

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202002509	3727 E 200 N.	Peru	IN 46970	Status Active
Area Miami County	Parcel ID 52-09-18-100-004.000-006	Type Site-Built Home		
Sub None	Cross Street	Bedrms 2	F Baths 1	H Baths 0
Location Rural	Style One Story	REO No	Short Sale No	
School District PERU Elem	Elmwood/Blair Pointe	JrH Peru	SrH Peru High School	
Legal Description 006-17612-00 PT NE1/4; 18-27-05; .957; 11 176 01200				
Directions From US 24, go south onto Paw Paw Pike, at the intersection of 200 N. turn west, property will be on the south side of the road				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	

Remarks This one story home on .96+/- Acres is going to Auction on Saturday, February 15, 10 am at the Miami Co. Fairgrounds. Home features 2 bedrooms, 1 bath, open kitchen living room area and a large family room that could be converted to more bedrooms if needed. Home has full basement, great for storage or to utilize as more living space. Home has a wood deck off of the back, great place to enjoy the views of your large yard! Home also has a 2-car detached garage. Great potential with this home, would be a great starter home, downsizing option or flip project! Come see for yourself: Open House: February 6, 5:30-6pm.

Agent Remarks AUCTION: Sat. February 15, 10 am at the Miami Co. Fairgrounds. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No survey. Sold As Is, Where Is. RE BROKER: Must register clients 24 hrs. in advance of the auction and be present at the auction & any showings your client attends to represent them. Client Registration form is in docs.

Sec	Lot	Lot Ac/SF/Dim	0.9570 41,687	275x150	/	N	Src	Lot Des	Rolling, 0-2.9999		
Township	Erie	Abv Gd Fin SqFt	1,504	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	832	Ttl Fin SqFt	1,504		
Age	80	New	No	Date Complete		Ext	Aluminum	Fndtn	Partially Finished, Unfinished		
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block, Poured Concrete	Dryer Hookup Gas	No		
DIM	L	B-Main	1	0	Sewer	Septic	Fireplace	No			
LR	24 x 18	M	B-Upper	0	0	Fuel	Oil	Guest Qtrs	No		
DR	x	B-Blw G	0	0	Heating		Dryer Hookup Elec	Yes			
FR	26 x 16	M	Laundry Rm	Main	8	x 8	Cooling	Central Air	Dryer Hook Up Gas/Elec		
KT	12 x 12	M	AMENITIES	Breakfast Bar, Deck Open, Dryer Hook Up Electric, Range/Oven Hook Up Elec, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up					No	Split FlrPln	
BK	x	MB	16 x 12	Garage	2.0	/ Detached	/ 30	x 16	/ 480.00	No	Ceiling Fan
DN	x	2B	16 x 12	Outbuilding	None		x			No	Skylight
MB	16 x 12	M	Outbuilding				x			No	ADA Features
2B	16 x 12	M	Assn Dues				Not Applicable			No	Fence
3B	x	RR	x	Other Fees						No	Golf Course
4B	x	LF	x	Restrictions						No	Nr Wlkg Trails
5B	x	EX	x	Water Access						No	Garage Y/N
RR	x	Water Type		Wtr Frtg		Channel Frtg		Wtr Name		No	Off Street Pk
LF	x	Water Features		Lake Type						Yes	Yes
EX	x	Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015			Yes	Yes
Owner Name		Financing: Existing		Proposed		Excluded Party	None			Yes	Yes
Annual Taxes	\$0.00	Exemptions	Homestead, Vet, Supplemental	Year Taxes Payable	2019	Assessed Value				Yes	Yes
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			Yes	Yes
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395	Co-List Office		Co-List Agent				Yes	Yes
Showing Instr	Showingtime or Open House	Virtual Tours:	Lockbox Type MECH	Lockbox Location	back door on deck	Type of Sale				Yes	Yes
Pending Date		Closing Date		Selling Price		How Sold				Yes	Yes
Ttl Concessions Paid		Sold/Concession Remarks		Co-Sell Off		Co-Sell Agent				Yes	Yes
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent				Yes	Yes

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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