

Listings as of 11/01/2021

Property Type RESIDENTIAL	Status Active	CDOM 35	DOM 35	Auction No
MLS # 202140812	8266 E 250 S	Pierceton	IN 46562	Status Active
Area Kosciusko County	Parcel ID 43-12-26-400-004.000-029	Type Site-Built Home		
Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 0
Location Rural	Style One Story	REO No	Short Sale No	
School District WTK	Elem Pierceton	JrH Whitko	SrH Whitko	
Legal Description 009-102-003 W 1/2 E 1/2 Nw 26-32-7 .71A PER DEED				
Directions From US 30, head East on 250 South. Property is on the North side of the road.				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	

Remarks The main level features Kitchen, Living Room with Gas Fireplace, 2 Bedrooms & 1 Bath. There is a Large 3rd Bedroom upstairs. Hardwood Floors & Built-Ins throughout the home! 1+Car Detached Garage has extra space for your workshop. Great Opportunity to get into the peaceful country!

Agent Remarks

Sec	Lot	Lot Ac/SF/Dim	0.7100 / 30,928 / 160 x 170	Src N	Lot Des 0-2.9999
Township	Washington	Abv Gd Fin SqFt	1,736	Below Gd Fin SqFt	0
Age	74	New	No	Ttl Below Gd SqFt	1,256
Room Dimensions	Baths	Full	Half	Water	WELL
DIM	L	B-Main	1	Sewer	Septic
LR	21 x 13	B-Upper	0	Fuel	Gas, Forced Air
DR	13 x 8	B-Blw G	0	Heating	
FR	x			Cooling	Central Air
KT	17 x 9	Laundry Rm	Basement	Disposal	No
BK	x	AMENITIES	Countertops-Laminate, Dryer Hook Up Gas/Elec,	Water Soft-Owned	Yes
DN	x		Natural Woodwork, Range/Oven Hook Up Elec, Storm Doors,	Water Soft-Rented	No
MB	14 x 13		Utility Sink, Stand Up Shower, Washer Hook-Up, Garage	Alarm Sys-Sec	No
2B	14 x 13	Garage	1.0 / Detached / 24 x 20 / 480.00	Alarm Sys-Rent	No
3B	39 x 15	Outbuilding	None	Garden Tub	No
4B	x	Outbuilding		Jet Tub	No
5B	x	Assn Dues	Not Applicable	Pool	No
RR	x	Other Fees		Pool Type	
LF	x	Restrictions		SALE INCLUDES	Refrigerator, Cooktop-Electric, Humidifier, Kitchen Exhaust Hood, Oven-Electric, Water Heater Electric, Water Softener -Owned
EX	x	Water Access		FIREPLACE	Living/Great Rm, Gas Starter
WtrType		Wtr Frtg		Channel Frtg	
Water Features				Lake Type	
Auction	No	Auctioneer Name		Auctioneer License #	
Owner Name					
Financing: Existing		Proposed		Excluded Party	None
Annual Taxes	\$1,325.97	Exemptions		Year Taxes Payable	2021
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	Showing time			Start Showing Date	
List Date	9/27/2021	Exp Date	12/31/2021	Publish to Internet	Yes
Idx Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	MECH	Vari.Rate	No
Pending Date		Closing Date		Lockbox Location	Door
Ttl Concessions Paid		Selling Price		Type of Sale	
Sell Off		How Sold		CDOM	35
		Sold/Concession Remarks			
		Sell Agent		Co-Sell Off	
				Co-Sell Agent	

Presented by: Chad Metzger / Metzger Property Services, LLC

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