

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 201839571 612 E 900 S Claypool IN 46510 Status Active LP \$0



Area Kosciusko County **Parcel ID** 43-15-26-300-011.000-001 **Type** Site-Built Home
Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Location Rural **Style** Two Story **REO** No **Short Sale** No
School District WRS Elem Claypool JrH Edgewood **SrH** Warsaw

Legal Description Approximately 5.67 acres part of 001-103-006 SW SE & SE SW 26-31-6 80.00A PER DEED
Directions Through Claypool take 700 S to County Farm Rd., turn right onto County Farm Rd. and continue until 900 S, at 900 S turn left, the Brick house will be on the left.

Remarks This 3 bedroom, 1 bath Farm House with outbuildings is ready to be your new home in Rural Kosciusko County. Home is situated on 5.67 acres and features natural woodwork, hardwood floors, a built in bookcase, and a enclosed front porch. The property features a corn crib, large barn and outside cellar doors. Come check it out! Open House: September 24, 5:00 - 6:00 p.m. Auction: October 2, at 6:30 p.m. at the Claypool UMC. This is Tract 1, bid on this individually, a combination or the whole farm!

Agent Remarks TERMS: \$1,000 down auction day. Balance due at closing. RE BROKERS: Must register 24 hrs in advance of auction & be present at all showings & auction with client. Form in docs

Sec	Lot	Zoning	AG General Agriculture	Lot Ac/SF/Dim	5.6700 / 246,985 / 266 x 950	Src N Lot Des	0-2.9999	
Township	Clay	Abv Gd Fin SqFt	1,496	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	540	
Age	113 New No	Date Complete		Ext	Brick, Stone	Fndtn	Partial Basement, Unfinished	
Room Dimensions		Baths	Full Half	Water	WELL	Basement Material	Stone	
DIM	L	B-Main	1 0	Sewer	Septic	Dryer Hookup Gas	No	
LR	20 x 20 M	B-Upper	0 0	Fuel	Gas, Propane, Forced Air, Propane Tank	Dryer Hookup Elec	No	
DR	x	B-Blw G	0 0	Heating	Rented	Dryer Hook Up Gas/Elec	No	
FR	10 x 8 M			Cooling	Central Air	Disposal	No	
KT	15 x 8 M	Laundry Rm	Main		x	Water Soft-Owned	Yes	
BK	x	AMENITIES	Attic Storage, Attic-Walk-up, Built-In Bookcase, Eat-In Kitchen, Natural Woodwork, Porch Enclosed, Range /Oven Hook Up Gas, Split Br Floor Plan, Tub/Shower				Water Soft-Rented	No
DN	x					Alarm Sys-Sec	No	
MB	18 x 15 M					Alarm Sys-Rent	No	
2B	12 x 12 U	Garage	/	/	x /	Garden Tub	No	
3B	12 x 12 U	Outbuilding	Outbuilding	28 x 20	560	Jet Tub	No	
4B	x	Outbuilding	Barn	60 x 36	2160	Pool	No	
5B	x	Assn Dues	Not Applicable				Pool Type	
RR	x	Other Fees					SALE INCLUDES	Water Softener-Owned
LF	x	Restrictions					FIREPLACE	Extra Rm, Gas Log
EX	x	Water Access						

WtrType **Wtr Frtg** **Channel Frtg**
Water Features **Lake Type**

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015

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

Annual Taxes \$2,132.76 **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 **Co-List Agent**

Showing Instr Openhouse or Showingtime

List Date 8/31/2018 **Exp Date** 12/31/2018 **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.** 1.0% **Vari.Rate** No **Special List Cond.** None

Virtual Tours: **Lockbox Type** MECH **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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