

Property Type AUCTION	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 201803638	84 S 100 W	Hartford City	IN 47348	Status Active
				LP \$125,000



Area Blackford County	Parcel ID 05-03-16-101-013.000-006	Type Site-Built Home
Sub None	Cross Street	Bedrms 5 F Baths 2 H Baths 1
Location	Style Two Story	REO No Short Sale No
School District BFC Elem	Southside K-3 Northside JrH	Blackford SrH Blackford
Legal Description	FR N SD NE NE 16-23-10 .344 AC, FR N SD NE NE 16-23-10 .344AC, FR NE 16 23 10 1.40 AC	
Directions	Take State Road 26 to S 100 W., Go South, property will be on the west side of the road. Look for signs!	

This property is going to auction on March 10, 2018, 10 am at the property. Auction estimate: \$100,000 - \$150,000.00. Stately Country Home featuring 5 bedrooms, 2.5 baths, open kitchen & dining room, partially finished basement and a 2-car attached garage. Large sun-room, living & family rooms are perfect for entertaining. Large windows allow you to take in the golf course views! Tennis court in back yard for the enthusiast or possibly could be utilized as a foundation for a new pole barn! Home is on City Water & Sewage and Natural Gas along with having 2 AT&T phone lines. This is Tract 1 of the auction, combine with any of the other 3 tracts for a total of 20+/- acres! Don't miss this great opportunity, Open House: March 4, 1-2pm.

Agent Remarks This property is going to auction on March 10, 2018, 10 am at the property. Auction estimate: \$100,000. -\$150,000.00 This is Tract 1 of the auction. Combine with any of the other 3 tracts for a 20 acre piece. Tract 1: \$1,000 down the day of the auction, balance due at closing. Taxes prorated. RE BROKERS: Must register 24 hrs in advance of the auction and be present at all showings and the auction to receive compensation. Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	1.0000 / 43,560 / 317 x 145	Src	N	Lot Des	Level, 0-2.9999			
Township	Licking	Abv Gd Fin SqFt	2,347	Below Gd Fin SqFt	516	Ttl Below Gd SqFt	1,032	Ttl Fin SqFt	2,863	Year Built	1962
Age	56	New	No	Date Complete	Ext Aluminum, Brick Fndtn Partial Basement, Partially Finished			# Rooms	11		
Room Dimensions	Baths	Full	Half	Water	CITY	Basement Material	Block	Fireplace	Yes		
DIM	L	B-Main	0	1	Sewer	City	Dryer Hookup Gas	Guest Qtrs			
LR	10 x 16	M	B-Upper	2	0	Fuel	Gas, Hot Water	Dryer Hookup Elec	Dryer		
DR	8 x 10	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec			
FR	10 x 18	B	Cooling	Central Air		Disposal		Split FlrPln			
KT	10 x 14	M	Laundry Rm	Lower	x	Water Soft-Owned		Ceiling Fan	Ceiling Fan(s)		
BK	x		AMENITIES	1st Bdrm En Suite, Attic Storage, Ceiling Fan(s), Chair Rail, Closet(s) Walk-in, Court-Tennis, Crown Molding, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage			Water Soft-Rented	Skylight			
DN	8 x 18	U	Garage	2.0	/ Attached	/ 24 x 20 / 480.00	Alarm Sys-Sec	ADA Features			
MB	16 x 16	U	Outbuilding	None	x		Alarm Sys-Rent	Fence			
2B	14 x 14	U	Outbuilding		x		Garden Tub	Golf Course			
3B	10 x 12	U	Assn Dues	Not Applicable			Jet Tub	Nr Wlkg Trails			
4B	12 x 12	U	Other Fees				Pool	Garage Y/N	Yes		
5B	12 x 14	U	Restrictions				Pool Type	Off Street Pk	Yes		
RR	x		Water Access				FIREPLACE	Living/Great Rm, Wood Burning			
LF	x		Wtr Name								
EX	x		Wtr Frtg								
Channel Frtg											

Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015
Owner Name	Reidy	Financing:	Existing	Proposed	
Annual Taxes	\$1,119.96	Exemptions	Homestead, Supplemental	Year Taxes Payable	2017
Is Owner/Seller a Real Estate Licensee	No	Possession	at closing	Assessed Value	
List Office	Metzger Property Services, LLC - office: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050	Excluded Party	None
Agent ID	RB14045939	Agent E-mail	chad@metzgerauction.com	Co-List Office	
Co-List Office		Co-List Agent		Showing Instr	Showingtime or Open House

List Date	1/31/2018	Exp Date	7/30/2018	Publish to Internet	No	Show Addr to Public	No	Allow AVM	No	Show Comments	No
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Vari.Rate	No	Special List Cond.	None		

Virtual Tours:		Type of Sale	
Pending Date		Selling Price	
Ttl Concessions Paid		How Sold	CDOM 1
Sell Off		Sold/Concession Remarks	
	Sell Agent	Co-Sell Off	Co-Sell Agent

Presented by: Tiffany Reimer / Metzger Property Services,
Information is deemed reliable but not guaranteed.

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