

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction No
 MLS # 201703209 357 W Sinclair Street Wabash IN 46992 Status Active LP \$20,000



Area Wabash County Parcel ID 85-14-40-402-074.000-009 Type Site-Built Home
 Sub None Cross Street Bedrms 3 F Baths 1 H Baths 0
 Location City/Town/Suburb Style Two Story REO No Short Sale No
 School District WAB Elem OJ Neighbors JrH Wabash SrH Wabash
 Legal Description E & H W 46' 38
 Directions Carroll Street to Sinclair, home is in the middle of the section on the south side of the road.

Remarks This property is going for ABSOLUTE auction on February 22, at 6pm. Auction Estimate: \$20,000 - \$60,000.00. Absolute means the property sells regardless of price. Open House: Feb. 12, 1-2pm. This is a 3 bedroom, 1 bath home with an eat-in kitchen, separate dining room, fireplace and an attached car port.

Agent Remarks Absolute Auction: February 22, 2017, 6 pm, at the property. Open House: 2/12, 1-2pm. Terms: \$1,000.00 down the day of the auction with the balance at closing. Possession at closing. Taxes prorated to the day of closing. No Survey. Sold As Is, Where Is. BUYER REPS must preregister 24 hours in advance for compensation and be present at the open house, all showings and the auction.

Sec	Lot	Zoning	Lot Ac/SF/Dim	0.0845 / 3,680 / 46x81	Src N Lot Des	0-2.9999					
Township	Noble	Abv Gd Fin SqFt	1,856	Below Gd Fin SqFt	0	Ttl Below Gd SqFt 464	Ttl Fin SqFt 1,856	Year Built	1900		
Age	117 New No	Date Complete		Ext Other		Fndtn Crawl, Partial Basement, Unfinished		# Rooms	6		
Room Dimensions	Baths	Full	Half	Water	CITY	Basement Material	Block, Stone				
	DIM	L	B-Main	1	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	Yes
LR	20 x 10	M	B-Upper	0	0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No
DR	10 x 10	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No
FR	x					Cooling	Window, None	Disposal	No	Ceiling Fan	No
KT	15 x 12	M	Laundry Rm	Basement	x			Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES	Eat-In Kitchen, Formal Dining Room				Water Soft-Rented	No	ADA Features	No
DN	x							Alarm Sys-Sec	No	Fence	
MB	14 x 14	U						Alarm Sys-Rent	No	Golf Course	No
2B	12 x 12	U	Garage	/	/	x	/	Garden Tub	No	Nr Wlkg Trails	No
3B	12 x 12	U	Outbuilding	Garden Shed	10 x 10			Jet Tub	No	Garage Y/N	No
4B	x		Outbuilding		x			Pool	No	Off Street Pk	Yes
5B	x		Assn Dues	Not Applicable				Pool Type			
RR	x		Other Fees					FIREPLACE	Living/Great Rm		
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	
Financing: Existing	Proposed
Excluded Party	None
Annual Taxes	\$18.00
Exemptions	Homestead, Over 65,
Year Taxes Payable	2015
Assessed Value	\$62,500.00
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	Openhouse, Showingtime, call or email 260.982.0238
List Date	1/26/2017
Exp Date	7/26/2017
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.	1.5%
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	0
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.