


Property Type RESIDENTIAL	Status Active	CDOM 8	DOM 8	Auction Yes	
MLS # 201946399	5850 N State Road 5	Shipshewana	IN 46565	Status Active	LP \$0
	Area LaGrange County	Parcel ID 44-04-27-200-005.000-017	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 2	F Baths 1	H Baths 0
	Location Rural	Style One Story	REO No	Short Sale No	
	School District WEST Elem	Westview	JrH	Westview	SrH Westview
Legal Description RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES					
Directions Go North on State Road 5, Property is on the left beside Shipshewana North Park Amish Log Cabin Lodging and Campground.					
	Inside City Limits N	City Zoning	County Zoning B3	Zoning Description Business 3	

Remarks Country Home going up for ABSOLUTE Auction on November 23, 10 am. Home features 2 bedrooms, 1 bath, large living room, with full basement & attached 1-car garage! Basement is partially finished with a large family room and nice room for an office or extra storage! Great flip or rental property, come see for yourself. Open House on Monday November 18, 5:30-6pm.

Agent Remarks ABSOLUTE Auction:11.23.19, 10 am at the property. REAL ESTATE TERMS: \$1,000 down with the balance due at closing. Possession at closing. Taxes prorated. No survey unless required for clear title. Real estate brokers must register clients 24 hrs in advance of the auction and be present at all showings & the auction to receive split. Client registration form in docs. B-3 Zoning, Highway Business District The purpose of the B-3 District is to provide for highway-oriented business uses offering accommodations, supplies and

Sec	Lot	Lot Ac/SF/Dim	0.4800	20,909	230 ft x 98 ft	/	N	/	Src	Lot Des	Partially Wooded, 0-2.9999		
Township	Van Buren	Abv Gd Fin SqFt	840	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	840	Ttl Fin SqFt	840	Year Built	1967		
Age	52	New	No	Date Complete		Ext	Aluminum	Fndtn	Full Basement, Partially Finished	# Rooms	8		
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material							
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No		
LR	18 x 10	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No		
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No		
KT	12 x 12	M	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES	Patio Open, Main Level Bedroom Suite, Great Room, Main Floor Laundry									
DN	x							Water Soft-Rented	No	ADA Features	No		
MB	12 x 12	M						Alarm Sys-Sec	No	Fence	Vinyl, Woven		
2B	12 x 10	M	Garage	1.0	/ Attached	/ 24	x 18	/ 432.00		Alarm Sys-Rent	No		
3B	x		Outbuilding	Garden Shed	10 x 6					Garden Tub	No		
4B	x		Outbuilding	Garden Shed	14 x 8	112				Jet Tub	No		
5B	x		Assn Dues	Not Applicable									
RR	x		Other Fees										
LF	x		Restrictions										
EX	x		Water Access										
WtrType		Wtr Frtg	Wtr Name										
Water Features	None	Lake Type											
Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #								AC31300015	
Owner Name													
Financing:	Existing	Proposed										Excluded Party	None
Annual Taxes	\$966.42	Exemptions										Assessed Value	
Is Owner/Seller a Real Estate Licensee	No	Year Taxes Payable										2019	
List Office	Metzger Property Services, LLC - office: 260-982-0238	Possession										At Closing	
Agent E-mail	chad@metzgerauction.com	List Agent										Chad Metzger - Cell: 260-982-9050	
Co-List Office		List Agent - User Code										UP388053395	
Showing Instr	Showingtime or Mechanical Box	Co-List Agent											
List Date	10/21/2019	Exp Date	3/31/2020	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.	1.5%	Vari.Rate	No	Special List Cond.	None				
Virtual Tours:		Lockbox Type	MECH	Lockbox Location	back door	Type of Sale							
Pending Date		Closing Date		Selling Price		How Sold		CDOM 8					
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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