


Property Type	RESIDENTIAL	Status	Active	CDOM	1	DOM	1	Auction	Yes		
MLS #	201851636	219 N Mishawaka St.	Akron	IN	46910	Status	Active	LP	\$0		
	Area	Fulton County	Parcel ID	25-08-24-208-001.000-003						Type	Site-Built Home
	Sub	None	Cross Street		Bedrms	4	F Baths	3	H Baths	0	
	Location	City/Town/Suburb	Style	One and Half Story	REO	No	Short Sale	No			
	School District	TIP	Elem	Akron	JrH	Tippe Valley	SrH	Tippe Valley			
	Legal Description	Nd Lot 7 O P Nd Lot 8 O P									
	Directions	from 114/Rochester St. turn north onto 19/Mishawaka St., property will be on east side of the street.									

Remarks Fully remodeled, move-in ready home featuring 4 bedrooms, 3 baths, open staircase, detached garage, shed & fenced yard! Great location, close to Rochester, Mentone, Warsaw, N. Manchester & Wabash! OPEN HOUSE: Dec. 9, 1-2 pm, AUCTION: Dec. 15 at 10 am, at the property.

Agent Remarks TERMS: \$1,000 down w/ balance due at closing. Taxes prorated, No Survey. RE BROKERS: Must register client 24 hrs in advance of auction & be present at all showings & auction with client. Registration form in docs.

Sec	Lot 7	Zoning	Lot Ac/SF/Dim				0.2485 / 10,825 / 133x84				Src N	Lot Des	Corner, 0-2.9999	
Township	Henry		Abv Gd Fin SqFt	1,368	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	168	Ttl Fin SqFt	1,368	Year Built	1846		
Age	172	New No	Date Complete		Ext	Brick, Vinyl	Fndtn	Crawl, Slab, Partial Basement				# Rooms	8	
Room	Dimensions		Baths		Full		Half		Water	CITY	Basement Material	Stone		
	DIM	L	B-Main	2	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	Yes			
LR	12 x 10	M	B-Upper	1	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	10 x 10	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes			
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No			
KT	12 x 12	M	Laundry Rm		Main	x		Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Deck Open, Porch Covered, Split Br Floor Plan, Tub/Shower Combination, Main Level Bedroom Suite, Formal Dining Room, Main Floor Laundry, Washer Hook-Up							Water Soft-Rented	No	ADA Features	No
DN	x										Alarm Sys-Sec	No	Fence	Chain Link
MB	12 x 12	M									Alarm Sys-Rent	No	Golf Course	No
2B	12 x 10	U	Garage	1.0	/ Detached	/ 21	x 18	/ 378.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	10 x 10	U	Outbuilding	Garden Shed	12 x 10				Jet Tub	No	Garage Y/N	Yes		
4B	10 x 10	U	Outbuilding		x				Pool	No	Off Street Pk	Yes		
5B	x		Assn Dues	Not Applicable				Pool Type						
RR	x		Other Fees								FIREPLACE	Living/Great Rm		
LF	x		Restrictions											
EX	x		Water Access	Wtr Name										
WtrType			Wtr Frtg	Channel Frtg										
Water Features					Lake Type									
Auction	Yes	Auctioneer Name	Chad Metzger				Auctioneer License #	AC31300015						
Owner Name	Hoffman													
Financing:	Existing	Proposed								Excluded Party	None			
Annual Taxes	\$100.04	Exemptions	Homestead, Mortgage, Over 65,				Year Taxes Payable	2018	Assessed Value					
Is Owner/Seller a Real Estate Licensee	No				Possession	doc								
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	24 hr. notice													
List Date	11/24/2018	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
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