

Listings as of 11/15/2018

|               |             |
|---------------|-------------|
| Property Type | RESIDENTIAL |
|---------------|-------------|

**Status** Active

CDOM 1

DOM 1

Auction Yes

**Remarks** LAKEFRONT ON BLUE LAKE!! Completely REMODELED Lake Home with 2-3 bedrooms, 1 bath, modern decor, screened-in porch to entertain while taking in the Gorgeous Lake Views! Home has lots of Upgrades including all new appliances, new flooring, new paint, newer furnace and yard barn!! Super Cute Lakefront Property, Don't miss this opportunity!! Open House: December 2, 3-4 pm, Auction: December 9, 1 pm at the property.

**Agent Remarks** \*Seller will entertain offers prior to auction!! TERMS: \$1,000 down with balance due at closing. Taxes prorated. RE BROKERS: Must register 24 hrs in advance & be present with client at all showings & auction. Registration form in docs.

| Sec   | Lot 4   | Zoning            | Lot Ac/SF/Dim   |                          |   |              | 0.2700                 | / 11,761                          | / 20 x 45   | Src Y              | Lot Des        | Waterfront, Lake, |            |      |
|---|---|-------------------|---|--------------------------|---|--------------|------------------------|-----------------------------------|---|--------------------|----------------|-------------------|------------|------|
| Township  | Smith   | Abv Gd Fin SqFt   |   |                          |   | 660          | Below Gd Fin SqFt      | 0                                 | Ttl Below Gd SqFt   | 0                  | Ttl Fin SqFt   | 660               | Year Built | 1940 |
| Age   | 78  | New               | No  | Date Complete            |   | Ext          | Vinyl                  | Fndtn                             |   | Crawl              | # Rooms        |                   |            | 5    |
| Room Dimensions   |   | Baths             | Full  | Half                     | Water   | WELL         |                        | Basement Material                 |   | Block              |                |                   |            |      |
|   | DIM   | L                 | B-Main  | 1                        | 0   | Sewer        | Public                 | Dryer Hookup Gas                  |   | No                 | Fireplace      | No                |            |      |
| LR  | 10 x 10   | M                 | B-Upper   | 0                        | 0   | Fuel         | Gas, Forced Air        | Dryer Hookup Elec                 |   | Yes                | Guest Qtrs     | No                |            |      |
| DR  | x   |                   | B-Blw G   | 0                        | 0   | Heating      |                        | Dryer Hook Up Gas/Elec            |   | No                 | Split FlrPln   | No                |            |      |
| FR  | x   |                   |   |                          |   | Cooling      | Wall AC                | Disposal                          |   | No                 | Ceiling Fan    | Yes               |            |      |
| KT  | 10 x 10   | M                 | Laundry Rm  | Main                     |   | x            |                        | Water Soft-Owned                  |   | Yes                | Skylight       | No                |            |      |
| BK  | x   |                   | AMENITIES Breakfast Bar, Ceiling Fan(s), Deck Open, Deck on Waterfront, Dryer Hook Up Electric, Eat-In Kitchen, Porch Screened, Range/Oven Hook Up Elec, Tub/Shower |                          |   |              | Water Soft-Rented      |                                   | No  | ADA Features       | No             |                   |            |      |
| DN  | x   |                   |   |                          |   |              | Alarm Sys-Sec          |                                   | No  | Fence              |                |                   |            |      |
| MB  | 12 x 10   | M                 |   |                          |   |              | Alarm Sys-Rent         |                                   | No  | Golf Course        | No             |                   |            |      |
| 2B  | 10 x 8  | M                 | Garage  | /                        |   | / x /        |                        | Garden Tub                        |   | No                 | Nr Wlkg Trails | No                |            |      |
| 3B  | 8 x 8   | M                 | Outbuilding   | Garden Shed              |   | 12 x 12      |                        | Jet Tub                           |   | No                 | Garage Y/N     | No                |            |      |
| 4B  | x   |                   | Outbuilding   |                          |   | x            |                        | Pool                              |   | No                 | Off Street Pk  | Yes               |            |      |
| 5B  | x   |                   | Assn Dues   |                          | Not Applicable                                  |              | Pool Type              |                                   |   |                    |                |                   |            |      |
| RR  | x   |                   | Other Fees  |                          |   |              | SALE INCLUDES          |                                   | Microwave, Refrigerator, Washer, Dryer-Electric, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener |                    |                |                   |            |      |
| LF  | x   |                   | Restrictions  |                          |   |              | -Owned                 |                                   |   |                    |                |                   |            |      |
| EX  | x   |                   | Water Access  | LAKE                     |   | Wtr Name     | Blue                   |                                   |   |                    |                |                   |            |      |
| WtrType   | Lake  |                   | Wtr Frtg  | 45.00                    |   | Channel Frtg | 0.00                   |                                   |   |                    |                |                   |            |      |
| Water Features  |   | Pier/Dock, Deeded |   |                          |   | Lake Type    |                        | SKIL                              |   |                    |                |                   |            |      |
| Auction   | Yes   | Auctioneer Name   |   | Chad Metzger, Tim Holmes |   |              |                        | Auctioneer License #              |   | AC31300015         |                |                   |            |      |
| Owner Name  |   |                   |   |                          |   |              |                        |                                   |   |                    |                |                   |            |      |
| Financing: Existing   |   | Proposed          |   |                          |   |              |                        | Excluded Party                    |   | None               |                |                   |            |      |
| Annual Taxes  | \$1,352.88  | Exemptions        | Homestead, Mortgage   |                          |   |              | 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   | 12 hr notice required                                 |                   |   |                          |   |              |                        |                                   |   |                    |                |                   |            |      |
| List Date   | 11/14/2018  | Exp Date          | 4/30/2019   | Publish to Internet      |   | Yes          | Show Addr to Public    | Yes                               | Allow AVM   | Yes                | 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  |                          | NONE  |              | Lockbox Location       |                                   | none  |                    | Type of Sale   |                   |            |      |
| Pending Date  |   |                   | Closing Date  |                          | Selling Price                                   |              | How Sold               |                                   |   |                    | CDOM 1         |                   |            |      |
| Ttl Concessions Paid  |   |                   | Sold/Concession Remarks   |                          |   |              |                        |                                   |   |                    |                |                   |            |      |
| 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.                                  |   |                   |   |                          |   |              |                        |                                   |   |                    |                |                   |            |      |
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