


| Property Type | RESIDENTIAL | Status | Active | CDOM | 31 | DOM | 31 | Auction No |
|--|--------------------------|----------------------------------|---------------------|--------------------------|---------------|-----------------|-------------------|---------------------|
| MLS # | 201743128 | 6704 S State Road 13 | Wabash | IN | 46992 | Status | Active | LP \$139,000 |
|  | Area | Wabash County | Parcel ID | 85-18-03-400-011.000-013 | Type | Site-Built Home | | |
| | Sub | None | Cross Street | | Bedrms | 3 | F Baths | 2 |
| | Location | Rural | Style | One Story | REO | No | Short Sale | No |
| | School District | WAC | Elem | Southwood | JrH | Southwood | SrH | Southwood |
| | Legal Description | PT SE 1/4 3-26-6 3.3AC DITCH 509 | | | | | | |
| | Directions | PT SE 1/4 3-26-6 3.3AC DITCH 509 | | | | | | |

Remarks Beautiful 3 bedroom, 2 bath Ranch Style home with Newer Custom Eat-in kitchen from Kitchen's Plus, Full Basement, and attached 3 car garage quietly situated on 1.3 acres! Brick pathway leads to deck, great for entertaining! Home has newer windows. Additional two acres available to purchase.

Agent Remarks

| Sec | Lot | Zoning | Lot Ac/SF/Dim | | | | 3.3000 | / 143,748 / 220 x 668 | | Src N | Lot Des | Level, 3-5.9999 |
|-----------------|---------|--------|-----------------|--|-------------------|--------------------|---------------------|--|---|----------------|------------|-----------------|
| Township | Waltz | | Abv Gd Fin SqFt | 1,288 | Below Gd Fin SqFt | 0 | Ttl Below Gd SqFt | 1,288 | Ttl Fin SqFt | 1,288 | Year Built | 1964 |
| Age | 53 | New No | Date Complete | | Ext | Brick, Vinyl | Fndtn | Full Basement, Partially Finished, Unfinished | | | # Rooms | 5 |
| Room Dimensions | | Baths | Full | Half | Water | WELL | Basement Material | | Block | | | |
| | DIM | L | B-Main | 2 | 0 | Sewer | Septic | Dryer Hookup Gas | No | Fireplace | No | |
| LR | 20 x 13 | M | B-Upper | 0 | 0 | Fuel | Electric, Baseboard | 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 | x | | | | | Cooling | Window, Other | Disposal | No | Ceiling Fan | Yes | |
| KT | 15 x 10 | M | Laundry Rm | Lower | x | | Water Soft-Owned | Yes | <th>Skylight</th> <td>No</td> <th></th> | Skylight | No | |
| BK | x | | AMENITIES | 1st Bdrm En Suite, Ceiling Fan(s), Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Kitchen Island, Landscaped, Porch Enclosed, Range/Oven | | | Water Soft-Rented | No | <th>ADA Features</th> <td>No</td> <th></th> | ADA Features | No | |
| DN | x | | | | | | Alarm Sys-Sec | No | <th>Fence</th> <td></td> <th></th> | Fence | | |
| MB | 15 x 12 | M | | | | | Alarm Sys-Rent | No | <th>Golf Course</th> <td>No</td> <th></th> | Golf Course | No | |
| 2B | 12 x 12 | M | Garage | 3.0 | / Attached | / 36 x 22 / 792.00 | Garden Tub | No | <th>Nr Wlkg Trails</th> <td>No</td> <th></th> | Nr Wlkg Trails | No | |
| 3B | 10 x 8 | M | Outbuilding | Garden Shed | 10 x 14 | | Jet Tub | No | <th>Garage Y/N</th> <td>Yes</td> <th></th> | Garage Y/N | Yes | |
| 4B | x | | Outbuilding | | x | | Pool | No | <th>Off Street Pk</th> <td>Yes</td> <th></th> | Off Street Pk | Yes | |
| 5B | x | | Assn Dues | Not Applicable | | | Pool Type | | | | | |
| RR | 30 x 20 | L | Other Fees | | | | SALE INCLUDES | Dishwasher, Water Heater Electric, Water Softener -Owned | | | | |
| LF | x | | Restrictions | | | | | | | | | |
| EX | x | | Water Access | | | | Wtr Name | | | | | |
| WtrType | | | Wtr Frtg | | | | Channel Frtg | | | | | |

Water Features

| | | | | | | | | | | | |
|---|---|------------------------|-----------------------------------|-------------------------------|-----------------------------------|----------------------------|------|---------------------------|----------------------|----------------------|-----|
| Auction | No | Auctioneer Name | | Auctioneer License # | | | | | | | |
| Owner Name | Armstrong | | | | | | | | | | |
| Financing: | Existing | Proposed | Cash, Conventional, FHA, USDA, VA | | Excluded Party | None | | | | | |
| Annual Taxes | \$342.94 | Exemptions | Homestead, Mortgage, | Year Taxes Payable | 2017 | Assessed Value | | | | | |
| Is Owner/Seller a Real Estate Licensee | No | | | Possession | doc | | | | | | |
| 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 | Showingtime | | | | | | | | | | |
| List Date | 9/15/2017 | Exp Date | 1/31/2018 | Publish to Internet | Yes | Show Addr to Public | Yes | Allow AVM | No | Show Comments | Yes |
| IDX Include | Y | Contract Type | Exclusive Right to Sell | Buyer Broker Comp. | 1.5% | Vari.Rate | No | Special List Cond. | None | | |
| Virtual Tours: | Unbranded Virtual Tour | | Lockbox Type | NONE | | Lockbox Location | none | | Type of Sale | | |
| Pending Date | | | Closing Date | | | Selling Price | | | How Sold | CDOM 31 | |
| Ttl Concessions Paid | | | Sold/Concession Remarks | | | | | | | | |
| Sell Off | | | Sell Agent | | | Co-Sell Off | | | Co-Sell Agent | | |

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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