

<b>Property Type</b> AUCTION	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 201637178	7610 N 650 E.	North Webster	IN 46555	<b>Status</b> Active <b>LP</b> \$1



<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-08-04-100-013.000-023	<b>Type</b> Manuf. Home/Mobile
<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3 <b>F Baths</b> 2 <b>H Baths</b> 0
<b>Location</b>	<b>Style</b> One Story	<b>REO</b> No <b>Short Sale</b> No
<b>School District</b> WSC Elem North Webster	<b>JrH</b> Wawasee	<b>SrH</b> Wawasee
<b>Legal Description</b> 005-013-006 Frcl W 1/2 Ne 4-33-7 5.91A PER DEED		
<b>Directions</b> Take Syracuse-Webster to 800 N., turn south onto 650 E.		

5.91 Acres with a home, pole barn and shelter with fenced in pasture. This property also features a pond. Open House: September 1, 2016 from 5-6pm. Auction will take place at the property on September 14 at 6:00 pm.

**Agent Remarks** Open House: September 1, 2016 from 5-6pm. Auction will take place at the property on September 14 at 6:00 pm. Terms of the Auction: \$1,000 down the day of the auction with the balance at closing. Possession at closing. Taxes prorated to the day of closing. No survey unless required for clear title.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 5.9100 / 257,440 / 429x581	<b>Src Y</b> Lot Des 3-5.9999, Pasture
<b>Township</b> Tippecanoe	<b>Abv Gd Fin SqFt</b> 2,052	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 2,052 <b>Year Built</b> 1990
<b>Age</b> 26 <b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Wood	<b>Fndtn</b> Crawl	<b># Rooms</b> 8
<b>Room Dimensions</b>	<b>Baths</b> Full Half	<b>Water</b> PRIV	<b>Basement Material</b>	
<b>DIM</b> L	<b>B-Main</b> 2 0	<b>Sewer</b> Septic	<b>Dryer Hookup Gas</b>	<b>Fireplace</b> No
<b>LR</b> 13 x 10 M	<b>B-Upper</b> 0 0	<b>Fuel</b> Forced Air	<b>Dryer Hookup Elec</b>	<b>Guest Qtrs</b>
<b>DR</b> x	<b>B-Blw G</b> 0 0	<b>Heating</b>	<b>Dryer Hook Up Gas/Elec</b>	<b>Split FlrPln</b>
<b>FR</b> x		<b>Cooling</b> Other	<b>Disposal</b>	<b>Ceiling Fan</b>
<b>KT</b> 12 x 12 M	<b>Laundry Rm</b> Main	6 x 6	<b>Water Soft-Owned</b>	<b>Skylight</b>
<b>BK</b> x			<b>Water Soft-Rented</b>	<b>ADA Features</b>
<b>DN</b> x			<b>Alarm Sys-Sec</b>	<b>Fence</b>
<b>MB</b> 12 x 12 M			<b>Alarm Sys-Rent</b>	<b>Golf Course</b>
<b>2B</b> 10 x 10 M	<b>Garage</b> /	/ x /	<b>Garden Tub</b>	<b>Nr Wlkg Trails</b>
<b>3B</b> 10 x 10 M	<b>Outbuilding</b> Pole/Post	30 x 48	<b>Jet Tub</b>	<b>Garage Y/N</b> No
<b>4B</b> x	<b>Outbuilding</b> Outbuilding	23 x 30 690	<b>Pool</b> No	<b>Off Street Pk</b> Yes
<b>5B</b> x	<b>Assn Dues</b> Not Applicable		<b>Pool Type</b>	
<b>RR</b> x	<b>Other Fees</b>			
<b>LF</b> x	<b>Restrictions</b>			
<b>EX</b> x	<b>Water Access</b> Pond	<b>Wtr Name</b>		
<b>WtrType</b> Pond	<b>Wtr Frtg</b>	<b>Channel Frtg</b>		
<b>Water Features</b>				
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AU10200057		
<b>Owner Name</b>				
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Excluded Party</b> None		
<b>Annual Taxes</b> \$531.13	<b>Exemptions</b>	<b>Year Taxes Payable</b> 2015	<b>Assessed Value</b>	
<b>Is Owner/Seller a Real Estate Licensee</b> No		<b>Possession</b> DOC		
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238		<b>List Agent</b> Chad Metzger - cell: 260-982-9050		
<b>Agent ID</b>	<b>Agent E-mail</b> chad@metzgerauction.com			
<b>Co-List Office</b>	<b>Co-List Agent</b>			
<b>Showing Instr</b> Open House: September 1, 2016 5-6pm	Call or Email: 260.982.0238			
<b>List Date</b> 8/9/2016	<b>Exp Date</b> 12/31/2016	<b>Publish to Internet</b> No	<b>Show Addr to Public</b> No	<b>Allow AVM</b> No <b>Show Comments</b> No
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 2.0%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None
<b>Virtual Tours:</b>				
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 0
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>			
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>	

Presented by: Tiffany Reimer / Metzger Property Services,

Information is deemed reliable but not guaranteed.

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