

Billie Shively, Recognized by BestAgents.us as a 2026 Top Agent

Billie Shively: Delivering Client-Focused Excellence in Real Estate Across Warsaw and Kosciusko County



Warsaw, Indiana Feb 11, 2026 (Issuewire.com) - Billie Shively, Broker Associate with eXp Realty and Team Lead of The Warsaw Lake Realty, is making a measurable impact in the Warsaw and greater Kosciusko County real estate market through a results-driven, client-first approach rooted in education, strategy, and service. Licensed in Indiana since 2022, Billie represents buyers and sellers across residential, land, and investment properties, guiding transactions seamlessly from negotiation through contract execution.

Now in her fourth year as a real estate professional, Billie has closed more than \$10 million in sales volume—an achievement that underscores her ability to deliver strong outcomes in a competitive and evolving market. Known for her meticulous attention to detail and proactive communication style, she

ensures her clients feel confident, informed, and supported at every stage of the process.

Billie holds a Bachelor of Science in Business Administration and Marketing from Indiana Tech and has earned advanced real estate designations, including Certified Listing Agent (CLA) and Accredited Buyer's Representative (ABR). She has also completed coursework in real estate appraisal, strengthening her analytical approach to pricing and valuation. Her earlier career in the highly regulated automotive and orthopedic industries sharpened her skills in compliance, risk management, and precision—capabilities that directly translate into protecting client interests and ensuring smooth, well-structured transactions.

A strong appreciation for interior and architectural design further differentiates Billie's work. Her trained eye for space, layout, and presentation enhances how she evaluates properties and advises clients on positioning and potential. This perspective is particularly valuable for sellers, for whom Billie provides a full-service experience that includes a complimentary staging consultation with a professional stager, a cleaning consultation, and high-quality photography designed to showcase homes in their best light.

Accurate pricing is central to Billie's strategy. Drawing on her appraisal education and market analysis expertise, she personally evaluates pricing for both buyers and sellers to ensure fairness while maximizing value. She also maintains direct communication with appraisers, helping prevent confusion or bias and often securing the price her sellers expect.

Billie is especially passionate about guiding first-time buyers. She takes pride in breaking down each step of the process, explaining requirements and regulations clearly, and addressing potential issues early to avoid surprises. Her coaching-oriented mindset means clients are not simply represented—they are educated and empowered.

In addition to her role as a broker, Billie brings experience as a real estate investor and property manager. This background allows her to offer strategic guidance on long-term value, investment potential, and asset optimization. Her leadership style emphasizes collaboration, transparency, and goal clarity, helping clients make informed decisions that align with both immediate needs and future plans.

"My support doesn't end at closing," says Billie. "I offer a post-purchase asset management meeting with a lender about a year later to explore ways clients can save money. I also connect them with a trusted network of contractors for discounted home maintenance services. My goal is to help clients build long-term value and confidence in their real estate decisions."

Billie attributes her success to an upbringing that instilled a belief that anything is achievable with determination. She brings that mindset into every transaction, continually striving to exceed her own standards with an ambitious, forward-driven approach. Beyond real estate, she is deeply engaged in her community through a women's church group and the local Moose Lodge, supporting efforts that care for orphaned children awaiting permanent homes. She is also closely connected to the lake community she serves, an area known for its strong support of local businesses and community-driven events.

Outside of work, Billie enjoys spending time with her husband, Archie, and her grandchildren. She loves camping, playing with her dogs, and reading inspirational and educational books.

Through both her professional work and community involvement, Billie Shively continues to make a meaningful difference—helping clients move confidently toward their goals while strengthening the community she calls home.

Learn More about Billie Shively:

Through her Best Agent's profile, <https://bestagents.us/profile?agent=2125217> or through her websites, <https://billieshively.exprealty.com/> & <https://www.warsawlakerealty.com/>

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Source : Billie Shively

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