


Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202022682	3990 S Whitley Road	South Whitley	IN 46787	Status Active	LP \$0
	Area Whitley County	Parcel ID 92-07-27-000-301.903-001	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 2	H Baths 0
	Location Rural	Style One Story	REO No	Short Sale No	
	School District WTK	Elem South Whitley	JrH Whitko	SrH Whitko	
	Legal Description Approximately 2.571+/- acres part of PT SW4 S27 T31 R8 5.071A				
	Directions from 205, go north on Whitley Road, property will be on west side of the road, look for signs!				
	Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	

Remarks Beautiful Country Property Just Outside of South Whitley is Going to Auction on Saturday, July 11 at 10 am! This Peaceful Property has been Meticulously Maintained is Ready for you to Call Home! This Ranch Home Features 2-3 Bedrooms, 2 Bathrooms, Open Concept Kitchen/Dining/Living Room Area with a 2-Car Attached Garage! Updated Kitchen has newer Stainless-Steel Appliances that are staying with the property! You will fall in love with the spacious Master Suite Complete with Crown Molding, Walk-In Closet, Dressing Area and Ensuite Bathroom that has a Tiled Shower & Jetted Tub! Step outside through your patio doors in the living room to enjoy dinner on the patio! This property also has a Newer Pole Barn that has Concrete Floors with Drains, Workshop Area, Electricity, Heat, Overhead Door, 2 Walk-In Doors & a Porch to take a break on! Home has underground fence in place, perfect for pets! Home is landscaped and has a tree-lined backdrop complete with creek to add to the peacefulness of your 2.5+/- Acres of Seclusion! Great opportunity for a well-maintained, beautiful home & pole barn! Come see this one: OPEN HOUSE: July 2, 5:30-6pm! Bid on this tract individually or in combination with Tract 2 being offered!

Agent Remarks AUCTION: 7.11.20, 10 am at the property. TERMS: \$5,000 down with the balance due at closing. Taxes Prorated. Survey Costs, if required, to be shared 50/50. Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs. in advance & be present at any showings your client attends including the open house & auction. Client registration form is in docs! Seller reserves the right to accept offers prior to auction.

Sec	Lot	Lot Ac/SF/Dim	5.0710	220,893	650x200	/	N	/	Src	Lot Des	Partially Wooded, Waterfront, 3-5.9999				
Township	Cleveland	Abv Gd Fin SqFt	1,952	Below Gd Fin SqFt	0				Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,952	Year Built	1976	
Age	44	New	No	Date Complete		Ext	Brick, Vinyl	Fndtn	Slab			# Rooms	5		
Room Dimensions	Baths	Full	Half	Water	WELL		Basement Material								
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes				
LR	18 x 15	M	B-Upper	0	0	Fuel	Gas, Propane, Wood,	Dryer Hookup Elec	Yes	Guest Qtrs	No				
DR	x		B-Blw G	0	0	Heating	Forced Air, Propane Tank Rented	Dryer Hook Up Gas/Elec	No	Split FlrPln	No				
FR	x		Cooling	Central Air		Disposal	No	Ceiling Fan	Yes						
KT	14 x 11	M	Laundry Rm	Main	8	x	8	Water Soft-Owned	Yes	Skylight	No				
BK	x		AMENITIES	1st Bdrm En Suite, Breakfast Bar, Ceiling Fan(s), Closet(s) Walk-in, Crown Molding, Dryer Hook Up Electric, Foyer Entry, Garage Door Opener, Landscaped, Open Floor				Water Soft-Rented	No	ADA Features	No				
DN	x							Alarm Sys-Sec	No	Fence	Invisible, Pet				
MB	27 x 22	M						Alarm Sys-Rent	No	Golf Course	No				
2B	12 x 12	M	Garage	2.0	/	Attached	/	25	x	20	/	500.00			
3B	14 x 14	M	Outbuilding	Pole/Post	30	x	40	Garden Tub	No	Nr Wlkg Trails	No				
4B	x		Outbuilding		x			Jet Tub	No	Garage Y/N	Yes				
5B	x		Assn Dues	Not Applicable				Pool	No	Off Street Pk	Yes				
RR	x		Other Fees					Pool Type							
LF	x		Restrictions					SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Oven-Electric, Range-Electric, Water Filtration System, Water Heater Electric, Water Softener-Owned						
EX	20 x 18	M	Water Access					FIREPLACE	Living/Great Rm, Wood Burning						
WtrType	Creek		Wtr Frtg					Channel Frtg							
Water Features	Deeded		Lake Type												
Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015										

Owner Name					
Financing:	Existing	Proposed	Excluded Party	None	
Annual Taxes	\$1,330.50	Exemptions	Homestead, Mortgage,	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	Showingtime or Open House				
List Date	6/16/2020	Exp Date	12/30/2020	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		Selling Price	
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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