

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes
 MLS # 201839559 701 E 800 South Claypool IN 46510 Status Active LP \$0

Area Kosciusko County Parcel ID 43-15-26-100-025.000-001 Type Site-Built Home
 Sub None Cross Street Bedrms 2 F Baths 1 H Baths 0
 Location Rural Style One Story REO No Short Sale No
 School District WRS Elem Claypool JrH Edgewood SrH Warsaw

Legal Description approximately 1.67 acres part of 001-101-002 PT W 1/2 E 1/2 26-31-6 112.17A PER DEED
 Directions Through Claypool take W 700 S to S Country Farm Rd, turn right onto S Country Farm road to the intersection of 800 S, then turn left and continue onto 800 S ~0.68 mi. house is on the right!

Remarks 1.67 acres featuring a two bedroom, one bath home that with an eat in kitchen and gas range hookup. The home also has a farm style unfinished basement and a enclosed back porch. Great Flip, Rental or first time home! Come check it out! Open house: September 24, 2018 from 5-6 p.m. Auction: October 2, 2018 at 6:30 p.m. at the Claypool UMC. This is Tract 5 of the auction, bid on this individually, a combination or the whole!

Agent Remarks Terms: \$1,000 down auction day. Balance due at closing. RE Brokers must register 24 hrs in advance & be present at all showings w/ client and the auction. Form in docs

Sec	Lot	Zoning	Lot Ac/SF/Dim	1.6700 / 68,389 / 239x275	Src N	Lot Des	0-2.9999				
Township	Clay	Abv Gd Fin SqFt	856	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	616	Ttl Fin SqFt	856	Year Built	1930
Age	88	New	No	Date Complete	Ext	Vinyl	Fndtn	Slab, Partial Basement, Unfinished	# Rooms	5	
Room	Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block			
	DIM	L	B-Main	1	0	Sewer	Dryer Hookup Gas	No	Fireplace	No	
LR	28 x 10		B-Upper	0	0	Fuel	Dryer Hookup Elec	No	Guest Qtrs	No	
DR	10 x 12	M	B-Blw G	0	0	Heating	Dryer Hook Up Gas/Elec	No	Split FlrPln	No	
FR	x					Cooling	Disposal	No	Ceiling Fan	Yes	
KT	10 x 12	M	Laundry Rm	N/A			Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES	Ceiling Fan(s), Eat-In Kitchen, Porch Enclosed, Range/Oven Hook Up Gas, Tub/Shower Combination, Main Level Bedroom Suite			Water Soft-Rented	No	ADA Features	No	
DN	x						Alarm Sys-Sec	No	Fence		
MB	10 x 10	M					Alarm Sys-Rent	No	Golf Course	No	
2B	10 x 10	M	Garage	/	/	x	Garden Tub	No	Nr Wlkg Trails	No	
3B	x		Outbuilding	Barn	75 x 40	3000	Jet Tub	No	Garage Y/N	No	
4B	x		Outbuilding	Barn	24 x 4	96	Pool	No	Off Street Pk	Yes	
5B	x		Assn Dues	Not Applicable			Pool Type				
RR	x		Other Fees				FIREPLACE	None			
LF	x		Restrictions								
EX	x		Water Access	Wtr Name							
WtrType			Wtr Frtg	Channel Frtg							
Water Features	None			Lake Type							
Auction	Yes	Auctioneer Name	Chad Metzger			Auctioneer License #	AC31300015				
Owner Name											
Financing: Existing				Proposed			Excluded Party			None	
Annual Taxes	\$3,564.38	Exemptions	No Exemptions			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	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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