

Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction No
 MLS # 201901894 5987 N 300 E. Road Urbana IN 46990 Status Active LP \$149,900



Area Wabash County Parcel ID 85-11-03-100-010.000-003 Type Site-Built Home
 Sub None Cross Street Bedrms 2 F Baths 1 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 NW1/4 3-28-7 4.42AC DITCH 664
 Directions At the corner of St. Rd. 16 & 300 E. (Lagro/Servia Road)

Remarks Move-in ready COUNTRY Home on 4.4 Acres!!! Home features updated kitchen, large living areas, 2 bedrooms, 1 bath, 3-car Attached Garage & Outbuildings!! Take in the sunsets on your Wrap-Around front porch! Home has geothermal & a wood burning fireplace. Quonset has mechanic's pit in it, barn has paint area and workshop. All appliances & 2-year old Hot Tub to Stay! Many mechanical updates! Great Location, Close to Huntington, Wabash, N. Manchester! Don't miss this one, Priced to move at \$149,900!

Agent Remarks Vacant home, motivated seller! New well pump, 2016, septic pumped 2016, Roof is 30 yr, 130mph roof, new gaskets in fireplace. W&D Hook-up in garage, they moved to basement to not worry about freezing.

Sec	Lot	Zoning	Lot Ac/SF/Dim	4.4200 / 192,535 / 422x453	Src N Lot Des	Corner, Partially					
Township	Lagro	Abv Gd Fin SqFt	1,616	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,520	Ttl Fin SqFt	1,616	Year Built	1920
Age	99	New No	Date Complete	Ext	Vinyl	Fndtn	Partial Basement, Unfinished	# Rooms	6		
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block				
DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes	
LR	15 x 15	M	B-Upper	0	0	Fuel	Electric, Wood, Geothermal	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	12 x 10	M	B-Blw G	0	0	Heating	Geothermal	Dryer Hook Up Gas/Elec	No	Split FlrPln	No
FR	12 x 10	M				Cooling	Geothermal	Disposal	No	Ceiling Fan	Yes
KT	12 x 8	M	Laundry Rm	Basement	x		Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES	Hot Tub/Spa, Ceiling Fan(s), Dryer Hook Up			Water Soft-Rented	No	ADA Features	No	
DN	x			Electric, Garage Door Opener, Landscaped, Open Floor Plan, Patio Open, Porch Covered, Range/Oven Hook Up Elec, Twin			Alarm Sys-Sec	No	Fence		
MB	15 x 15	M					Alarm Sys-Rent	No	Golf Course	No	
2B	15 x 8	M	Garage	3.0 / Attached	/ 36 x 24 / 864.00		Garden Tub	No	Nr Wlkg Trails	No	
3B	x		Outbuilding	Barn	40 x 60		Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding	Outbuilding	24 x 36 864		Pool	No	Off Street Pk	Yes	
5B	x		Assn Dues	Not Applicable			Pool Type				
RR	x		Other Fees				SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Dryer			
LF	x		Restrictions					-Electric, Oven-Electric, Range-Electric, Sump Pump, Water Heater			
EX	x		Water Access				Electric				
WtrType		Wtr Frtg		Channel Frtg			FIREPLACE	Family Rm, Wood Burning			
Water Features				Lake Type							
Auction	No	Auctioneer Name		Auctioneer License #							
Owner Name											
Financing: Existing		Proposed		Excluded Party	None						
Annual Taxes	\$1,670.60	Exemptions	Geothermal, 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	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										
List Date	1/15/2019	Exp Date	7/30/2019	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.	2.4%	Vari.Rate	No	Special List Cond.	None		
Virtual Tours:		Lockbox Type	MECH	Lockbox Location	on front porch,south	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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