


Property Type	RESIDENTIAL			Status	Active			CDOM	1	DOM	1	Auction	Yes	
MLS #	201910837	1110 Indian Hills Drive		Wabash		IN	46992	Status			Active		LP	\$0
	Area	Wabash County			Parcel ID	85-14-40-102-030.000-009								
	Sub	Indian Hills			Cross Street									
	Location	City/Town/Suburb			Style	One Story			REO	No	Short Sale	No		
	School District	WAB	Elem	OJ Neighbors			JrH	Wabash			SrH	Wabash		
	Legal Description	INDIAN HILLS LOT 53												
	Directions	Falls to Cambridge Dr., turn R onto Colerain, turn R onto Indian Hills Dr.												

**Remarks** This property is going to Auction on 4.25.19, 6pm at the property. Move-in ready 3 bedroom, 1 bath home with eat-in kitchen and pantry. Home has nice sized Fenced back yard with garden shed. Great starter home or downsizing option! Open House: April 16, 5:30-6pm.

**Agent Remarks** Auction: 4.25.19, 6 pm at the property. TERMS: \$1,000 down with balance due at closing. Taxes prorated. No survey. RE BROKERS: Must register 24 hrs in advance & be present with client at all showings, open house & auction to represent them. Registration form in docs.

Sec	Lot 53	Zoning	Lot Ac/SF/Dim				0.1419	/ 6,181	/ 126x61	Src N	Lot Des	Level	
Township	Noble		Abv Gd Fin SqFt	864	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	864	Year Built	1965	
Age	54	New No	Date Complete		Ext	Aluminum	Fndtn	Slab			# Rooms	5	
Room Dimensions			Baths	Full	Half	Water	CITY	Basement Material					
	DIM	L	B-Main	1	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	No		
LR	12 x 12	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No		
FR	x					Cooling	Window	Disposal	No	Ceiling Fan	No		
KT	12 x 12	M	Laundry Rm		Main		x	Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES Dryer Hook Up Electric, Eat-In Kitchen, Tub					Water Soft-Rented	No	ADA Features	No		
DN	x		/Shower Combination, Main Level Bedroom Suite, Main Floor					Alarm Sys-Sec	No	Fence	Chain Link		
MB	12 x 12	M	Laundry, Washer Hook-Up					Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 10	M	Garage		/		/ x /	Garden Tub	No	Nr Wlkg Trails	No		
3B	10 x 10	M	Outbuilding	Garden Shed		7 x 10		Jet Tub	No	Garage Y/N	No		
4B	x		Outbuilding			x		Pool	No	Off Street Pk	Yes		
5B	x		Assn Dues			Not Applicable		Pool Type					
RR	x		Other Fees					SALE INCLUDES	Water Heater Gas				
LF	x		Restrictions										
EX	x		Water Access			Wtr Name							
WtrType			Wtr Frtg			Channel Frtg							
Water Features						Lake Type							
Auction	Yes		Auctioneer Name	Chad Metzger				Auctioneer License #	AC31300015				
Owner Name													
Financing:	Existing				Proposed			Excluded Party	None				
Annual Taxes	\$24.00		Exemptions	Disabled Vet, Homestead,				Year Taxes Payable	2018	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 E-mail	chad@metzgerauction.com						List Agent - User Code	UP388053395					
Co-List Office							Co-List Agent						
Showing Instr	Showingtime												
List Date	3/27/2019		Exp Date	8/1/2019		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.	1.5%	Vari.Rate	No	Special List Cond.	None		
Virtual Tours:			Lockbox Type	MECH			Lockbox Location	side door		Type of Sale			
Pending Date			Closing Date			Selling Price			How Sold			CDOM	1
Ttl Concessions Paid			Sold/Concession Remarks										
Sell Off			Sell Agent			Co-Sell Off			Co-Sell Agent				

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