


Property Type	RESIDENTIAL	Status	Active	CDOM	5	DOM	5	Auction	Yes
<b>MLS #</b>	201819577	4904 E 850 S.	Claypool	IN	46510	<b>Status</b>	Active	<b>LP</b>	\$0
									
<b>Area</b>	Kosciusko County			<b>Parcel ID</b>	43-16-28-100-230.000-009				
<b>Sub</b>	None			<b>Cross Street</b>	Site-Built Home				
<b>Location</b>	Rural			<b>Style</b>	One and Half Story		<b>Bedrms</b>	4	<b>F Baths</b> 2 <b>H Baths</b> 0
<b>School District</b>	WTK	<b>Elem</b>	Pierceton	<b>JrH</b>	Whitko	<b>REO</b>	No	<b>Short Sale</b>	No
<b>Legal Description</b>	Approximately 1.75 acres part of 019-013-003.A Pt S 1/2 Ne 28-31-7 60.00A								
<b>Directions</b>	From State Road 13, turn west onto 850 S. Property will be on North Side, look for signs!								

**Remarks** Move-In Ready Country home on 1.75 acres with 3-4 bedrooms, 2 baths, 1+ Car Attached Garage and Large Barn. Home has an open kitchen, dining & living area. Home has been well maintained including a New metal roof installed 2 years ago! Barn would be great for 4-H projects or use it to store equipment. Great location, easy commute to Warsaw, North Manchester, Pierceton, Columbia City and surrounding towns. Open House: Tuesday, May 29, 5:30-6:30pm. Auction: June 9, 10 am at the property. \*Seller will entertain offers prior to auction! Auction Estimate: \$130,000 - \$200,000.00.

**Agent Remarks** Auction: June 9, 10 am, at the property. \*Seller will entertain offers prior to auction. TERMS: \$1,000 down the day of the auction with balance due at closing. Taxes Prorated. Survey costs to be shared 50/50. RE BROKERS: Must preregister 24 hrs in advance and be present at all showings and the auction. Form in docs \*\*TAXES are for entire farm, not just the house\*\* Propane Tank NOT included.

Sec	Lot	Zoning	Lot Ac/SF/Dim				1.7500	/ 76,230	/ 320 x 160	Src N	Lot Des	Level, 0-2.9999	
Township	Jackson		Abv Gd Fin SqFt	1,984	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	286	Ttl Fin SqFt	1,984	Year Built	1910	
Age	108	New No	Date Complete		Ext	Vinyl	Fndtn	Crawl, Partial Basement, Unfinished				# Rooms	5
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material		Block, Stone			
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes		
LR	15 x 15	M	B-Upper	0	0	Fuel	Gas, Propane, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	12 x 12	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FirPln	No		
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No		
KT	12 x 12	M	Laundry Rm	Main		x		Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES	Dryer Hook Up Electric, Eat-In Kitchen, Garage				Water Soft-Rented	No	ADA Features	No		
DN	x		Door Opener, Landscaped, Open Floor Plan, Porch Covered,				Alarm Sys-Sec	No	Fence				
MB	16 x 12	M	Range/Oven Hook Up Elec, Tub/Shower Combination, Formal				Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 10	U	Garage	1.0	/ Attached		/ 24	x 17	/ 408.00	Garden Tub	No	Nr Wlkg Trails	No
3B	12 x 10	U	Outbuilding	Barn		63 x 36		Jet Tub	No	Garage Y/N	Yes		
4B	10 x 10	U	Outbuilding			x		Pool	No	Off Street Pk	No		
5B	x		Assn Dues	Not Applicable				Pool Type					
RR	x		Other Fees					SALE INCLUDES	No Appliances Included, Sump Pump, Water Heater				
LF	x		Restrictions					Gas, Water Softener-Owned					
EX	x		Water Access			Wtr Name	FIREPLACE Living/Great Rm, Wood Burning Stove						
WtrType			Wtr Frtg			Channel Frtg							
Auction	Yes	Auctioneer Name	Chad Metzger				Auctioneer License #	AC31300015					
Owner Name	Hand												
Financing:	Existing		Proposed	Cash, Conventional, FHA, USDA, VA				Excluded Party	None				
Annual Taxes	\$2,673.88		Exemptions	Homestead, Supplemental		Year Taxes Payable	2018		Assessed Value				
Is Owner/Seller a Real Estate Licensee	No		Possession	at 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	Metzger Property Services, LLC					Co-List Agent	Gary Spangle - Cell: 574-551-1768						
Showing Instr	Showingtime or Open House												
List Date	5/10/2018		Exp Date	10/31/2018		Publish to Internet	Yes		Show Addr to Public	Yes		Allow AVM	No
IDX Include	Y		Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.5%		Vari.Rate	No		Special List Cond.	None
Virtual Tours:	Unbranded Virtual Tour			Lockbox Type	MECH		Lockbox Location	door		Type of Sale			
Pending Date			Closing Date			Selling Price			How Sold			CDOM	5
Ttl Concessions Paid													
Sell Off			Sell Agent			Co-Sell Off			Co-Sell Agent				

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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