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Listings as of 11/17/2020

Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

Property Type RESIDENTIAL	Status Active		CDOM 1 DOM 1	Auction Yes						
MLS # 202046116 6843 S	State Road 13 Wa	arsaw IN 46580	Status Active	LP \$0						
All And All An	Area Kosciusko County	Parcel ID 43-16-16-200-001.00	0-015 Type Site-Built Home							
	Sub None	Cross Street	Bedrms 4 F Bath	s 2 H Baths 0						
	Location Rural	Style One and Half Story	REO No Shor	Short Sale No						
	School District WTK Elem	Pierceton JrH \	Whitko SrH \	Whitko						
	Legal Description Approximately 6.05 +/- Acres part of: 017-064-002 Pt S 1/2 Se 16-31-7 9.55A									
	Directions From SR 14, Head North on SR 13. Property is on West side of road, about 2 miles north of Sidney.									
	Inside City Limits N	City Zoning County Zo	oning A1 Zoning Description	on Agriculture						

Remarks 9.55+/- Acres Offered in 2 Tracts is going to Auction on Tuesday, December 8, 2020 at 6:00 PM! This is Tract 1 which features 6.05+/- Acres with a Country Home! This home features has 3-4 Bedrooms, 2 Full Baths, Main Floor Laundry & a 1-Car Attached Garage! You can easily entertain with the Open Concept Kitchen & Living Room! Lots of Upgrades have been made such as New Windows, Roof, A/C, Water Softener, Carpet & New Siding on the Garage! Property has Tillable cropland with plenty of room for expansion, to add a Pole Barn or just room to pasture animals! Hilltop Setting makes for peaceful views! Great Opportunity for a Country Home conveniently located just North of Sidney, Indiana! OPEN HOUSE: Monday, November 30, 5:30-6pm. Bid on this tract individually or in combination with Tract 2 for 9.55+/- Total Acres!

Agent Remarks Auction: Tuesday, 12.8.20 at 6:00 PM Open House: Monday, 11.30.20 at 5:30-6 PM TERMS: Tract 1: \$1,000.00 down the day of the auction. Tract 2: 10% down with the balance due at closing. Possession at closing. The Sellers will provide a Warranty Deed & Owner's Title Insurance Policy at closing. If a survey is required the cost shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive

Sec	L	.ot	Lot	Ac/SF/Dim	6.0500	/ 26	3,538	/ 545	5 x 495		Sro	c N	Lot Des	6-9.999	9				
Tow	nship	Мо	nroe		Abv Gd	Fin SqFt	1,928 Be	low Gd	d Fin Sq	¡Ft	0	Ttl Bel	ow Gd SqFt	0	Ttl Fin	SqFt	1,928	Year Built	1930
Age	90	New	No	Da	ate Comp	olete	I	Ext ∖	/inyl		Fn	dtn C	rawl, Slab					# Rooms	7
Roor	n Dim	ensio	ons	Baths	Full	Half	Water	WELL	L			Basen	nent Material	Bloc	k				
	DIM		L	B-Main	2	0	Sewer	Privat	te			Dryer	Hookup Gas	No		Firep	lace	No	
.R	15 x	15	М	B-Upper	0	0	Fuel	Gas,	Forced	Air		Dryer	Hookup Elec	Yes		Gues	t Qtrs	No	
DR	12 x	12	М	B-Blw G	0	0	Heating					Dryer	Hook Up Gas	s/Elec	No	Split	Firpin	Yes	
R	х						Cooling	Centr	al Air			Dispo	sal	No		Ceilin	ng Fan	No	
Т	12 x	10	М	Laundry	Rm	Main		х				Water	Soft-Owned	Yes		Skyli	ght	No	
K	х					. ,	lk-in, Dryer		•			Water	Soft-Rented	No		ADA	Feature	s No	
N	х				•		Porch Cover Br Floor Pla			n, Rar	nge	Alarm	Sys-Sec	No		Fence	e		
1B	12 x	12	М	/Oven nu		ec, opiit i		n, rub/s	SHOWEI			Alarm	Sys-Rent	No		Golf	Course	No	
2B	12 x	12	М	Garage	1.0) / Att	ached	/ 19	x 10	/ 190	0.00	Garde	n Tub	No		Nr W	lkg Trai	ls No	
B	12 x	12	U	Outbuild	l ing No	one	х					Jet Tu	ıb	No		Garag	ge Y/N	Yes	
В	12 x	10	U	Outbuild	ing		Х					Pool	N	0		Off St	treet Pk	Yes	
В	х			Assn Du	es	l	Not Applica	ble				Pool 1	Гуре						
R	х			Other Fe	es							SALE	INCLUDES	Oven-E	Electric, R	Range-El	lectric, S	Sump Pump,	Wate
F.	х			Restricti	ons							Soften	er-Owned						
X	х			Water Ac	cess		Wtr Nam	е											
VtrT	уре				Wtr Fr	tg	Ch	annel I	Frtg										
Vate	er Feat	ures					Lake	Туре											
uct	ion	Yes	Auc	tioneer Nar	ne	Chad Me	tzger					Auc	tioneer Licer	nse #	AC3	1300018	5		
)wn	er Nar	ne																	
ina	ncing:	Ex	isting				Pr	oposed							Exclude	d Party	Non	е	
	ual Tax		\$921.8	•								ayable	2020		Assesse	d Value)		
				Estate Lice		No				osses		at clos	0						
ist	Office	Me	-	operty Servi			260-982-02	38	Li	ist Ag	ent	Chad I	Metzger - Cell						
-	nt E-m		chad@)metzgerau	ction.com	ı							List Agent -	User C	ode	UP	3880533	395	
	ist Of								C	o-List	Agen	t							
	ving Ir			ng time or O														_	
	Date			Exp Date		/2021	Publish t						o Public		Allow A			w Comment	S
	nclud		Y Co	ontract Typ			ight to Sell	Bu	yer Bro		-		Vari.Rat		•	al List C	ond.	None	
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ell	Off				Sell Ag	-					ell Off				Co-S	Sell Age	ent		
				Pr	resented	by:		-			-	-	rty Services, I	LC					
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								-			-	-	ple Listing Ser						
					Fea	atured pro	operties ma	y not be	e listed l	by the	e office,	/agent p	presenting this	brochu	ire.				