

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202049801	3606 W 800 S	Union Mills	IN 46382	Status Active
Area La Porte County	Parcel ID 46-14-16-100-010.000-056	Type Site-Built Home		
Sub None	Cross Street	Bedrms 5	F Baths 3	H Baths 0
Location Rural	Style One and Half Story	REO No	Short Sale No	
School District SCCS	Elem South Central	JrH South Central	SrH South Central	
Legal Description Approximately 12.5+/- Acres part of: 53-14-16-100-010 IN E PT NW1/4 EX RR ON 800 S S16 T35 R3 94. A				
Directions From SR 39, Head West on 800 South. Property will be on South side of road.				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	Agriculture

Remarks Beautiful Country Home with a Turn-Key Dairy Operation on 12.5+/- Acres is going to Auction Thursday, January 28, 2021 at 6:00 PM CST! This home features 4 Bedrooms, 3 Full Baths, Main Floor Laundry, & 2-Car Attached Garage with a Full Bath -- Perfect for coming in from doing chores! It has a Newer Kitchen open to the Dining Room and Hardwood Floors! The Master Bedroom with Ensuite is on the Main Floor & Office area off the Dining Room! The upstairs has 3 Bedrooms, 1 Full Bath & a 16x16 Landing Room! Turn-key Family Dairy Operation featuring 350+ Freestalls with an updated double 10 rapid exit herringbone parlor! Lots of improvements including a Bunker Silo, Manure & Hay Storage! Bid on this tract individually, in combination with the other tracts, or the whole farm for 362+/- Acres! Open House: Saturday, January 16 at 2:00-4:00 PM CST

Agent Remarks Auction: Thurs., 1.28.21 at 6PM CST Open House: Saturday, 1.16.21 at 2-4PM CST TERMS: 10% down the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs 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 showing they attend including the auction to receive compensation.

Sec	Lot	Lot Ac/SF/Dim	12.5000 / 544,500 / 590 x 870	Src N	Lot Des 10-14.999
Township Noble	Abv Gd Fin SqFt 2,841	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 217	Ttl Fin SqFt 2,841	Year Built 1895
Age 125	New No	Date Complete	Ext Vinyl	Fndtn Crawl, Slab, Partial Basement	# Rooms 8
Room Dimensions	Baths	Full	Half	Water WELL	Basement Material Brick
DIM L	B-Main 2	0	Sewer Septic	Dryer Hookup Gas Yes	Fireplace No
LR 18 x 16 M	B-Upper 1	0	Fuel Gas, Forced Air	Dryer Hookup Elec No	Guest Qtrs No
DR 14 x 14 M	B-Blw G 0	0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln No
FR x			Cooling Central Air	Disposal No	Ceiling Fan Yes
KT 12 x 10 M	Laundry Rm	Main	x	Water Soft-Owned Yes	Skylight No
BK x	AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Ceilings			Water Soft-Rented No	ADA Features No
DN x	-Beamed, Chair Rail, Dryer Hook Up Gas, Foyer Entry, Open			Alarm Sys-Sec No	Fence
MB 16 x 16 M	Floor Plan, Main Level Bedroom Suite, Main Floor Laundry,			Alarm Sys-Rent No	Golf Course No
2B 14 x 14 U	Garage	2.0 / Attached	/ 27 x 24 / 648.00	Garden Tub No	Nr Wlkg Trails No
3B 12 x 18 U	Outbuilding	Pole/Post	180 x 92	Jet Tub No	Garage Y/N Yes
4B 14 x 16 U	Outbuilding	Barn	170 x 98 16660	Pool No	Off Street Pk Yes
5B 10 x 10 M	Assn Dues	Not Applicable			Pool Type
RR x	Other Fees				SALE INCLUDES Dishwasher, Microwave, Refrigerator, Oven-Gas,
LF x	Restrictions				Range-Gas, Water Heater Electric, Water Softener-Owned
EX x	Water Access	Wtr Name			
WtrType	Wtr Frtg	Channel Frtg			
Water Features	Lake Type				
Auction Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015	
Owner Name					
Financing: Existing	Proposed			Excluded Party None	
Annual Taxes \$15,087.5	Exemptions				Assessed Value
Is Owner/Seller a Real Estate Licensee	No	Year Taxes Payable 2020			
List Office Metzger Property Services, LLC - office: 260-982-0238	Possession At Closing				
Agent E-mail chad@metzgerauction.com	List Agent Chad Metzger - Cell: 260-982-9050				
Co-List Office	List Agent - User Code UP388053395				
Showing Instr Showing time or Open House	Co-List Agent				
List Date 12/22/2020	Exp Date 5/31/2021	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Buyer Broker Comp. 0.5%	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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