




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 01/11/2021

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Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes	
MLS #	202100959	7420 11th Road	Bourbon	IN	46504	Status	Active	LP	\$0	
	Area	Marshall County	Parcel ID	50-33-08-000-061.000-018	Type	Site-Built Home				
	Sub	None	Cross Street		Bedrms	2	F Baths	1	H Baths	0
	Location	Rural	Style	One Story	REO	No	Short Sale	No		
	School District	PLYM Elem	Jefferson	JrH	Riverside	SrH	Plymouth			
	Legal Description	ACREAGE: COMB W/KEYS60&62 5P6 AUDITOR DESC: PEARSONS 2ND ADD INWOOD LOT 36 LEGAL								
	Directions	From US 30, Head West on 11th Road. Property is on North side of road before the road Ts into Lincoln Hwy.								
	Inside City Limits		City Zoning		County Zoning	OTH	Zoning Description			

Remarks Ranch Home with 2-Car Detached Garage and Adjoining Lots offered in 2 Tracts going to Auction on Saturday, January 30, 2021 at 1:00PM! This is Tract 1 which features a Ranch Home with 2-3 Bedrooms, 1 Full Bath, & Large Main Floor Laundry! Wood-burning stove in the Living Room adds lots of character! Large Yard allows plenty of room for a garden, outdoor activities, & entertaining! Multiple Outbuildings are ideal for Extra Storage, Hobby Area, or your Workshop! Just minutes from US 30 situated in between Bourbon & Plymouth! Bid on this tract individually or in combination with the adjoining lots for the entirety of 1.07+/- Acres! Open House: Sunday, January 24 at 1:00-2:00 PM

Agent Remarks Auction: Sat. 1.30.21 at 1:00 PM Open House: Sun. 1.24.21 at 1-2:00 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	0.4400	/	19,166	/	160 X 120	Src N	Lot Des	0-2.9999				
Township	Center	Abv Gd Fin SqFt		1,224	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	502	Ttl Fin SqFt	1,224	Year Built	1950	
Age	71	New	No	Date Complete		Ext Vinyl		Fndtn	Crawl, Partial Basement, Unfinished			# Rooms	5	
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material		Block				
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes			
LR	18 x 15	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	x				Cooling	Central Air	Disposal		No	Ceiling Fan	No			
KT	14 x 12	M	Laundry Rm	Main		10	x 8	Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Dryer Hook Up Electric, Range/Oven Hook Up					Water Soft-Rented	No	ADA Features	No		
DN	x		Gas, Stand Up Shower, Main Level Bedroom Suite, Main Floor					Alarm Sys-Sec	No	Fence				
MB	14 x 14	M	Laundry, Washer Hook-Up					Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 12	M	Garage	2.0	/ Detached	/ 24	x 24 / 576.00	Garden Tub	No	Nr Wlkg Trails	No			
3B	x		Outbuilding	Shed		20 x 16		Jet Tub	No	Garage Y/N	Yes			
4B	x		Outbuilding	x					Pool	No	Off Street Pk			
5B	x		Assn Dues	Not Applicable					Pool Type					
RR	x		Other Fees						SALE INCLUDES	Dishwasher, Microwave				
LF	x		Restrictions						FIREPLACE	Family Rm, Wood Burning Stove				
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	\$61.88	Exemptions	Homestead, Mortgage, Over 65,					Year Taxes Payable	2020		Assessed Value			
Is Owner/Seller a Real Estate Licensee			No					Possession	At Closing					
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	Showing time or Open House													
List Date	1/11/2021	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.	1.0%		Vari.Rate	No	Special List Cond.	None			
Virtual Tours:			Lockbox Type		MECH		Lockbox Location		Front Door		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: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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