

Property Type RESIDENTIAL Status Active CDOM 57 DOM 1 Auction No
 MLS # 201729568 6303 S 250 East Macy IN 46951 Status Active LP \$150,000



Area Fulton County Parcel ID 25-12-16-200-008.010-004 Type Site-Built Home
 Sub None Cross Street Bedrms 4 F Baths 2 H Baths 0
 Location Rural Style One and Half Story REO No Short Sale No
 School District CAST Elem Caston JrH Caston SrH Caston

Legal Description Pt Sw Sw Ne 16-29-3 10.46a

Directions From Rochester take US 31 South, turn west onto 650S., continue on 650 S/Main Street around the lakes. Take Curve onto 250 E. Home is on east side of the road, look for signs!

Remarks This property is going to auction: July 17, 2017, 6pm at the property. Auction Estimate: \$150,000 - \$200,000. Don't miss this updated 4 bedroom, 2 bath home situated quietly in the country on one acre. Home features a 2-car attached garage, pole barn and barn. Enjoy the outdoors on the covered porch! This property is Tract 1 of this auction, you can bid on 1 tract, a combination of tracts or the whole! If property sells in a combination, it will require subdivision subject approval from Fulton County Area Plan. Great location! In-between US 31 & SR 25 just minutes from S. Mud Lake & Nyona Lake! Open House: July 11, 5:30-6:30pm.

Agent Remarks Auction: 7/17/17, 6 pm at the property. Estimate: \$150,000-\$200,000. TERMS: \$1,000 down day of the auction, balance at closing. Taxes prorated. Survey costs, if required, split 50/50. RE BROKERS must register 24 hrs in advance and be present at all Open houses and the auction to receive compensation.

Sec	Lot	Zoning	Lot Ac/SF/Dim	1.0000	/ 43,560	/ 150 x 245	Src N	Lot Des	Corner, 0-2.9999			
Township	Liberty		Abv Gd Fin SqFt	1,890	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,260	Ttl Fin SqFt	1,890	Year Built	1940
Age	77	New No	Date Complete		Ext Vinyl		Fndtn	Full Basement, Unfinished			# Rooms	7
Room Dimensions			Baths	Full	Half	Water	WELL	Basement Material	Poured Concrete			
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No	
LR	20 x 15	M	B-Upper	1	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	Disposal	No	Ceiling Fan	Yes	
KT	15 x 15	M	Laundry Rm		Basement		x	Water Soft-Owned	Yes	Skylight	No	
BK	x		AMENITIES	Built-In Bookcase, Ceiling Fan(s), Ceilings-Vaulted				Water Soft-Rented	No	ADA Features	No	
DN	x			, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener,				Alarm Sys-Sec	No	Fence		
MB	15 x 10	M		Laundry-Chute, Natural Woodwork, Pantry-Walk In, Porch				Alarm Sys-Rent	No	Golf Course	No	
2B	28 x 14	M	Garage	2.0	/ Attached	/ 24	x 22 / 528.00	Garden Tub	No	Nr Wlkg Trails	No	
3B	14 x 10	M	Outbuilding		Pole/Post	60 x 26		Jet Tub	No	Garage Y/N	Yes	
4B	14 x 7	M	Outbuilding		Barn	49 x 32	1568	Pool	No	Off Street Pk	Yes	
5B	x		Assn Dues			Not Applicable		Pool Type				
RR	x		Other Fees					SALE INCLUDES	Water Heater Electric, Water Softener-Owned			
LF	x		Restrictions									
EX	x		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 \$620.16 Exemptions Homestead, Mortgage, Year Taxes Payable 2017 Assessed Value
 Is Owner/Seller a Real Estate Licensee No Possession 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 Open House or Showingtim
 List Date 6/28/2017 Exp Date 7/30/2017 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: Unbranded Virtual Tour Lockbox Type NONE Lockbox Location none Type of Sale
 Pending Date Closing Date Selling Price How Sold CDOM 57
 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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