


Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction No
MLS #	201702422	1291 W Perry Road	Ligonier	IN	46767	Status	Active	LP \$30,000
	Area	Noble County	Parcel ID	57-01-21-400-001.000-013	Type	Site-Built Home		
	Sub	None	Cross Street		Bedrms	2	F Baths	1
	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 2 acres part of Pt N Of Nyc Rr Nw1/4 Sec 21 32.64a.						
	Directions	Take Gerber St. to Perry Road. Turn West. Properties will be on the north and south sides of the road, look for Tract signs.						

Remarks This property is going for ABSOLUTE AUCTION on Feb. 16, 2017, 6:30pm at the Ligonier UMC Fellowship Hall. Tract 2 offeres approximately 2 Acres with a 780 sq. ft. home. The home features 2 bedrooms, a large open living room, a dine-in kitchen and an attached garage. Home has a full basement ready to be finished to your liking. Auction Range: \$30,000 - \$60,000.00 Absolute Auction means that the property will sell regardless of price, don't miss this opportunity! This Listing Report is focusing on Tract 6.

Agent Remarks Absolute Auction: Thursday, Feb. 16, 2017, 6:30 pm. 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. It is being offered in 9 tracts, you can bid on individual tracts, a combination of

Sec	Lot	Zoning	Lot Ac/SF/Dim				2.0000	/ 87,120 / 200 x 209				Src N	Lot Des	0-2.9999		
Township	Perry		Abv Gd Fin SqFt		780	Below Gd Fin SqFt		0	Ttl	Below Gd SqFt	780	Ttl	Fin SqFt	780	Year Built	1975
Age	42	New	No	Date Complete		Ext	Aluminum		Fndtn	Full Basement, Unfinished					# Rooms	3
Room	Dimensions		Baths	Full	Half	Water	WELL		Basement Material		Block					
	DIM	L	B-Main	1	0	Sewer	Septic		Dryer Hookup Gas	No	Fireplace		No			
LR	12 x 12	M	B-Upper	0	0	Fuel	Forced Air		Dryer Hookup Elec	No	Guest Qtrs		No			
DR	x		B-Blw G	0	0	Heating			Dryer Hook Up Gas/Elec	No	Split FlrPln		No			
FR	x					Cooling	Window		Disposal	No	Ceiling Fan		No			
KT	10 x 12	M	Laundry Rm	Main			x		Water Soft-Owned	No	Skylight		No			
BK	x		AMENITIES	Porch Open					Water Soft-Rented	No	ADA Features		No			
DN	x								Alarm Sys-Sec	No	Fence					
MB	12 x 12	M							Alarm Sys-Rent	No	Golf Course		No			
2B	10 x 10	M	Garage	1.0	/ Attached	/ 16	x 26	/ 416.00	Garden Tub	No	Nr Wlkg Trails		No			
3B	x		Outbuilding	None		x			Jet Tub	No	Garage Y/N		Yes			
4B	x		Outbuilding			x			Pool	No	Off Street Pk		Yes			
5B	x		Assn Dues			Not Applicable			Pool Type							
RR	x		Other Fees													
LF	x		Restrictions													
EX	x		Water Access			Wtr Name										
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	\$2,161.00	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	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	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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