


Property Type RESIDENTIAL	Status Active	CDOM 28	DOM 28	Auction No
MLS # 202310114	1146 S 1450 E	Akron	IN 46910	LP \$275,000
	Area Fulton County	Parcel ID 25-09-21-131-009.020-002	Type Site-Built Home	Waterfront Yes
	Sub None	Cross Street	Bedrm 2	F 2
	Township Henry	Style One Story	REO No	Short Sale No
	School District TIP	Elem Akron	Jr Tippe Valley	SrH Tippe Valley
	Legal Description	IN NW TRACT BET BOONE'S PK&SUNSET VIEW PARK 21-30-5, 2.55 A 521-00156-00		
	Directions	From SR 114, head north on 1425 E. Continue onto 125 E, then north on 1450 E. Property is on the west side.		
	Inside City Limits N	City	County Zoning R3	Zoning Description

Remarks Lakefront property on 2.5+/- Acres on Rock Lake! Natural Water Boundaries keep this property secluded for your own private lake resort! This home features a Large Open Kitchen & Living Area with Vaulted Ceilings & Fireplace! Master En Suite has a Large Walk-In Closet. There is a 2nd Full Bathroom with Laundry on the Main Level. Upstairs has an additional bedroom & landing area. The guest home has lakefront views as well. Perfect for the fishing family, sportsmen, and nature lovers! Close to Akron on Rock Lake a no wake, no ski lake offering the best fishing around. Don't miss this opportunity to own a Lakefront Home on 2.5+/- Acres!

Agent Remarks

Se	Lot	Lot Ac/SF/Dim	2.5300	/	110,207	/	545x515	Lot Desc	0-2.9999, Lake			
Above Gd Fin SqFt	2,301	Above Gd Unfin SqFt	0		Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,301	Year Built	1980
Age	43	New Const	No	Date		Ext Vinyl		Bsmnt Crawl		# Rooms	4	
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material	Poured Concrete			
RM DIM	LVL	B-Main	2	0	Sewer	Septic		Dryer Hookup Gas	No	Fireplace	No	
LR	16 x 19	M	B-Upper	0	0	Fuel /	Electric, Wood, Heat Pump, Multiple Heating	Dryer Hookup Elec	Yes	Guest Qtrs	Yes	
D	11 x 18	M	B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No	
FR	16 x 19	M				Cooling	Central Air	Disposal	No	Ceiling Fan	Yes	
KT	19 x 23	M	Laundry Rm	Main			x	Water Soft-Owned	Yes	Skylight	No	
B	x		AMENITIES	1st Bdrm En Suite, Bar, Built-In Bookcase, Ceiling-Cathedral, Ceiling Fan(s), Ceilings-Vaulted, Closet(s)								
D	x		Walk-in, Deck Open, Deck on Waterfront, Dryer Hook Up									
M	18 x 22	M	Electric, Guest Quarters, Landscaped, Natural Woodwork,									
2B	11 x 16	U						Garden Tub	No	Nr Wlkg Trails	No	
3B	x		Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No	
4B	x		Outbuilding 1	Outbuilding		12 x 24		Pool	No	Off Street Pk		
5B	x		Outbuilding 2			10 x 18	180	Pool Type				
R	x		Assn Dues		Frequency	Not Applicable						
LF	11 x 16	U	Other Fees									
EX	22 x 23	M	Restrictions									

Water LAKE	Wtr Name Rock Lake	Water Frontage 180.00	Channel 0.00
Water Features		Water Type Lake	Lake Type Non Ski Lake
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date	Time
Financing: Existing	Proposed	Excluded Party None	
Annual \$1,009.30	Exemptions Homestead, 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 Showingtime			
List Date 4/6/2023	Start Showing Date	Exp Date 8/31/2023	Owner/Seller a Real Estate Licensee No
Agent/Owner Related No			
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%	Variable Rate No	Special List Cond. None
Virtual Unbranded Virtual Tour	Lockbox Type None	Lockbox Location n/a	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid By
Sell Office	Sell Agent		Sell
Co-Sell Office	Co-Sell		

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