

Property RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202614327 12500 S County Road 700 E. Road Losantville IN 47354 \$0 LP



Area Delaware County Parcel ID 18-16-23-300-002.000-020 Type Site-Built Home Waterfront No
 Sub None Cross Street Bedrm 2 F Baths 1 H Baths 0
 Township Perry Style One Story RE No Short Sale No
 School District LIBER Elem Selma Jr Selma SrH Wapahani
 Legal Description S END NW QTR SW QTR 0.5000ACRES STR: 231911 IN: OUT:
 Directions From 800 S., go North onto 700 E. Property will be on east side of the road.

Inside City Limits City Zoning County Zoning Zoning Description

Remarks Move-In Ready Charming Ranch on a half acre in the country is selling via online auction Wed. May 27th at 6 pm. Updated & Fresh, this home is Open-Concept, with unified flooring throughout. The quaint living room leads right to the eat-in kitchen with white shaker cabinets & stainless steel appliances. Two bedrooms & a Shiplap Laundry Room round out the home. Outdoors you will find a fenced back yard, garden shed & a garage shed/carport for your storage needs! Home has a 2-Year Old Roof, New Plumbing, Heat Pump and the Septic has been Inspected. Don't miss your chance at this peaceful property! Open House: Saturday, May 23rd from 1-2 pm

Agent Remarks Online Auction: Wed. May 27th at 6 pm. Open House: Saturday, May 23rd from 1-2 pm A 5% Buyer's Premium will be added to the winning invoice. FULL TERMS in Docs. RE Brokers must fill out a Client Registration Form 24 hrs in advance of the auction & be at all showings with their client. Form is on bidding website.

Se	Lot	Lot	0.5000	/	21,780	/	33x662	Lot Desc	Level, Partially Wooded, 0-2.9999			
Above Gd Fin SqFt	856	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	146	Ttl Fin SqFt	856	Year Built	1910	
Age	116	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Crawl, Partial Basement	#	4	
Room Dimensions		Baths	Ful	Hal	Water	WELL		Basement Material		Block		
RM DIM	LV	B-Main	1	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace	No	
LR	14 x 16	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	x		B-Blw G	0	0	Fuel /	Heat Pump	Dryer Hookup G/E	No	Split Firpln	No	
FR	x		Laundry Rm	Main	Heating			Disposal	No	Ceiling Fan	Yes	
KT	8 x 12	M	Laundry L/W	8 x 7	Cooling	Central Air		Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Eat-In Kitchen, Open Floor Plan, Porch Covered, Range/Oven Hook Up Elec, Tub /Shower Combination, Main Level Bedroom Suite, Main Floor						Water Soft-Rented	No	ADA Features	No
DN	x							Alarm Sys-Sec	No	Fence	Chain Link	
1B	10 x 15	M						Alarm Sys-Rent	No	Golf Course	No	
2B	8 x 8	M						Garden Tub	No	Nr Wlkg Trails	No	
3B	x		Garage	2.0	/	Carport	/	14 x 11	/	154.00	Jet Tub	No
4B	x		Outbuilding 1	Shed				12 x 8			Pool	No
5B	x		Outbuilding 2					X				
RR	x		Assn Dues		Frequency	Not Applicable		Pool Type				
LF	x		Other Fees					SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Dryer -Electric, Oven-Electric, Sump Pump, Water Heater Electric			
EX	x		Restrictions									

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water Features		Water Type	Lake Type
Auctioneer Name	Chad Metzger, Tim Holmes	Lic #	AC31300015
Financing:	Existing None	Proposed	
Annual Taxes	\$723.90	Exemption	Homestead, Supplemental
Possession	30 days post-closing	Year Taxes Payable	2026
List Office	Metzger Property Services, LLC - Off: 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 or Open House		
List Date	4/22/2026	Start Showing Date	Exp Date 8/30/2026
Seller Concessions Offer Y/N	No	Seller Concession Amount \$	
Contract Type	Exclusive Right to Sell	Special List Cond.	None
Virtual Tours:		Lockbox Type	None
Pending Date		Lockbox Location	none
Ttl Concessions Paid		Closing Date	Selling Price
Sell Office		Sold/Concession Remarks	
Co-Sell Office		Sell Agent	
Presented by:	Tiffany Reimer - Cell: 260-571-7910	Co-Sell Agent	
		Sell Team	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not