

Property Type RESIDENTIAL Status Active CDOM 2 DOM 2 Auction Yes

MLS # 201831519 3375 S 550 E. Knox IN 46534 Status Active LP \$0



Area Starke County Parcel ID 75-10-01-100-011.000-002 Type Site-Built Home  
 Sub None Cross Street Bedrms 3 F Baths 1 H Baths 0  
 Location Rural Style One Story REO No Short Sale No  
 School District KNOX Elem Knox JrH Knox SrH Knox  
 Legal Description Pt Se Nw S1 T32 R2 1.21a  
 Directions Take Toto Road to 550 E., go South, property will be on the west side of the road, look for sign

Remarks ABSOLUTE AUCTION!! Nice, quiet country property featuring 3 bedrooms, 1 bath, family room with fireplace all on 1.2 acres!! Home has full basement, detached garage with storage and a great front porch to sit & relax on! Great location, very near Bass Lake! Come see for yourself: Open House: July 31, 5:30-6pm Absolute Auction: August 11, 10 am CST, at the property PROPERTY WILL SELL REGARDLESS OF PRICE!!

Agent Remarks TERMS: \$1,000 down w/ balance due at closing. taxes prorated. no survey. RE BROKERS: Must register 24 hrs in advance & be present at all showings w/ client & auction to receive compensation. Form in docs. \*Central air is working, that was updated is Sellers Disclosure was completed

Sec	Lot	Zoning	Lot Ac/SF/Dim	1.2100 / 52,708 / 265 x 206	Src N	Lot Des	Level, Partially										
Township	California	Abv Gd Fin SqFt	1,232	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,040	Ttl Fin SqFt	1,232	Year Built	1954						
Age	64	New	No	Date Complete	Ext	Vinyl	Fndtn	Crawl, Full Basement, Unfinished	# Rooms	6							
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block	Dryer Hookup Gas	No	Fireplace	Yes						
DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No							
LR	10 x 12	M	B-Upper	0	Fuel	Gas, Forced Air, Hot Water	Dryer Hook Up Gas/Elec	No	Split FlrPln	No							
DR	8 x 10	M	B-Blw G	0	Heating	Central Air	Disposal	No	Ceiling Fan	Yes							
FR	12 x 12	M	Laundry Rm	Lower	Cooling	x	Water Soft-Owned	No	Skylight	No							
KT	8 x 8	M	AMENITIES	Ceiling Fan(s), Patio Covered, Main Level	Water Soft-Rented	No	Alarm Sys-Sec	No	ADA Features	No							
BK	x	DN	x	Bedroom Suite, Washer Hook-Up	Alarm Sys-Rent	No	Fence										
MB	10 x 10	M	Garage	2.0 / Detached / 24 x 24 / 576.00	Garden Tub	No	Golf Course	No									
2B	10 x 10	M	Outbuilding	Garden Shed 8 x 12	Jet Tub	No	Nr Wlkg Trails	No									
3B	10 x 10	M	Outbuilding	x	Pool	No	Garage Y/N	Yes									
4B	x	5B	x	Assn Dues	Not Applicable	Pool Type	Off Street Pk	Yes									
RR	x	LF	x	Other Fees		FIREPLACE	Family Rm										
EX	x	Restrictions															
Water Access	Wtr Name	Wtr Frtg	Channel Frtg	Lake Type													
Auction	Yes	Auctioneer Name	Chad Metzger/ Brenda Rose	Auctioneer License #	AC31300015												
Owner Name	Allen Lynch	Financing:	Existing	Proposed	Excluded Party	None											
Annual Taxes	\$612.28	Exemptions	Mortgage, Supplemental	Year Taxes Payable	2018	Assessed Value											
Is Owner/Seller a Real Estate Licensee	No	Possession	at closing	List Agent	Chad Metzger - Cell: 260-982-9050	List Agent - User Code	UP388053395										
List Office	Metzger Property Services, LLC - office: 260-982-0238	Co-List Office		Co-List Agent													
Agent E-mail	chad@metzgerauction.com	Showing Instr	Showingtime or Open House	List Date	7/17/2018	Exp Date	10/31/2018	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No	Show Comments	Yes		
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	NONE	Lockbox Location	none	Type of Sale		IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	Vari.Rate	No	Special List Cond.	None
Pending Date		Closing Date		Selling Price		How Sold		Ttl Concessions Paid		Sold/Concession Remarks						CDOM	2
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent											

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC

Featured properties may not be listed by the office/agent presenting this brochure.