Price	How Sold	CDOM 1	
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Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent		

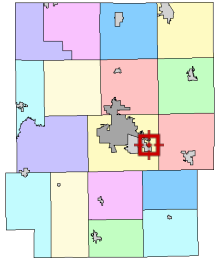
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Overview



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-  Parcels
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Parcel ID	003-113-004.A	Alternate ID	003-726012-04	Owner Address	Snyder Norman L & Dorothy J
Sec/Twp/Rng	0023-0032-6	Class	AGRICULTURAL - VACANT LAND		2829 E Wooster Rd
Property Address		Acreage	45.8		Warsaw, IN 46580
District	Wayne				
Brief Tax Description	003-113-004.A PTE 1/2 NE & PT FOREST RESERVE (7.72a) 23-32-6 45.80A PER DEED				
	<i>(Note: Not to be used on legal documents)</i>				

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