




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/10/2022

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Property Type	RESIDENTIAL	Status	Active	CDOM	2	DOM	2	Auction	Yes	
MLS #	202233138	4380 E Montpelier Pike	Marion	IN	46953	LP	\$0			
	Area	Grant County	Parcel ID	27-07-11-200-020.000-001	Type	Manuf. Home/Mobile	Waterfront	No		
	Sub	None	Cross Street		Bedrms	3	F Baths	2	H Baths	0
	Township	Center	Style	One Story	REO	No	Short Sale	No		
	School District	MARCS	Elem	Allen/Justice	JrH	McCulloch/Justice	SrH	Marion		
	Legal Description	05-01-209.06 & 209.07 PT NW SEC 11 34.99A P/S MP 0711-200-020.000								
	Directions	Take 69 to 118 west. Property is on the left.								
	Inside City Limits	N	City Zoning		County Zoning	OTH	Zoning Description			

Remarks 35+/- acre property in Grant County, IN just 45 minutes north of Fishers & just 2 miles from I-69 selling via Online Only Auction on Wednesday, September 7, 2022 -- Bidding begins closing out at 6 PM! This property could be used as mixed use recreational, farmland, & ranchland. The south side of the property has Luger Creek and is nice thick cover for someone looking to Whitetail Deer & Turkey Hunt! Property features: Lots of deer sign on the property, small Pond that could easily be expanded, & nice rolling topography. Could turn 13 acres of pasture into farm ground, hay, or could be great for keeping livestock! Several nice buildings on the property including a 2016 sf Manufactured Home with lots of remodeling done. It has 3 Bedrooms & 2 Baths with a Newer Roof. Master Bedroom features Double Closets! Beautiful Property with Endless Opportunities! Come see for yourself! Open House: Saturday, August 27th 4-5pm

Agent Remarks Online Auction: Wed. 9.7.22 6pm Open House: Sat. 8.27.22 4-5pm House being marketed in conjunction with Metzger Property Services & AAA Auction. TERMS: 10% down 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

Sec	Lot	Lot Ac/SF/Dim	34.9900	/	1,524,164	/	1320x1330	Lot Desc	Heavily Wooded, Rolling, Waterfront, 15+, Water View												
Above Gd Fin		SqFt	2,016	Above Gd Unfin		SqFt	0	Below Gd Fin		SqFt	0	Ttl Below Gd		SqFt	0	Ttl Fin		SqFt	2,016	Year Built	1998
Age	24	New Const		No	Date Complete			Ext	Vinyl	Bsmt		Crawl							# Rooms	5	
Room Dimensions			Baths	Full	Half	Water	CITY	Basement Material		Block											
RM DIM		LVL	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes										
LR	17 x 14	M	B-Upper	0	0	Fuel /	Gas, Forced Air,	Dryer Hookup Elec	No	Guest Qtrs	No										
DR	x		B-Blw G	0	0	Heating	Propane Tank Rented	Dryer Hookup G/E	No	Split Flrpln	No										
FR	14 x 25	M				Cooling	None	Disposal	Yes	Ceiling Fan	Yes										
KT	16 x 12	M	Laundry Rm	Main	12x 6		Water Soft-Owned		No	Skylight	No										
BK	x		AMENITIES				1st Bdrm En Suite, Ceiling Fan(s), Countertops		Water Soft-Rented	No	ADA Features	No									
DN	x		-Laminate, Disposal, Garden Tub, Open Floor Plan, Range/Oven						Alarm Sys-Sec	No	Fence										
MB	17 x 11	M	Hook Up Elec, Stand Up Shower, Tub and Separate Shower,						Alarm Sys-Rent	No	Golf Course	No									
2B	11 x 10	M	Main Level Bedroom Suite, Main Floor Laundry, Sump Pump,						Garden Tub	Yes	Nr Wlkg Trails	No									
3B	13 x 9	M	Garage	1.0	/ Detached	/	32 x 18 / 576.00	Jet Tub	No	Garage Y/N	Yes										
4B	x		Outbuilding 1	Pole/Post Building		50 x 25		Pool	No	Off Street Pk											
5B	x		Outbuilding 2			x		Pool Type													
RR	x		Assn Dues	Frequency		Not Applicable		SALE INCLUDES	Refrigerator, Kitchen Exhaust Hood, Water Heater												
LF	x		Other Fees												Electric						
EX	x		Restrictions												FIREPLACE	Family Rm					

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water Features		Water Type	Lake Type
Auctioneer Name	Chad Metzger & Rainelle	Lic #	AC31300015
Financing	Existing	Auction Date	9/7/2022
Annual Taxes	\$1,140.34	Time	6:00 PM
Possession	At closing	Location	
List Office	Metzger Property Services, LLC - Off: 260-982-0238	Excluded Party	None
Agent E-mail	rshockome@yahoo.com	Assessed Value	
Co-List Office			
Showing Instr	Showingtime or Open House		
List Date	8/8/2022	Year Taxes Payable	2022
Contract Type	Exclusive Right to Sell	List Agent	Rainelle L Shockome - Cell: 260-341-4801
Virtual Tours	Unbranded Virtual Tour	List Agent - User Code	UP388037905
Pending Date		Co-List Agent	
Ttl Concessions Paid			
Sell Office	Sell Agent	Exp Date	12/31/2022
		Owner/Seller a Real Estate Licensee	No
		Agent/Owner Related	No
		Buyer Broker Comp.	1.5%
		Variable Rate	No
		Lockbox Type	Mechanical/Combo
		Lockbox Location	front door
		Closing Date	
		Selling Price	
		How Sold	
		Conc Paid By	
		Co-Sell Agent	
		Sell Team	

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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