

Listings as of 05/20/2021


Property Type RESIDENTIAL

**Status** Active

CDOM 2

DOM 2

Auction Yes

<b>MLS #</b>	202117930	8150 S State Road 25	Rochester	IN	46975	<b>Status</b>	Active	<b>LP</b>	\$0			
	<b>Area</b>	Fulton County	<b>Parcel ID</b>	25-11-91-100-001.000-004								
	<b>Type</b>	Site-Built Home										
	<b>Sub</b>	None	<b>Cross Street</b>				<b>Bedrms</b>	3	<b>F Baths</b>	1	<b>H Baths</b>	0
	<b>Location</b>	Rural	<b>Style</b>	One Story	<b>REO</b>	No	<b>Short Sale</b>	No				
	<b>School District</b>	CAST	<b>Elem</b>	Caston	<b>JrH</b>	Caston	<b>SrH</b>	Caston				
	<b>Legal Description</b>	Approximately 1.9+/- Acres part of: W Div N 1/2 N 1/2 41 Mrl. 99 A.										
	<b>Directions</b>	From Hwy 114, head South onto SR 25. Property will be on the West side of the road.										
<b>Inside City Limits</b>	N	<b>City Zoning</b>			<b>County Zoning</b>	A1	<b>Zoning Description</b>					

**Remarks** Country Home with Multiple Outbuildings going to Auction on Saturday, June 5, 2021 at 1 pm! This home features 3 Bedrooms with the Master on the Main Floor, 1 Bath & Main Floor Laundry. The Updated Kitchen has Stone Countertops, Beautiful Cabinetry and opens to the Dining Room & Living Room -- Great for Entertaining! Custom Built-Ins are great for storage or displaying glassware! Living Room is spacious with Vaulted Ceilings, Large Windows, & Patio Doors opening to the Deck! There is a 2-Car Attached Garage & 104 x 40 Pole Barn with a Workshop that has Heat & Concrete Floors! Lg. Wood Barn is unique and adds storage! This property is landscaped with an asphalt drive & is full of curb appeal! Well -maintained & Cared for, this property is ready to you to call home! Open House: Tuesdav, June 1 at 5:30-6pm

**Agent Remarks** Estate Auction: Sat. 6.5.21 1 pm Open House: Tues. 6.1.21 5:30-6pm Real Estate Taxes are an estimate by Fulton County Assessor with Homestead Exemption. 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

Sec	Lot	Lot Ac/SF/Dim	1.9000	/	82,764	/	350 x 275	Src N	Lot Des	0-2.9999		
Township	Liberty		Abv Gd Fin SqFt	2,560	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	544	Ttl Fin SqFt	2,560	Year Built	1900
Age	121 New No		Date Complete		Ext	Aluminum, Brick	Fndtn	Crawl, Partial Basement, Unfinished		# Rooms	5	
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material				
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No	
LR	20 x 16	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	20 x 10	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FirPln	No	
FR	24 x 15	M			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	1st Bdrm En Suite, Breakfast Bar, Ceilings-Vaulted				Water Soft-Rented	No	ADA Features	No	
DN	x		, Countertops-Stone, Deck Open, Dryer Hook Up Electric, Landscaped, Open Floor Plan, Porch Covered, Porch Open,				Alarm Sys-Sec	No	Fence			
MB	18 x 12	M					Alarm Sys-Rent	No	Golf Course	No		
2B	18 x 12	U	Garage	2.0	/ Attached	/ 28	x 32 / 896.00	Garden Tub	No	Nr Wlkg Trails	No	
3B	18 x 12	U	Outbuilding	Pole/Post	104	x 40		Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding	Barn	52	x 36	1872	Pool	No	Off Street Pk		
5B	x		Assn Dues	Not Applicable				Pool Type				
RR	x		Other Fees					SALE INCLUDES	No Appliances Included, Water Heater Electric			
LF	x		Restrictions									
EX	x		Water Access	Wtr Name								
WtrType			Wtr Frtg	Channel Frtg								
Water Features				Lake Type								
Auction	Yes	Auctioneer Name	Chad Metzger & Tiffany Reimer				Auctioneer License #	AC31300015				
Owner Name												
Financing:	Existing	Proposed				Excluded Party				None		
Annual Taxes	\$1,380.00	Exemptions	Homestead, 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	Tiffany Reimer - Cell: 260-571-7910				
Agent E-mail	tiff@metzgerauction.com						List Agent - User Code	UP388053396				
Co-List Office							Co-List Agent					
Showing Instr	Showing time or Open House						Start Showing Date					
List Date	5/18/2021	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:	Unbranded Virtual Tour		Lockbox Type	MECH		Lockbox Location	Deck Railing		Type of Sale			
Pending Date	Closing Date			Selling Price			How Sold			CDOM 2		
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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