


Property Type	RESIDENTIAL	Status	Active	CDOM	22	DOM	22	Auction	No
MLS #	202234955	8780 E 350 N	Pierceton	IN	46562	LP \$415,000			
	Area	Kosciusko County	Parcel ID	43-08-26-100-048.000-023	Type	Site-Built Home	Waterfront	No	
	Sub	None	Cross Street		Bedrms	2	F Baths	2	
	Township	Tippecanoe	Style	One Story	REO	No	Short Sale	No	
	School District	WSC	Elem	North Webster	JrH	Wawasee	SrH	Wawasee	
	Legal Description	5-101-3 PT W 1/2 E 1/2 26-33-7 15.33A PER DEED							
	Directions	South of North Webster - from SR 13, head east on 350 N. Property is on the north side of the road.							
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description		

Remarks UNIQUE OPPORTUNITY FOR 15+/- Acres with Barnominium! Open Concept Living Nested in front of your 15 acre woods! This Home features 2 Bedrooms & 2 Full Baths! Main Level Mast has an ensuite with a Walk-In shower & separate tub along with a Walk-In Closet! Laundry room is right off of Master for easy living! Large Open Kitchen & Living Room with a 17x18 Loft Bedroom! Extra living space and a covered deck off the back of the home has ultimate privacy and views! 2+Car Attached Garage has plenty of space for your vehicles & workshop area! 11x20 Shed with overhead door is great for housing all of your lawn or outdoor equipment. All of this in front a picturesque wooded setting complete with trails! Don't miss this one!

Agent Remarks Home has furnace, outdoor wood burner and a heat pump for a/c.

Sec	Lot	Lot Ac/SF/Dim	15.3300	/	667,775	/	1200x700	Lot Desc	15+, Wooded				
Above Gd Fin SqFt	1,660	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,660	Year Built	2015	
Age	7	New Const	No		Date Complete		Ext Metal		Bsmnt Slab		# Rooms	5	
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material		Dryer Hookup Gas	No	Fireplace	No	
RM DIM	LVL	B-Main	2	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No			
LR	30 x 18	M	B-Upper	0	0	Fuel /	Gas, Wood, Forced Air	Dryer Hookup G/E	No	Split FlrPln	Yes		
DR	x		B-Blw G	0	0	Heating		Disposal	No	Ceiling Fan	Yes		
FR	x					Cooling	Heat Pump	Water Soft-Owned	No	Skylight	No		
KT	12 x 15	M	Laundry Rm	Main		Water Soft-Rented	No	Alarm Sys-Sec	No	ADA Features	No		
BK	x		AMENITIES	1st Bdrm En Suite, Balcony, Breakfast Bar, Ceiling -9+, Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in, Deck									
DN	x			Covered, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Jet/Garden Tub, Kitchen Island, Landscaped, Open									
MB	14 x 14	M	Garage	2.0	/ Attached	/	40 x 30	/	1,200.00	Alarm Sys-Rent	No	Fence	No
2B	16 x 14	U	Outbuilding 1	Shed			20 x 11			Garden Tub	No	Nr Wlkg Trails	No
3B	x		Outbuilding 2				x			Jet Tub	No	Garage Y/N	Yes
4B	x		Assn Dues			Frequency	Not Applicable	Pool	No	Off Street Pk	Yes		
5B	x		Other Fees					Pool Type		SALE INCLUDES	Refrigerator, Range-Electric		
RR	x		Restrictions										
LF	17 x 18	U											
EX	x												

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date		Location	
Financing:	Existing	Proposed		Excluded Party	None	Assessed Value	
Annual Taxes	\$1,995.74	Exemptions	Homestead, Mortgage, Supplemental	Year Taxes Payable	2022		
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	Showingtime						
List Date	8/21/2022	Start Showing Date		Exp Date	11/30/2022	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	front door	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: Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238
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