

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction No
 MLS # 201729028 130 Godfrey Drive Somerset IN 46984 Status Active LP \$100,000



Area Wabash County Parcel ID 85-18-27-402-012.000-013 Type Site-Built Home
 Sub None Cross Street Bedrms 3 F Baths 2 H Baths 0
 Location City/Town/Suburb, Lake, Style One Story REO No Short Sale No
 School District WAC Elem Southwood JrH Southwood SrH Southwood

Legal Description SOMERSET ADDN 130
 Directions From State Road 13, turn west on White's Dr., turn South on Seminole, turn West on Godfrey. Look for signs!

Remarks This property is going to Auction on July 27, 2017, 6:30 pm at the Somerset Community Building. Auction Estimate: \$100,000 - \$200,000.00. Beautiful Ranch Style Home Overlooking the Mississinewa Reservoir. Home features Amazing water views from this stately 3 Bedroom, 2 Bath home in a wooded setting high above the reservoir. The home offers an open kitchen/dining/living area, a rear deck, a 2 Car attached garage and a yard barn! The property has an added bonus...it includes rare Mississinewa Reservoir dock access! This is tract 1 of the auction. Bid on this tract individually, a combination or the whole! Come take a look, Open House: July 16, 1-3pm.

Agent Remarks Auction: 7.27.17, 6:30 pm, Somerset Community Building. Auction Estimate: \$100,000-\$200,000.00. TERMS: \$3,000 down the day of the auction with the balance at closing. Taxes prorated. If you are a RE Broker, please register 24 hrs in advance, form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	0.4339 / 18,900 / 265 x 261	Src Y	Lot Des	Corner,					
Township	Waltz	Abv Gd Fin SqFt	1,436	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,436	Year Built	1975	
Age	42	New No	Date Complete	Ext	Brick	Fndtn	Crawl	# Rooms	5			
Room Dimensions		Baths	Full	Half	Water	PUBL	Basement Material	Block				
	DIM	L	B-Main	2	0	Sewer	Public	Dryer Hookup Gas	No	Fireplace	Yes	
LR	20 x 15	M	B-Upper	0	0	Fuel	Gas, Wood, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No	
DR	12 x 12	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	Yes	
KT	15 x 15	M	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES	1st Bdrm En Suite, Breakfast Bar, Ceiling Fan(s), Deck Open, Deck on Waterfront, Foyer Entry, Garage Door Opener, Natural Woodwork, Open Floor Plan, Main Level								
DN	x							Water Soft-Rented	No	ADA Features	No	
MB	18 x 15	M						Alarm Sys-Sec	No	Fence		
2B	12 x 12	M	Garage	2.0	/ Attached	/ 24	x 24	/ 576.00		Alarm Sys-Rent	No	
3B	12 x 12	M	Outbuilding	Garden Shed	10 x 10					Garden Tub	No	
4B	x		Outbuilding			x				Jet Tub	No	
5B	x		Assn Dues	Not Applicable								
RR	x		Other Fees									
LF	x		Restrictions									
EX	x		Water Access	WTRF	Wtr Name	Missssnwa						
WtrType	Lake		Wtr Frtg	216.00	Channel Frtg	0.00						
Water Features	Boat Docking Rights											
Auction	No	Auctioneer Name	Chad Metzger				Auctioneer License #	AC31300015				
Owner Name	Finch											
Financing:	Existing	Proposed	Excluded Party									None
Annual Taxes	\$347.35	Exemptions	Homestead, Supplemental				Year Taxes Payable	2017		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	Open Houses or Showingtime											
List Date	6/26/2017	Exp Date	12/12/2017	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		NONE		Lockbox Location	none		Type of Sale				
Pending Date	Closing Date				Selling Price			How Sold	CDOM 0			
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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