


<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 2	<b>DOM</b> 2	<b>Auction</b> Yes	
<b>MLS #</b> 202032371	5183 W 600 S.	Warren	IN 46792	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Huntington County	<b>Parcel ID</b> 35-11-06-100-009.200-008	<b>Type</b> Site-Built Home		
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 4	<b>F Baths</b> 2	<b>H Baths</b> 0
	<b>Location</b> Rural	<b>Style</b> Two Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> HCS Elem	Salamonie	JrH Riverview	<b>SrH</b> Huntington North	
	<b>Legal Description</b> 005-00092-00 PT NE SEC 6 6.54A				
	<b>Directions</b> From 9, go East on 124, property will be on the south side of the road after the curve.				
	<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> R2	<b>Zoning Description</b>	

**Remarks** Your Country Homestead on 6.54 Acres is going to Auction on Sunday, September 6, 1 pm at the property. This Two-Story Home features 4 bedrooms, 2 full baths, Open Kitchen/Dining Room and a Living Room with a Gas Fireplace! Large Deck and Wrap-Around Porches are great places to enjoy the beautiful views and/or to entertain! 2 Pole Barns both with overhead doors, Wood Barn and Pasture Ground makes this the perfect spot for your Workshop, Livestock or 4-H Animals! Great Opportunity to get in the Peaceful Country--This property is waiting for you to Call it Home! OPEN HOUSE: August 27, 5:30-6pm

**Agent Remarks** AUCTION: 9.6.2020, 1pm, At the Property. TERMS: \$1,000 Down with the Balance due at closing, taxes prorated. No survey unless required for clear title, if required, that cost will be shared 50/50 between buyer and seller. RE BROKERS: Must register clients 24 hrs in advance of the auction to receive compensation. Client registration form is in docs on the MLS. PROPANE TANK IS RENTED. Seller Reserves the right to accept offers prior to the auction.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	6.5400 / 284,882 / 705X715	<b>Src</b> N	<b>Lot Des</b> 6-9.999, Pasture							
<b>Township</b>	Jefferson	<b>Abv Gd Fin SqFt</b>	1,968	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,248	<b>Ttl Fin SqFt</b>	1,968	<b>Year Built</b>	1900	
<b>Age</b>	120 New No	<b>Date Complete</b>		<b>Ext</b>	Aluminum	<b>Fndtn</b>	Full Basement, Unfinished		<b># Rooms</b>	7		
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL	<b>Basement Material</b>	Block					
	<b>DIM</b>	<b>L</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	Other		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes
<b>LR</b>	15 x 15	M	<b>B-Upper</b>	1	0	<b>Fuel</b>	Gas, Propane, Forced Air, Propane Tank		<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No
<b>DR</b>	12 x 10	M	<b>B-Blw G</b>	0	0	<b>Heating</b>	Rented		<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split FlrPln</b>	Yes
<b>FR</b>	x		<b>Cooling</b>			Central Air		<b>Disposal</b>	No		<b>Ceiling Fan</b>	Yes
<b>KT</b>	14 x 14	M	<b>Laundry Rm</b>	Basement		x		<b>Water Soft-Owned</b>	Yes		<b>Skylight</b>	No
<b>BK</b>	x		<b>AMENITIES</b>	Ceiling Fan(s), Deck Covered, Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Split Br Floor Plan, Main Level Bedroom Suite, Formal Dining Room,								
<b>DN</b>	x											
<b>MB</b>	12 x 12	M										
<b>2B</b>	12 x 12	U	<b>Garage</b>	3.0	/ Detached	/ 42 x 24	/ 1,008.00	<b>Water Soft-Rented</b>	No		<b>ADA Features</b>	No
<b>3B</b>	12 x 10	U	<b>Outbuilding</b>	Pole/Post		80 x 24 1920		<b>Alarm Sys-Sec</b>	No		<b>Fence</b>	Farm
<b>4B</b>	12 x 10	U	<b>Outbuilding</b>	Barn		30 x 26 780		<b>Alarm Sys-Rent</b>	No		<b>Golf Course</b>	No
<b>5B</b>	x		<b>Assn Dues</b>	Not Applicable								
<b>RR</b>	x		<b>Other Fees</b>									
<b>LF</b>	x		<b>Restrictions</b>									
<b>EX</b>	x		<b>Water Access</b>									

<b>WtrType</b>		<b>Wtr Frtg</b>		<b>Channel Frtg</b>		<b>Lake Type</b>						
<b>Auction</b>	Yes	<b>Auctioneer Name</b>	CHAD METZGER		<b>Auctioneer License #</b>	AC31300015						
<b>Owner Name</b>												
<b>Financing:</b>	Existing	<b>Proposed</b>						<b>Excluded Party</b>	None			
<b>Annual Taxes</b>	\$1,104.60	<b>Exemptions</b>	Homestead, Mortgage,		<b>Year Taxes Payable</b>	2020	<b>Assessed Value</b>					
<b>Is Owner/Seller a Real Estate Licensee</b>	No											
<b>List Office</b>	Metzger Property Services, LLC - office: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050							
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395							
<b>Co-List Office</b>								<b>Co-List Agent</b>				
<b>Showing Instr</b>	Showingtime or Open House											
<b>List Date</b>	8/15/2020	<b>Exp Date</b>	12/31/2020	<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes	<b>Allow AVM</b>	Yes	<b>Show Comments</b>	Yes	
<b>IDX Include</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell		<b>Buyer Broker Comp.</b>	2.0%	<b>Vari.Rate</b>	No	<b>Special List Cond.</b>	None		
<b>Virtual Tours:</b>	<b>Lockbox Type</b>		MECH	<b>Lockbox Location</b>	door		<b>Type of Sale</b>					
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b> 2				
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>											
<b>Sell Off</b>	<b>Sell Agent</b>						<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>				

Presented by: Tiffany Reimer / Metzger Property Services, LLC  
Information is deemed reliable but not guaranteed.