

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202106599	2415 Bessmore Park Road	Rochester	IN 46975	Status Active	LP \$0
	Area Fulton County	Parcel ID 25-07-14-170-003.000-009	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 0
	Location City/Town/Suburb	Style One Story	REO No	Short Sale No	
	School District ROCH Elem	Columbia / Riddle	JrH Rochester	SrH Rochester	
	Legal Description Lot 3 Herendeen'S Addition				
Directions From SR 14, head South on Bessmore Park Road. Property will be on East side of the road.					
Inside City Limits Y	City Zoning R1	County Zoning	Zoning Description		

Remarks Ranch Home going to ONLINE Only Auction on Monday, March 22, 2021 at 6:00 PM! This home features 3 Bedrooms, 1 Bath and Wood Burning Fireplace in the Large Family Room! The 1-Car Attached Garage & additional Carport allow for plenty of space for your vehicles and extra Storage! The Paved Circle Drive gives great Curb Appeal! Bid now until Monday, March 22 - bidding starts ending at 6:00 PM. Open House: Tuesday, March 16 5:30-6pm

Agent Remarks ONLINE Auction: Mon. 3.22.21 6pm Open House: Tues. 3.16.21 5:30-6pm Terms: \$3,000 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 3	Lot Ac/SF/Dim 0.5770 / 25,134 / 180 x 125	Src N	Lot Des 0-2.9999		
Township Rochester	Abv Gd Fin SqFt 1,424	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,424	Year Built 1954
Age 67	New No	Date Complete	Ext Aluminum	Fndtn Slab	# Rooms 6
Room Dimensions	Baths Full Half	Water CITY	Basement Material		
DIM L	B-Main 1 0	Sewer City	Dryer Hookup Gas No	Fireplace	Yes
LR 16 x 16 M	B-Upper 0 0	Fuel Gas, Hot Water	Dryer Hookup Elec Yes	Guest Qtrs	No
DR 12 x 10 M	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln	No
FR 24 x 16 M		Cooling Central Air	Disposal No	Ceiling Fan	No
KT 14 x 12 M	Laundry Rm Main	x	Water Soft-Owned No	Skylight	No
BK x	AMENITIES Dryer Hook Up Electric, Porch Covered, Porch		Water Soft-Rented No	ADA Features	No
DN x	Open, Range/Oven Hook Up Elec, Main Level Bedroom Suite,		Alarm Sys-Sec No	Fence	
MB 16 x 14 M	Main Floor Laundry, Washer Hook-Up		Alarm Sys-Rent No	Golf Course	No
2B 14 x 12 M	Garage 1.0 / Attached	/ 20 x 18 / 360.00	Garden Tub No	Nr Wlkg Trails	No
3B 14 x 10 M	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		SALE INCLUDES Water Heater Gas		
LF x	Restrictions		FIREPLACE Wood Burning		
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 \$258.58	Exemptions Homestead, Over 65,	Year Taxes Payable 2020	Assessed Value		
Is Owner/Seller a Real Estate Licensee No					
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 3/3/2021	Exp Date 8/31/2021	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 NONE		Lockbox Location Garage	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: Chad Metzger / Metzger Property Services, LLC					

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