


Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 201948490	108 E Arthur Street	Pierceton	IN 46562	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-16-27-300-030.000-010	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 0
	Location City/Town/Suburb	Style One and Half Story	REO No	Short Sale No	
	School District WTK	Elem South Whitley	JrH Whitko	SrH Whitko	
	Legal Description HOME: 030-011-017 E 1/2 LOTS 19 & 30 SIDNEY OP and LOTS: 030-011-007 Lots 2 & 15 OP				
	Directions At Sidney: from St. Rd. 13, go east on Arthur St., home will be on North Side of Road				
	Inside City Limits N	City Zoning	County Zoning UNK	Zoning Description Non-Participant	

Remarks ABSOLUTE AUCTION! This home is going to Absolute Auction & Sells Regardless of Price on Saturday, December 7 at 10am! features 3 bedrooms, 1 bath, eat-in kitchen and Attached 1-Car Garage. Home has large yard with Garden Shed and 2 Additional Lots, great for more yard space or storage! Great Rental or Flip Project! Home has Pierceton Address but is in Sidney! Open House: December 3, 5:30-6 pm!

Agent Remarks ABSOLUTE AUCTION! December 7, 2019, 10 am at the property. TERMS: \$1,000 down with balance due at closing. Taxes prorated. No Survey. RE BROKERS: Must register clients 24 hrs in advance of the auction and be present at all showings & auction with client. Client Registration Form is in docs.

Sec Lot 0	Lot Ac/SF/Dim 0.6000 26,136	66 x 198	/	N / Src	Lot Des 0-2.9999				
Township Jackson	Abv Gd Fin SqFt 1,084	Below Gd Fin SqFt 0		Ttl Below Gd SqFt 668	Ttl Fin SqFt 1,084	Year Built 1880			
Age 139	New No	Date Complete	Ext Asphalt	Fndtn Partial Basement, Unfinished		# Rooms 5			
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 16 x 16 M	B-Upper 0 0	Fuel 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 Yes				
FR x		Cooling Window		Disposal No	Ceiling Fan No				
KT 16 x 14 M	Laundry Rm Lower	x		Water Soft-Owned No	Skylight No				
BK x	AMENITIES Dryer Hook Up Electric, Eat-In Kitchen, Porch Enclosed, Range/Oven Hook Up Elec, Split Br Floor Plan, Tub /Shower Combination, Main Level Bedroom Suite, Washer Hook			Water Soft-Rented No	ADA Features No				
DN x				Alarm Sys-Sec No	Fence				
MB 16 x 13 M				Alarm Sys-Rent No	Golf Course No				
2B 16 x 14 U	Garage 1.0 / Attached	/ 20 x 16 / 320.00		Garden Tub No	Nr Wlkg Trails No				
3B 12 x 10 U	Outbuilding Garden Shed	13 x 10		Jet Tub No	Garage Y/N Yes				
4B x	Outbuilding	x		Pool No	Off Street Pk Yes				
5B x	Assn Dues	Not Applicable		Pool Type					
RR x	Other Fees			SALE INCLUDES Microwave, Cooktop-Electric, Oven-Built-In, Water Heater Electric					
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 \$1,216.68	Exemptions No Exemptions			Year Taxes Payable 2019	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 or Open House									
List Date 11/4/2019	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. 2.0%	Vari.Rate No	Special List Cond. None					
Virtual Tours:	Lockbox Type MECH	Lockbox Location front 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						
	Presented by: Tiffany Reimer / Metzger Property Services, LLC								

Information is deemed reliable but not guaranteed.