

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202130933	272 County Road 2	Wolcottville	IN 46795	Status Active
				LP \$0



Area Dekalb County	Parcel ID 17-01-06-400-004.000-004	Type Site-Built Home		
Sub None	Cross Street	Bedrms 2	F Baths 1	H Baths 0
Location Rural	Style One and Half Story	REO No	Short Sale No	
School District DCU	Elem Country Meadow	JrH Dekalb	SrH Dekalb	
Legal Description Approximately 4+/- Acres part of: Pt NE & NW Cor NE1/4 SE1/4				
Directions From SR 4, turn South onto SR 327. Head West on CR 2, property is on the South side of the road.				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	

Remarks 8+/- Acres with Country Home being offered in 2 Tracts via Online Only Auction on Thursday, August 19, 2021 - Bidding begins closing out at 6:00 PM! This is Tract 1 which features a 2-3 Bedroom, 1 Bath Home with 2+Car Detached Garage & Barn! There is a Kitchen open to the Dining Room, Den, and Living Room with Fireplace! 2 Bedrooms upstairs with Hardwood Floors & a 14x14 Landing Room! Enclosed Porch on the front and back of the house! Home has New Windows, AC & Newer Furnace! Oversized 2-Car Detached Garage has a wood burning stove & Large Barn have plenty of space for your Workshop, Extra Storage, & 4H projects! Bid on this tract individually or in combination for the entire 8+/- Acres! Open House: Wednesday, August 11 5-6pm & Sunday, August 15 1-2pm

Agent Remarks Online Auction: Thurs. 8.19.21 6pm Open House: Wed. 8.11.21 5-6pm & Sun. 8.15.21 1-2pm TERMS: \$5,000 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	Lot Ac/SF/Dim	4.0000 / 174,240 / 350 x 520	Src N	Lot Des 3-5.9999
Township Fairfield	Abv Gd Fin SqFt 1,648		Below Gd Fin SqFt 0	Ttl Below Gd SqFt 704	Ttl Fin SqFt 1,648
Age 131	New No	Date Complete	Ext Brick, Vinyl	Fndtn Crawl, Slab, Partial Basement, Unfinished	# Rooms 8
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 Gas, Forced Air	Dryer Hookup Elec Yes	Guest Qtrs No
DR x M		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 x M		Laundry Rm Basement	x	Water Soft-Owned No	Skylight No
BK x		AMENITIES Closet(s) Walk-in, Dryer Hook Up Electric, Porch Covered, Porch Enclosed, Porch Open, Washer Hook-Up		Water Soft-Rented No	ADA Features No
DN x M				Alarm Sys-Sec No	Fence
MB 20 x 16 U				Alarm Sys-Rent No	Golf Course No
2B 14 x 16 U		Garage 2.0 / Detached / 30 x 22 / 660.00		Garden Tub No	Nr Wlkg Trails No
3B x		Outbuilding Barn 40 x 36		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 Refrigerator, Washer, Dryer-Electric, Oven-Electric, Range-Electric, Water Heater Electric	
LF x		Restrictions		FIREPLACE Living/Great Rm	
EX 14 x 14 U		Water Access	Wtr Name		
WtrType		Wtr Frtg	Channel Frtg		
Water Features		Lake Type			
Auction Yes	Auctioneer Name Chad Metzger & Tim Holmes	Auctioneer License # AC31300015			
Owner Name					
Financing: Existing	Proposed		Excluded Party None		
Annual Taxes \$1,536.04	Exemptions Homestead, Mortgage,	Year Taxes Payable 2021	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	Start Showing Date				
List Date 7/29/2021	Exp Date 10/31/2021	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 NONE	Lockbox Location n/a	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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