


Property Type	RESIDENTIAL			Status	Active			CDOM	0	DOM	0	Auction No					
MLS #	201746592	7203 E	1050 S-43	South Whitley		IN	46787	Status	Active			LP \$20,000					
	Area			Kosciusko County		Parcel ID		43-19-01-300-003.000-009					Type	Manuf. Home/Mobile			
	Sub			None			Cross Street		Bedrms		3	F Baths		2	H Baths		0
	Location			Rural			Style		Single Wide		REO		No	Short Sale		No	
	School District		WTK	Elem	South Whitley		JrH	Whitko		SrH		Whitko					
	Legal Description			019-051-001.F PT NE NW SW 1-30-7 1.05A PER SURVEY													
	Directions			at the intersection of 700 E. & 1050 S. go East, property is on South Side, look for signs!													

**Remarks** This property is going to auction: November 9, 2017, 6 pm at the property. Auction Estimate: \$20,000 - \$50,000.00. 1.05 acres in the country with a nice, clean home featuring 3 bedrooms, 2 bathrooms, Master Bath en-suite features stand up shower and garden tub. Open concept, eat-in Kitchen and living room perfect for entertaining along with a covered front deck! Home has 1 car attached garage! 1997 Fleetwood Trailer, Serial Number: INFLV55A72426BD13 Come see for yourself: Open House: November 5, 2017, 1-2pm

**Agent Remarks** This property is going to auction: November 9, 2017, 6 pm at the property. Auction Estimate: \$20,000 - \$50,000.00. TERMS: \$1,000 down the day of the auction, balance due at closing. Taxes prorated. No Survey. RE BROKERS: Must preregister 24 hrs in advance & be present at all showings and auction. Registration form in docs.

Sec	Lot	Zoning		Lot Ac/SF/Dim				1.0500	/ 45,738		/ 216 x 210		Src N	Lot Des	Level, 0-2.9999		
Township	Jackson		Abv Gd Fin SqFt		700	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		700	Year Built	1997	
Age	20	New	No	Date Complete		Ext		Vinyl	Fndtn		None				# Rooms	5	
Room Dimensions			Baths	Full	Half	Water	WELL		Basement Material								
	DIM		L	B-Main	2	0	Sewer	Septic		Dryer Hookup Gas		No	Fireplace		No		
LR	15 x 15		M	B-Upper	0	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		None		Disposal		No		Ceiling Fan		No	
KT	15 x 10		M	Laundry Rm		Main		x		Water Soft-Owned		No		Skylight		No	
BK	x			AMENITIES 1st Bdrm En Suite, Breakfast Bar, Closet(s) Walk													
DN	x			-in, Deck Covered, Dryer Hook Up Electric, Eat-In Kitchen,													
MB	15 x 12		M	Garage Door Opener, Garden Tub, Open Floor Plan, Range													
2B	12 x 12		M	Garage	1.0	/ Attached		/ 20 x 10		/ 200.00		Alarm Sys-Rent		No	ADA Features		No
3B	10 x 10		M	Outbuilding	None		x		Garden Tub		Yes		Nr Wlkg Trails		No		
4B	x			Outbuilding			x		Jet Tub		No		Garage Y/N		Yes		
5B	x			Assn Dues		Not Applicable		Pool		No		Off Street Pk		Yes			
RR	x			Other Fees				Pool Type									
LF	x			Restrictions				SALE INCLUDES		Refrigerator, Oven-Electric, Range-Electric							
EX	x			Water Access				Wtr Name									
WtrType			Wtr Frtg				Channel Frtg										

**Water Features**

**Auction** No **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

**Owner Name** Rhoades

**Financing:** Existing **Proposed** **Excluded Party** None

**Annual Taxes** \$283.90 **Exemptions** **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** Showing Time or Open House

**List Date** 10/10/2017 **Exp Date** 2/28/2018 **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. 2%** **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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