

Property Type	RESIDENTIAL	Status	Active	CDOM	31	DOM	31	Auction No			
MLS #	202233062	6025 Somers Road	Hoagland	IN	46745	LP \$225,000					
	Area	Allen County	Parcel ID	02-18-21-400-004.000-051		Type	Site-Built Home		Waterfront	No	
	Sub	None	Cross Street								
	Township	Marion	Style	One Story		Bedrms	3	F Baths	2	H Baths	0
	School District	EAC	Elem	Heritage	JrH	Heritage	REO	No	Short Sale	No	
	Legal Description	E 200 Of W 513 Of S 200 Ft Ne1/4 Se1/4 Sec 21									
	Directions	From Hwy 27, head east on Somers Rd. Property is on the north side of the road.									
Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description					

Remarks Ranch Home with Finished Basement! This home features 3 Bedrooms, 2 Baths, & 2+Car Attached Garage on almost an acre in East Allen County School District! Full Basement has Large Rec. Room with Brick Fireplace, Kitchenette, & Laundry Area. Enjoy evenings on the back deck or out by the firepit. Oversized 2-Car Garage has space for your vehicles & extra storage. Great Opportunity to get into the Peaceful Country in East Allen County Schools!

Agent Remarks

Sec	Lot	Lot Ac/SF/Dim	0.9200 / 40,075 / 200x200	Lot Desc	Level, Partially Wooded, 0-2.9999						
Above Gd Fin SqFt	1,530	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	1,530	Ttl Below Gd SqFt	1,530	Ttl Fin SqFt	3,060	Year Built	1972
Age	50	New Const	No	Date Complete		Ext	Brick, Vinyl	Bsmt	Daylight, Full Basement, Finished	# Rooms	5
Room Dimensions		Baths	Full	Half	Water	Basement Material		Poured Concrete			
RM DIM	LVL	B-Main	2	0	Sewer	Dryer Hookup Gas		No	Fireplace	Yes	
LR	24 x 15	B-Upper	0	0	Fuel /	Dryer Hookup Elec		No	Guest Qtrs	No	
DR	12 x 15	B-Blw G	0	0	Heating	Dryer Hookup G/E		No	Split FlrPln	No	
FR	x				Cooling	Disposal		No	Ceiling Fan	Yes	
KT	x	Laundry Rm	Lower	15 x 20		Water Soft-Owned		Yes	Skylight	No	
BK	12 x 15	AMENITIES	Ceiling Fan(s), Garage Door Opener, Main Level								
DN	x	Bedroom Suite, Sump Pump, Washer Hook-Up									
MB	15 x 13	Garage	2.0	/ Attached	/ 36 x 29	/ 1,044.00	Water Soft-Rented		No	ADA Features	No
2B	14 x 12	Outbuilding 1	None		x		Alarm Sys-Sec		No	Fence	
3B	14 x 12	Outbuilding 2			x		Alarm Sys-Rent		No	Golf Course	No
4B	x	Assn Dues		Frequency	Not Applicable		Garden Tub		No	Nr Wlkg Trails	No
5B	x	Other Fees					Jet Tub		No	Garage Y/N	Yes
RR	x	Restrictions					Pool		No	Off Street Pk	
LF	x						Pool Type				
EX	x						SALE INCLUDES		Dishwasher, Microwave, Water Softener-Owned		
							FIREPLACE		Family Rm, Fireplace Insert		

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Tim Holmes	Lic #	AC31300015	Auction Date		Location	
Financing:	Existing	Proposed		Time		Excluded Party	None
Annual Taxes	\$1,045.60	Exemptions	Homestead, Mortgage, Supplemental	Year Taxes Payable	2022	Assessed Value	
Possession	At closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050				
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395	List Team			
Co-List Office		Co-List Agent					
Showing Instr	Showing time						
List Date	8/8/2022	Start Showing Date		Exp Date	10/31/2022	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	Mechanical/Combo	Lockbox Location	garage	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).