


Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes	
MLS # 202109881	10484 S Bouse Drive	Silver Lake	IN 46982	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-18-06-400-220.000-013	Type Site-Built Home		
	Sub Other	Cross Street	Bedrms 3	F Baths 1	H Baths 0
	Location Lake	Style One and Half Story	REO No	Short Sale No	
	School District WRS	Elem Claypool	JrH Edgewood	SrH Warsaw	
	Legal Description 035-026-015 Lot 6 Don Bouses 1st Add				
	Directions From SR 14, Head North onto Bouse Drive. Continue on Bouse Drive until it starts to circle around. Turn right to continue around the				
	Inside City Limits N	City Zoning	County Zoning R1	Zoning Description Residential	

Remarks Lakefront Home on Silver Lake selling via ONLINE ABSOLUTE Auction on Saturday, April 17, 2021 - Bidding begins closing at 1:00 PM! Absolute Auction means this property will sell regardless of price! This home features 3 Bedrooms, 1 Bath, Open Kitchen & Living Area with Gorgeous Views of the Lake! There is a 1-Car Attached Garage that has plenty of space for your vehicles & your lake essentials! Enjoy the lake view while fishing off your private pier! Lots of Potential - Great Opportunity for Flippers, Investors, or renovate to your liking! Open House: Monday, April 12 6-6:30pm

Agent Remarks Online ABSOLUTE Auction: Sat. 4.17.21 at 1:00 PM Open House: Mon. 4.12.21 6-6:30pm TERMS: \$1,000 down the day of auction. Possession of 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 6	Lot Ac/SF/Dim 0.1600 / 6,970	/ 115 x 80		Src Y	Lot Des 0-2.9999, Lake			
Township Lake	Abv Gd Fin SqFt 1,358		Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,358		Year Built 1956	# Rooms 5
Age 65	New No	Date Complete		Ext Vinyl	Fndtn Crawl	# Rooms 5		
Room Dimensions		Baths	Full	Half	Water WELL	Basement Material		
DIM	L	B-Main	1	0	Sewer Septic	Dryer Hookup Gas No	Fireplace	Yes
LR	x M	B-Upper	0	0	Fuel Forced Air	Dryer Hookup Elec No	Guest Qtrs	No
DR	x	B-Blw G	0	0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln	No
FR	x				Cooling None	Disposal No	Ceiling Fan	No
KT	x M	Laundry Rm	Main		x	Water Soft-Owned No	Skylight	No
BK	x	AMENITIES	Deck	Open		Water Soft-Rented No	ADA Features	No
DN	x					Alarm Sys-Sec No	Fence	
MB	12 x 12 M					Alarm Sys-Rent No	Golf Course	No
2B	12 x 11 M	Garage	1.0	/ Attached	/ 30 x 13 / 390.00	Garden Tub No	Nr Wlkg Trails	No
3B	14 x 14 U	Outbuilding	None		x	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				FIREPLACE Living/Great Rm		
LF	x	Restrictions						
EX	x	Water Access LAKE		Wtr Name Silver				
WtrType Lake		Wtr Frtg 80.00		Channel Frtg 0.00				
Water Features				Lake Type NOSKI				
Auction Yes	Auctioneer Name Chad Metzger			Auctioneer License # AC31300015				
Owner Name								
Financing: Existing		Proposed		Excluded Party None				
Annual Taxes \$943.14	Exemptions Over 65, Supplemental			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 3/29/2021	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. 1.5%	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.