


Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202033467	404 S Main Street	LaFontaine	IN 46940	Status Active	LP \$0
	Area Wabash County	Parcel ID 85-19-27-403-019.000-006	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 4	F Baths 2	H Baths 0
	Location City/Town/Suburb	Style One and Half Story	REO No	Short Sale No	
	School District WAC Elem	Southwood	JrH Southwood	SrH Southwood	
	Legal Description S PT W1/2 SE 27-26-7 .33AC *ALSO SEE 005-20030-01				
	Directions From 15, head east on State Road 218, then north on Main Street. Property will be on west side of the road, look for signs.				
	Inside City Limits N	City Zoning	County Zoning R3	Zoning Description	

Remarks This property is going to Auction Sunday, September 13th at 1pm. This home features a master bedroom with ensuite on the main level and 3 additional bedrooms upstairs. There is an eat-in kitchen and large living room. It also has a 2nd Full Bath on the main level for guests. There is a 2nd Kitchen that was utilized as a Bake Shop Business that could be used for your own business! This Kitchen has Multiple Oven Hookups, Commercial Sink Hook Up and plenty of space to work! Additional Breezeway between house & Shop adds Plenty of Storage! An attached garage and 3 car detached garage provides plenty of space for a workshop or just vehicle & equipment storage! There is even more storage in the large attic space -- or this space could be finished out for more living space! Nice Starter Home or possible Flip all with the opportunity for an Income Producing Property Right beside you! Come bid on this house individually or in combination with the 3-Unit Rental Home next door! OPEN HOUSE: Tuesday, September 1, 5:30-6:00 pm.

Agent Remarks AUCTION - 9.13.20, 1pm, at the property. Open House 9/1/20, 5:30-6pm. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. As Is, No Contingencies. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	0.3300 / 14,375 / 107 x 198	Src N	Lot Des Level, 0-2.9999				
Township Liberty		Abv Gd Fin SqFt 2,279	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 2,279	Year Built 1949			
Age 71	New No	Date Complete	Ext Vinyl	Fndtn Crawl, Slab		# Rooms 8			
Room Dimensions	Baths	Full	Half	Water CITY	Basement Material				
DIM L	B-Main 2	0		Sewer City	Dryer Hookup Gas No	Fireplace No			
LR 20 x 16 M	B-Upper 0	0		Fuel Oil	Dryer Hookup Elec Yes	Guest Qtrs No			
DR 12 x 12 M	B-Blw G 0	0		Heating	Dryer Hook Up Gas/Elec No	Split FlrPln Yes			
FR x				Cooling Window	Disposal Yes	Ceiling Fan No			
KT 16 x 16 M	Laundry Rm	Main	8 x 8		Water Soft-Owned Yes	Skylight No			
BK x	AMENITIES 1st Bdrm En Suite, Attic Storage, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Porch Covered, Range/Oven Hook Up Elec, Split Br				Water Soft-Rented No	ADA Features No			
DN x					Alarm Sys-Sec No	Fence			
MB 15 x 15 M					Alarm Sys-Rent No	Golf Course No			
2B 13 x 12 U	Garage 1.0 / Attached	/ 26 x 28	/ 728.00		Garden Tub No	Nr Wlkg Trails No			
3B 12 x 12 U	Outbuilding 2nd Detached	40 x 28			Jet Tub No	Garage Y/N Yes			
4B 10 x 10 U	Outbuilding	x			Pool No	Off Street Pk Yes			
5B x	Assn Dues	Not Applicable			Pool Type				
RR x	Other Fees				SALE INCLUDES Dishwasher, Kitchen Exhaust Hood, Water Heater Electric, Water Softener-Owned				
LF x	Restrictions								
EX 15 x 15 M	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 \$248.58	Exemptions Homestead, Over 65,		Year Taxes Payable 2020	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 Tiffany Reimer - Cell: 260-571-7910						
Agent E-mail tiff@metzgerauction.com			List Agent - User Code UP388053396						
Co-List Office		Co-List Agent							
Showing Instr Showingtime or Open House									
List Date 8/21/2020	Exp Date 11/30/2020	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.