


Property Type		RESIDENTIAL		Status		Active		CDOM		153		DOM		153		Auction No				
MLS #		201801786		4244 W 150 N.		Wabash		IN		46992		Status		Active		LP \$184,900				
	Area		Wabash County		Parcel ID		85-10-29-200-017.000-007		Type		Manuf. Home/Mobile									
	Sub		None		Cross Street				Bedrms		3		F Baths		2		H Baths		0	
	Location		Rural		Style		One Story		REO		No		Short Sale		No					
	School District		WAC		Elem		Metro North/Sharp Creek		JrH		Northfield		SrH		Northfield					
	Legal Description		PT NE1/4 29-28-6 4.194AC DITCH 518 & 641																	
	Directions		Turn west onto 150 N. from St. Rd. 15, less than 1 mile west on north side of road.																	

Remarks MOTIVATED SELLER! Great country home situated on 4.194 acres featuring 3 bedrooms, 2 baths, eat-in kitchen, open-concept kitchen, dining & living area and a 2 car attached garage. Master features walk-in closet, garden tub & double vanity! Home has full basement with 9ft. ceilings; finish for extra living space or utilize for storage! Great potential with 4.194 acres to add a shop or barns! Parcel is tree-lined adding extra privacy! Home is a Rochester Home with 2 x 6 exterior walls for higher efficiency!

Agent Remarks 24 hour advanced notice required for showings. Geothermal has quit working seller to give buyers a \$6,000.00 credit towards repair/new system at closing.

Sec	Lot	Zoning	Lot Ac/SF/Dim					4.1940 / 182,691 / 738 x 245					Src N	Lot Des	Level, 3-5.9999		
Township	Noble		Abv Gd Fin SqFt		2,010	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		2,010	Ttl Fin SqFt		2,010	Year Built	2006	
Age	12	New	No	Date Complete			Ext	Shingle, Vinyl		Fndtn	Full Basement, Unfinished					# Rooms	6
Room Dimensions			Baths	Full	Half	Water	WELL		Basement Material			Poured Concrete					
	DIM	L	B-Main	2	0	Sewer	Septic		Dryer Hookup Gas			No	Fireplace		No		
LR	17 x 18	M	B-Upper	0	0	Fuel	Electric, Geothermal		Dryer Hookup Elec			Yes	Guest Qtrs		No		
DR	15 x 12	M	B-Blw G	0	0	Heating			Dryer Hook Up Gas/Elec			No	Split FlrPln		No		
FR	x				Cooling	Geothermal		Disposal			No	Ceiling Fan		No			
KT	14 x 14	M	Laundry Rm	Main		x		Water Soft-Owned			Yes	Skylight		No			
BK	x		AMENITIES		1st Bdrm En Suite, Antenna, Attic Storage, Ceiling					Water Soft-Rented			No	ADA Features		No	
DN	12 x 12	M	-9+, Closet(s) Walk-in, Countertops-Laminate, Deck Open,					Alarm Sys-Sec			No	Fence					
MB	14 x 17	M	Detector-Smoke, Dryer Hook Up Electric, Foyer Entry, Garage					Alarm Sys-Rent			No	Golf Course		No			
2B	13 x 14	M	Garage	2.0	/ Attached	/ 25 x 24 / 600.00		Garden Tub			Yes	Nr Wlkg Trails		No			
3B	13 x 14	M	Outbuilding	None	x		Jet Tub			No	Garage Y/N		Yes				
4B	x		Outbuilding	x		Pool			No	Off Street Pk		Yes					
5B	x		Assn Dues		Not Applicable					Pool Type							
RR	x		Other Fees							SALE INCLUDES			Kitchen Exhaust Hood, Sump Pump, Water Heater				
LF	x		Restrictions							Electric, Water Softener-Owned							
EX	x		Water Access		Wtr Name												
WtrType			Wtr Frtg			Channel Frtg											
Water Features			Lake Type														
Auction	No	Auctioneer Name					Auctioneer License #										
Owner Name		Sears															
Financing:		Existing	Conventional			Proposed	Cash, Conventional, FHA, USDA, VA					Excluded Party	None				
Annual Taxes		\$613.80	Exemptions	Geothermal, Homestead,			Year Taxes Payable		2017	Assessed Value							
Is Owner/Seller a Real Estate Licensee					No	Possession		45 days after closing									
List Office		Metzger Property Services, LLC - office: 260-982-0238										List Agent		Tiffany Reimer - Cell: 260-571-7910			
Agent E-mail		tiff@metzgerauction.com					List Agent - User Code			UP388053396							
Co-List Office		Co-List Agent															
Showing Instr		Showingtime: 24 hr. Notice Required															
List Date	1/15/2018 <th>Exp Date</th> <td>7/30/2018<th colspan="2">Publish to Internet</th><td>Yes<th colspan="2">Show Addr to Public</th><td>Yes<th>Allow AVM</th><td>No<th colspan="2">Show Comments</th><td>Yes</td></td></td></td></td>	Exp Date	7/30/2018 <th colspan="2">Publish to Internet</th> <td>Yes<th colspan="2">Show Addr to Public</th><td>Yes<th>Allow AVM</th><td>No<th colspan="2">Show Comments</th><td>Yes</td></td></td></td>	Publish to Internet		Yes <th colspan="2">Show Addr to Public</th> <td>Yes<th>Allow AVM</th><td>No<th colspan="2">Show Comments</th><td>Yes</td></td></td>	Show Addr to Public		Yes <th>Allow AVM</th> <td>No<th colspan="2">Show Comments</th><td>Yes</td></td>	Allow AVM	No <th colspan="2">Show Comments</th> <td>Yes</td>	Show Comments		Yes			
IDX Include	Y	Contract Type		Exclusive Right to Sell		Buyer Broker Comp.	1.5%	Vari.Rate	No <th colspan="2">Special List Cond.</th> <td colspan="3">None</td>	Special List Cond.		None					
Virtual Tours:			Unbranded Virtual Tour		Lockbox Type	MECH		Lockbox Location	Front Door		Type of Sale						
Pending Date			Closing Date			Selling Price			How Sold			CDOM 153					
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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