

Property Type	RESIDENTIAL	Status	Active	CDOM	38	DOM	38	Auction No	
MLS #	201816399	7584 S 400 E.	Claypool	IN	46510	Status	Active	LP	\$129,000



Area	Kosciusko County	Parcel ID	43-16-21-300-067.000-015		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	WTK	Elem	Piercetown		JrH	Whitko		SrH	Whitko	
Legal Description	017-083-001.B Tr Nw Sw 21-31-7 3.50A									
Directions	From State Road 13, turn west onto 850 S., turn north onto 400 E, property will be on east side of the road, look for signs!									

Remarks 3.5 Acres of Country Living in this Nice 3 bedroom, 2 bath home featuring Open living area, Master with Double Vanities & Garden Tub. Covered Patio on back is perfect for entertaining! Home has a 2 car detached garage along with a large barn 48x24, has additional lean to & fenced pasture. Perfect place for horses as the barn already has stalls & automatic waterers! Great place to ride horses, raise animals or to have 4-H projects! Home has lots of updates including New Metal Roof in 2015, New insulation and wrapped, new 4 inch well pump and a recently pumped 2000 gallon septic.

Agent Remarks LP Tank is Not included.

Sec	Lot	Zoning	Lot Ac/SF/Dim				3.5000 / 152,460 / 262 x570				Src	N	Lot Des	3-5.9999, Pasture		
Township	Monroe	Abv Gd Fin SqFt		1,344	Below Gd Fin SqFt	0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,344	Year Built	1996		
Age	22	New	No	Date Complete		Ext	Vinyl	Fndtn	Crawl				# Rooms	6		
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material		Block						
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace		No				
LR	20 x 12	M	B-Upper	0	0	Fuel	Gas, Propane, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs		No				
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FirPln		No				
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan		No				
KT	12 x 16	M	Laundry Rm	Main	5	x 9	Water Soft-Owned	No	Skylight		No					
BK	x		AMENITIES				Hot Tub/Spa, Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Garden Tub, Landscaped, Open Floor Plan, Patio Covered, Range/Oven Hook Up Elec,		Water Soft-Rented	No	ADA Features		No			
DN	x						Alarm Sys-Sec	No	Fence		Farm					
MB	12 x 12	M	Garage	2.0	/ Detached	/ 24	x 30	/ 720.00	Alarm Sys-Rent	No	Golf Course		No			
2B	10 x 12	M	Outbuilding	Barn	48 x 24		Garden Tub	Yes	Nr Wlkg Trails		No					
3B	9 x 12	M	Outbuilding	Outbuilding	12 x 12	144	Jet Tub	No	Garage Y/N		Yes					
4B	x		Assn Dues	Not Applicable				Pool	No	Off Street Pk		Yes				
5B	x		Other Fees					Pool Type								
RR	x		Restrictions					SALE INCLUDES		Dishwasher, No Appliances Included						
LF	x		Water Access													
EX	x		Wtr Name													
WtrType		Wtr Frtg		Channel Frtg												
Water Features			Lake Type													

Auction	No	Auctioneer Name		Auctioneer License #										
Owner Name	Howard													
Financing:		Existing	Proposed		Cash, Conventional, FHA, USDA, VA				Excluded Party		None			
Annual Taxes	\$649.92	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	Showingtime													
List Date	4/24/2018	Exp Date	9/30/2018	Publish to Internet		Yes	Show Addr to Public		Yes	Allow AVM	No	Show Comments	Yes	
IDX Include	Y	Contract Type		Exclusive Right to Sell		Buyer Broker Comp.		1.5%	Vari.Rate	No	Special List Cond.		None	
Virtual Tours:		Unbranded Virtual Tour		Lockbox Type		NONE		Lockbox Location		none				Type of Sale
Pending Date		Closing Date		Selling Price		How Sold		CDOM		38				
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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