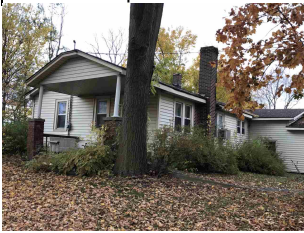


Property Type	RESIDENTIAL	Status	Partial Listing	CDOM	DOM	Auction No				
MLS #	Temp-161584	1090 W Perry Road	Ligonier	IN 46767	Status Partial Listing	LP \$40,000				
	Area	Noble County	Parcel ID	570116200006000013	Type	Site-Built Home				
	Sub	None	Cross Street		Bedrms	3	F Baths	1	H Baths	0
	Location	Rural	Style	One Story	REO	No	Short Sale	No		
	School District	WNS	Elem	West Noble	JrH	West Noble	SrH	West Noble		
	Legal Description	Approximately 3.5 acres part of: W 1/2 SE 1/4 SEC 16 32.53A								
	Directions	Take Gerber St. to Perry Road. Turn West, properties will be on the North & South Sides of the road. Look for Tract signs.								

Remarks This property is going for ABSOLUTE AUCTION on Feb. 16, 2017, 6:30 pm, at the Ligonier UMC Fellowship Hall. It is being offered in 9 tracts, you can bid on the individual tracts, a combination or the whole. This tract, Tract 1, features approx. 3.5 Acres with a 1,326 sq. ft. home. The home features 3 bedrooms, a large living room, a dine-in kitchen and an attached 2 car garage. All situated in a beautiful setting with mature walnut trees. This tract also includes several outbuildings. Auction Estimate: \$40,000 - \$80,000.00

Agent Remarks Absolute Auction: 2.16.17 at 6:30pm, Ligonier UMC Fellowship Hall. Terms: 10% down the day of the auction with the balance at closing. The seller will pay the 2016 due in 2017 taxes with the buyer to assume all taxes thereafter. The sellers will provide a Trustee's Deed at closing and an Owner's Title Insurance Policy. Possession will be at closing. Closing will be on or before March 30, 2017. If survey is required, the costs will be split 50/50.

Sec	Lot	Zoning	Lot Ac/SF/Dim				3.5000	/	/ 386x330		Src N	Lot Des	3-5.9999
Township	Perry		Abv Gd Fin SqFt	1,326	Below Gd Fin SqFt	962	Ttl Below Gd SqFt	962	Ttl Fin SqFt	2,288	Year Built	1936	
Age	81	New	No	Date Complete	Ext	Vinyl	Fndtn	Crawl, Partial Basement, Unfinished			# Rooms	6	
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block, Stone		Dryer Hookup Gas	No	Fireplace	No	
DIM	L	B-Main	1	0	Sewer	Private	Dryer Hookup Elec	No	Guest Qtrs	No			
LR	15 x 15	M	B-Upper	0	0	Fuel	Hot Water	Dryer Hook Up Gas/Elec	No	Split Firpln	No		
DR	12 x 12	M	B-Blw G	0	0	Heating		Disposal	No	Ceiling Fan	No		
FR	x				Cooling	Window, None	Water Soft-Owned	No	Skylight	No			
KT	14 x 10	M	Laundry Rm	Main	x	Water Soft-Rented	No	Alarm Sys-Sec	No	Fence	No		
BK	x		AMENITIES	Eat-In Kitchen		Alarm Sys-Rent	No	Garden Tub	No	Nr Wlkg Trails	No		
DN	x					Jet Tub	No	Pool	No	Off Street Pk	Yes		
MB	12 x 12	M	Garage	2.0	/ Attached	/ 28 x 30		Pool Type					
2B	10 x 12	M	Outbuilding	Barn	22 x 60								
3B	10 x 10	M	Outbuilding	Barn	27 x 50								
4B	x		Assn Dues	Not Applicable									
5B	x		Other Fees										
RR	x		Restrictions										
LF	x		Water Access		Wtr Name								
EX	x		WtrType	Wtr Frtg	Channel Frtg								

Water Features

Auction No **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Owner Name Leslie

Financing: Existing **Proposed** **Excluded Party** None

Annual Taxes \$1,078.00 **Exemptions** **Year Taxes Payable** 2016 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** DOC

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, Call or Email: 260.982.0238

List Date 1/19/2017 **Exp Date** 6/19/2017 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** No **Show Comments** Yes

IDX Include Y **Contract Type** Exclusive Right to Sell **Buyer Broker Comp.** .5% **Vari.Rate** No **Special List Cond.** None

Virtual Tours: **Lockbox Type** NONE **Lockbox Location** none **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM**

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.

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