


Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 201935009	779 W 850 S Road	Wabash	IN 46992	Status Active	LP \$0
	Area Wabash County	Parcel ID 85-18-13-300-008.000-013	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 2	H Baths 0
	Location Rural	Style One Story	REO No	Short Sale No	
	School District WAC Elem	Southwood	JrH Southwood	SrH Southwood	
	Legal Description	Approximately 1.5+/- Acres Part of SW1/4 13-26-6 62.06AC DITCH 661			
Directions	Go South on State Road 13 past 124, Turn East onto Palmer Road, Continue Straight Past S 100 W, Home will be on				
Inside City Limits Y	City Zoning A1	County Zoning	Zoning Description		

Remarks This house is going up for Auction on September 7th at 10 am! Tract 1 of this auction features a Ranch Style Home on 1.5 Acres with a Pole Barn! Home has 3 bedrooms, 2 baths, a Wood Deck, and attached 2 Car Garage! Home also has a new roof that is only a year old! Beautiful Home in the Country! Bid on Tract 1 individually or combine it with Tract 2 to get 62 acres of farmland and this nice country home. Open House: August 27th from 5:30-6 pm.

Agent Remarks REAL ESTATE TERMS: \$3,000 down on Tract 1. Taxes to be prorated to the day of closing. Possession at closing. Survey costs to be split 50/50. RE BROKERS: Must register clients 24 hours in advance & be present at all showings, open house and auction to represent client. Client Registration form in docs. Taxes reflect 62 Acres and Home.

Sec	Lot	Lot Ac/SF/Dim	1.5000	65,340	254 ft x 218 ft	/	N	/	Src	Lot Des	Level, 0-2.9999			
Township	Waltz	Abv Gd Fin SqFt	1,440	Below Gd Fin SqFt	0				Ttl Below Gd SqFt	1,440	Ttl Fin SqFt	1,440	Year Built	1978
Age	41	New	No	Date Complete		Ext	Vinyl	Fndtn	Crawl			# Rooms	9	
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	15 x 12	M	B-Upper	0	0	Fuel	Electric, Wood, Forced	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	14 x 10	M	B-Blw G	0	0	Heating	Air	Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No			
KT	14 x 10	M	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Deck Open, Garage Door Opener, Porch Open				Water Soft-Rented	No	ADA Features	No			
DN	x							Alarm Sys-Sec	No	Fence	None			
MB	16 x 12	M						Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 10	M	Garage	2.0	/ Attached	/ 24	x 26	/ 624.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	12 x 10	M	Outbuilding	Pole/Post		40 x 53	2320	Jet Tub	No	Garage Y/N	Yes			
4B	x		Outbuilding			x		Pool	No	Off Street Pk				
5B	x		Assn Dues			Not Applicable		Pool Type						
RR	x		Other Fees					SALE INCLUDES	Dishwasher, Oven-Electric, Range-Electric, Water Heater Electric					
LF	x		Restrictions											
EX	x		Water Access			Wtr Name								
WtrType			Wtr Frtg			Channel Frtg								
Water Features						Lake Type								
Auction	Yes	Auctioneer Name	Chad Metzger		Auctioneer License #	AC31300015								
Owner Name														
Financing: Existing		Proposed			Excluded Party	None								
Annual Taxes	\$1,591.00	Exemptions	Homestead, Mortgage,		Year Taxes Payable	2019		Assessed Value						
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	Showingtime													
List Date	8/12/2019	Exp Date	12/31/2019	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes			
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.0%		Vari.Rate	No	Special List Cond.	None			
Virtual Tours:		Lockbox Type	NONE		Lockbox Location	none		Type of Sale						
Pending Date		Closing Date		Selling Price		How Sold		CDOM	1					
Ttl Concessions Paid		Sold/Concession Remarks												
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent								
		Presented by: Tiffany Reimer / Metzger Property Services, LLC												
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