


Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202033469	310 S Main Street	LaFontaine	IN 46940	Status Active	LP \$0
	Area Wabash County	Parcel ID 85-19-27-403-020.000-006	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 5	F Baths 3	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 Great opportunity for an Income Producing Triplex that is going to Auction on Sunday, September 13 at 1:00 pm. This home has all New Vinyl Siding & a New Metal Roof! This home is currently being utilized as 3 apartments. The spacious downstairs apartment features 2 bedrooms, living room with new carpet and built-in shelves for character and a kitchen with laundry. This apartment also has a new front porch with new storm door for added curb appeal! The northwest main level apartment features 1 full bath and 2 bedrooms with large walk-in closets and laundry. 3rd apartment upstairs has 1-2 bedrooms, 1 bath and also has its own laundry. ! Come bid on this house individually or in combination with the single family home next door! Open House: Tuesday, September 1, 5:30-6:00 pm.

Agent Remarks 24 HR. NOTICE REQUIRED FOR SHOWINGS. Only 1 apartment currently rented. Auction 9/13/20 1:00pm at the property. Open House 9/1/20 5:30-6:00pm. 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 / 198 x 138	Src N	Lot Des Level, 0-2.9999
Township Liberty	Abv Gd Fin SqFt 2,749		Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 2,749
Age 110	New No	Date Complete	Ext Vinyl	Fndtn Crawl	# Rooms 11
Room Dimensions	Baths	Full	Half	Water CITY	Basement Material Block, Stone
DIM L	B-Main 2	0		Sewer City	Dryer Hookup Gas No
LR 20 x 15 M	B-Upper 1	0		Fuel Electric, Baseboard, Ceiling	Dryer Hookup Elec Yes
DR x	B-Blw G 0	0		Heating	Dryer Hook Up Gas/Elec No
FR 15 x 10 M				Cooling Wall AC, Window	Disposal No
KT 10 x 8	Laundry Rm	Main	x		Water Soft-Owned No
BK x	AMENITIES Built-In Bookcase, Dryer Hook Up Electric, Eat-In Kitchen, Porch Covered, Range/Oven Hook Up Elec, Tub /Shower Combination, Main Level Bedroom Suite, Main Floor				Water Soft-Rented No
DN x					Alarm Sys-Sec No
MB 15 x 15 M					Alarm Sys-Rent No
2B 12 x 12 M	Garage	/	/	x	/
3B 12 x 12 M	Outbuilding	None		x	
4B 12 x 12 M	Outbuilding			x	
5B 15 x 15 U	Assn Dues	Not Applicable			
RR x	Other Fees				
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 \$1,523.40	Exemptions	Over 65, Supplemental		Year Taxes Payable 2020	Assessed Value
Is Owner/Seller a Real Estate Licensee	No				
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 of MAIN 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

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