




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 11/12/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	3	DOM	3	Auction	Yes	
MLS #	202147147	1542 W 400 S	Peru	IN	46970	Status	Active	LP	\$0	
	Area	Miami County	Parcel ID	52-11-08-300-007.000-017	Type	Site-Built Home				
	Sub	None	Cross Street		Bedrms	3	F Baths	2	H Baths	0
	Location	Rural	Style	One and Half Story	REO	No	Short Sale	No		
	School District	MACO Elem	Pipe Creek/Maconaquah JrH	Maconaquah	SrH	Maconaquah				
	Legal Description	016-30416-00 SE COR SW1/4; 08-26-04; 6.00; 31 304 01600								
	Directions	From US 31, head East on 400 S. Property will be on the north side of the road.								
	Inside City Limits	N	City Zoning		County Zoning	A2	Zoning Description			

Remarks Country Home on 6+/- Acres selling via Online Only Auction on Wednesday, December 8, 2021 - Bidding begins closing out at 6 PM! This home features 3-4 Bedrooms, 2 Baths, & 2-Car Attached Garage. Main Floor consists of Kitchen open to the Living Room, Large Master Bedroom, Full Bath, & another Bedroom. Full Walk-Out Basement has another Bedroom & Full Bath, Laundry Room, Kitchenette & Family Room - perfect for entertaining! The 6+/- Acres includes High-Quality Harvestable Timber! Great Opportunity to get into the Peaceful Country! Open House: Tuesday, November 30 5:30-6pm

Agent Remarks Online Auction: Wed. 12.8.21 6pm Open House: Tues. 11.30.21 5:30-6pm TERMS: \$2,500 down the day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If Survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). 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

Sec	Lot	Lot Ac/SF/Dim	6.0000	/	261,360	/	1130x360	Src N	Lot Des	6-9.999					
Township	Pipe Creek		Abv Gd Fin SqFt	1,716	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,044	Ttl Fin SqFt	1,716	Year Built	1957			
Age	64	New No	Date Complete		Ext	Vinyl	Fndtn	Partial Basement, Partially Finished				# Rooms	8		
Room Dimensions			Baths	Full	Half	Water	WELL	Basement Material							
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No				
LR	x	M	B-Upper	0	0	Fuel	Hot Water	Dryer Hookup Elec	Yes	Guest Qtrs	No				
DR	x		B-Blw G	1	0	Heating		Dryer Hook Up Gas/Elec	No	Split Flrpin	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	Dryer Hook Up Electric, Kitchenette, Main Level				Water Soft-Rented	No	ADA Features	No				
DN	x		Bedroom Suite, Washer Hook-Up				Alarm Sys-Sec	No	Fence						
MB	14 x 20	M						Alarm Sys-Rent	No	Golf Course	No				
2B	12 x 14	M	Garage	2.0	/ Attached	/ 24	x 25	/ 600.00	Garden Tub	No	Nr Wlkg Trails	No			
3B	14 x 12	B	Outbuilding	Pole/Post		24 x 19		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 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			Auctioneer License #	AC31300015								
Owner Name															
Financing: Existing				Proposed				Excluded Party				None			
Annual Taxes	\$106.00	Exemptions	Homestead, Over 65,				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						Start Showing Date								
List Date	11/9/2021	Exp Date	12/31/2021	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	Front Door	Type of Sale						
Pending Date			Closing Date			Selling Price			How Sold			CDOM	3		
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.

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