


Property Type	RESIDENTIAL		Status	Active		CDOM	1	DOM	1	Auction No		
MLS #	201710248	4163 E 500 S.	Warsaw		IN	46580	Status		Active	LP \$140,000		
	Area	Kosciusko County		Parcel ID	43-16-09-400-136.000-015		Type	Site-Built Home				
	Sub	None		Cross Street			Bedrms	3	F Baths	2	H Baths	0
	Location	Rural		Style	One Story		REO	No	Short Sale	No		
	School District	WTK	Elem	Pierceton	JrH	Whitko	SrH	Whitko				
	Legal Description	017-034-002 W 1/2 Nw 9-31-7 80.00A										
	Directions	the property is located at the corner of 500 S and 400 E										

Remarks This property is going for ABSOLUTE Auction: April 22, 2017, 10 am, at the property. Open Houses: April 5, 5-6 pm & April 9, 1-3pm. Auction estimate for tract 1: \$140,000 - \$180,000.00. This home is being offered as Tract 1 with the homestead and approximately 6 acres. Home features 3 bedrooms, 2 bathrooms including a Master En Suite! Property has 2 large detached garages/pole buildings with electricity, a corn crib and a large barn! Eat-in Kitchen opens to Living Room perfect for entertaining. Large Enclosed Sun Porch perfect for viewing all of the wildlife the property hosts! Newer windows and Main floor laundry makes for convenient living!

Agent Remarks This is being offered as Tract 1 of the auction. Auction is: 4.22.17, 10 am at the property. Auction is Absolute, property sells regardless of price! Open Houses: 4.5.17, 5-6 pm and 4.9.17, 1-3 pm. You can bid on 1 tract, a combination of tracts or the whole farm! TERMS: 10% down with the balance at closing. Taxes prorated to the day of closing. Possession at closing. Survey costs will be split 50/50 between seller and buyer(s). Buyer Reps must pre-register 24 hours in advance of the auction and be present at all showings, open

Sec	Lot	Zoning	Lot Ac/SF/Dim				6.0000	/ 261,360 / 621 x 425		Src N	Lot Des	Partially Wooded,		
Township	Monroe	Abv Gd Fin SqFt		1,676	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	432	Ttl Fin SqFt	1,676	Year Built	1947		
Age	70	New	No	Date Complete		Ext	Vinyl	Fndtn				Crawl, Slab, Partial Basement, Unfinished	# Rooms	9
Room Dimensions		Baths	Full	Half	Water	PRIV	Basement Material		Stone					
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No			
LR	16 x 12	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			Ceiling Fan	No			
KT	12 x 12	M	Laundry Rm	Main		x	Water Soft-Owned	No	Skylight	No				
BK	x		AMENITIES					1st Bdrm En Suite, Dryer Hook Up Electric, Eat-In	Water Soft-Rented	No	ADA Features	No		
DN	x		Kitchen, Garage Door Opener, Porch Enclosed, Range/Oven					Alarm Sys-Sec	No	Fence				
MB	17 x 20	M	Hook Up Gas, RV Parking, Workshop, Main Level Bedroom					Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 14	M	Garage	4.0	/ Detached	/ 24	x 36	/ 864.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	12 x 12	M	Outbuilding	2nd Detached	24 x 50				Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding	Barn	50 x 40	2000			Pool	No	Off Street Pk	Yes		
5B	x		Assn Dues	Not Applicable				Pool Type						
RR	x		Other Fees					SALE INCLUDES	Water Filtration System					
LF	x		Restrictions											
EX	15 x 21	M	Water Access	Wtr Name										
WtrType		Wtr Frtg		Channel Frtg										
Water Features														
Auction	No	Auctioneer Name		Chad Metzger				Auctioneer License #		AC31300015				
Owner Name														
Financing: Existing				Proposed				Excluded Party		None				
Annual Taxes	\$2,770.06	Exemptions	Supplemental		Year Taxes Payable	2015	Assessed Value							
Is Owner/Seller a Real Estate Licensee				No		Possession	DOC							
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	Open Houses or Showingtime													
List Date	3/13/2017	Exp Date	8/6/2017	Publish to Internet		Yes	Show Addr to Public	Yes	Allow AVM	No	Show Comments	Yes		
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp. 1%	Vari.Rate		No	Special List Cond.	None				
Virtual Tours:			Lockbox Type		MECH		Lockbox Location		back door		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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