

Listings as of 04/29/2020

Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction No
 MLS # 202014770 6562 E 700 S. Peru IN 46970 Status Active LP \$249,900



Area Miami County Parcel ID 52-12-27-400-003.000-003 Type Site-Built Home
 Sub None Cross Street Bedrms 3 F Baths 3 H Baths 0
 Location Rural Style One Story REO No Short Sale No
 School District MACO Elem Pipe Creek/Maconaquah JrH Maconaquah SrH Maconaquah
 Legal Description Approximately 5.5+/- Acres part of: Home: 003-22413-00 SW COR SE1/4; 27-26-05; 4.00 ACRES; DA
 Directions From St. Rd. 19, go east onto 700 S., property will be at the corner of 650 E. & 700 S., look for signs.
 Inside City Limits N City Zoning County Zoning A1 Zoning Description

Remarks Enjoy your Coffee from your Covered Porch with this Country Home on 5.5+/- Acres featuring Outbuildings, Fenced Pasture & Corrals on a quiet Country Road close to the Mississinewa Reservoir! Home features 3 bedrooms, 3 Full Baths, Large Open Kitchen, Dining, Living & Family Room Area! Master bedroom has 2 closets, en-suite bath with jetted tub with stand up shower! Kitchen opens up to the open-concept dining room, living & family room areas with patio doors leading to an attached enclosed porch or potential sunroom! Living /Family room has a gas fire place! Laundry Room is centrally located between the bedrooms and has cabinets for storage and a utility sink. Wrap-Around Deck from back door leads straight to a full bath with a stand-up shower perfect for coming in from doing chores! Property has an Attached 2-Car garage and paved driveway with some landscaping in place. Barns are setup for livestock with stalls, fenced pasture & a corral area! Pole barn closest to the home would make a nice workshop! Home is going through the Renovation Process, new flooring throughout, trim is being updated, and painting is partway finished--Buy now and customize the way you want to! Great opportunity to create your country homestead! *More acreage available if wanted, up to 9.5-10+/- Acres!

Agent Remarks Up to 9.5-10+/- more acres available if your buyer is interested!

Sec	Lot	Lot Ac/SF/Dim	5.5000	239,580	700x373	/	N	/ Src	Lot Des	Corner, Level, 3-5.9999, Pasture			
Township	Butler		Abv Gd Fin SqFt	2,248	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	2,248	Ttl Fin SqFt	2,248	Year Built	2000	
Age	20	New	No	Date Complete	Ext	Vinyl	Fndtn	Crawl			# Rooms	7	
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material	Block					
	DIM	L	B-Main	3	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes		
LR	20 x 18	M	B-Upper	0	0	Fuel	Propane, Forced Air, Propane Tank Owned	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	12 x 12	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No		
FR	15 x 12	M				Cooling	Central Air	Disposal	No	Ceiling Fan	No		
KT	12 x 8	M	Laundry Rm	Main	10	x 8		Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES	1st Bdrm En Suite, Deck Open, Dryer Hook Up				Water Soft-Rented	No	ADA Features	No		
DN	x			Electric, Foyer Entry, Garage Door Opener, Jet Tub, Open Floor				Alarm Sys-Sec	No	Fence	Farm, Split-Rail,		
MB	18 x 18	M		Plan, Porch Covered, Utility Sink, Stand Up Shower, Tub and				Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 12	M	Garage	2.0	/ Attached	/ 24	x 24	/ 576.00		Garden Tub	No	Nr Wlkg Trails	No
3B	12 x 12	M	Outbuilding	Pole/Post	72	x 32	2304			Jet Tub	Yes	Garage Y/N	Yes
4B	x		Outbuilding	Pole/Post	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, Water Heater Gas				
LF	x		Restrictions					FIREPLACE	Living/Great Rm, Gas Log				
EX	x		Water Access										

WtrType	Wtr Frtg	Channel Frtg	Lake Type
Auction No	Auctioneer Name	Auctioneer License #	
Owner Name			
Financing: Existing	Proposed	Excluded Party	None
Annual Taxes \$2,280.46	Exemptions No Exemptions	Year Taxes Payable	2020
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	List Agent - User Code	UP388053395
Agent E-mail chad@metzgerauction.com	Co-List Agent		
Showing Instr Showingtime			
List Date 4/28/2020	Exp Date 12/31/2020	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.	3.0%
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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