Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

LP \$0

H Baths

Property Type RESIDENTIAL Status Active CDOM 5 DOM 5 Auction Yes

1 W Lukens Lake Road Laketon IN 46943 Status Active

MLS # 202049345 2461 W Lukens Lake Road

Area Wabash Co
Sub None
Location
School District
Legal Description
Directions From

AreaWabash CountyParcel ID85-06-15-200-014.000-012TypeSite-Built HomeSubNoneCross StreetBedrms2F Baths

 Location
 Style
 One Story
 REO
 No
 Short Sale
 No

 School District
 MCS
 Elem
 Manchester
 JrH
 Manchester
 SrH
 Manchester

Legal Description MENDENHALLS (LAKETON) 2 DITCH 598

Directions From SR 15, Head East on 1000 North. Continue until 1000 North turns into Lukens Lake Road. Property will be on South side of

Inside City Limits Y City Zoning R2 County Zoning Description

Remarks Ranch Home is Selling via ONLINE AUCTION on Saturday, January 9, 2021 at 10:00 AM! This home features 2 Bedrooms, 1 Full Bath & Main Floor Laundry! Large Kitchen has Ample Storage & Countertop Space for all your cooking needs! The 2-Car Detached Garage has Plenty of Space for your Vehicles & Workshop! Large Backyard is perfect for entertaining friends & family! Bid now until Saturday, January 9th - Bidding starts Closing at 10:00 AM! Open House: Monday, January 4, 2021 at 5:30-6:00 PM

Agent Remarks ONLINE AUCTION: Saturday, 1.9.21 10 AM Open House: Monday, 1.4.21 5:30-6 PM TERMS: \$1,000.00 down the day of the auction. Possession at Closing. Taxes prorated. No survey unless required for clear title. 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	1.0000	/ 43	3,560	/ 13	5 x 335		Src	N Lot	Des (0-2.999	99				
own	ship Ple	easant		Abv Gd I	Fin SqFt	1,264 Be	low G	d Fin S	Ft 0		Ttl Below Gd S	qFt	0	Ttl Fin S	qFt	1,264	Year Built	1951
Age	•					Aluminu	m	Fnd	tn Crawl						# Rooms	4		
Roon	Dimensi	ons	Baths	Full	Half	Water	WEL	L			Basement Mat	erial						
	DIM	L	B-Main	1	0	Sewer	Septi	С			Dryer Hookup	Gas	No		Fire	place	No	
.R	16 x 14	М	B-Upper 0 0 Fuel Ga				Gas,	Forced	Air		Dryer Hookup	Elec	Yes		Gue	st Qtrs	No	
R	14 x 12	M	B-Blw G	0	0	Heating					Dryer Hook Up	Gas	/Elec	No	Spli	t Firpin	No	
R	X					Cooling	Cent	ral Air			Disposal		No		Ceil	ing Fan	No	
T	14 x 14	M	Laundry	Rm	Main	8	x 4				Water Soft-Ow	ned	No		Sky	light	No	
3K	X		AMENITIES Countertops-Laminate, Dryer Hook Up Electric,									nted	No		ADA	Feature	s No	
N	Χ			Porch Covered, Porch Open, Range/Oven Hook Up Ga /Shower Combination, Main Level Bedroom Suite, Main							Alarm Sys-Sec	;	No		Fen	ce	Chain L	ink, Far
4B	14 x 14	M	/Snower (Jonibina	uori, iviali	i Levei beui	00111 3	uite, ivia	IIII FIOOI		Alarm Sys-Rer	nt	No		Golf	Course	No	
2B	12 x 12	M	Garage	2.0	0 / De	etached	/ 32	χ 24	/ 768.0	0	Garden Tub		No		Nr V	VIkg Trail	s No	
BB	X		Outbuild	i ng Sh	ned	12 x	3				Jet Tub		No			age Y/N	Yes	
ŀΒ	X		Outbuild	Outbuilding X							Pool	No)		Off s	Street Pk		
B	X		Assn Du	Assn Dues Not Applicable							Pool Type							
RR	X		Other Fees								SALE INCLUDES Water Heater Gas							
.F	X		Restriction	ons														
X	X		Water Ac	cess		Wtr Nam	е											
WtrType Wtr Frtg					Ch	annel	Frtg											
Vate	Features	;				Lake	Type											
Aucti	on Yes	Auc	tioneer Nan	ne	Chad Me	tzger					Auctioneer I	icen:	se#	AC31	3000	15		
)wne	r Name																	
inancing: Existing Proposed												l	Excluded	Party	/ None	•		
Annu	al Taxes	\$36.40	Exemp	tions	Homeste	ad, Over 65	,	Y	ear Taxe	s Pa	yable 2020		4	Assessed	Valu	ie		
s Ow	ner/Seller	a Real E	Estate Lice	nsee	No			P	ossessio	on	At Closing							
ist C	Office Me	etzger Pro	operty Servi	ces, LLC	- office:	260-982-02	38	L	ist Agen	t	Chad Metzger -	Cell:	260-98	82-9050				
gen	t E-mail	chad@	metzgeraud	ction.com	1						List Age	nt - L	Jser C	ode	UI	P3880533	95	
o-Li	st Office							C	o-List A	gent								
how	ing Instr	Showir	ng time or O	pen Hou	se													
.ist C	ate 12	/17/2020	Exp Date	3/9/2	2021	Publish t	o Inter	net	Yes S	how	Addr to Public	`	Yes .	Allow AV	VI	Yes Show	w Comment	s Y
	clude `		ontract Typ	_		Right to Sell			ker Com				No				None	

Virtual Tours: Unbranded Virtual Tour Lockbox Type MECH Lockbox Location Front Door Type of Sale

Pending Date Closing Date Selling Price How Sold CDOM 5

Ttl Concessions Paid Sold/Concession Remarks

Sell Off Sell Agent Co-Sell Off Co-Sell Agent

Presented by: Chad Metzger / Metzger Property Services, LLC

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