


Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202038170	1815 Rieder Street	Warsaw	IN 46580	Status Active	LP \$0
	Area Kosciusko County	Parcel ID 43-11-07-400-254.000-032	Type Site-Built Home		
	Sub Brookwood	Cross Street	Bedrms 3	F Baths 1	H Baths 0
	Location City/Town/Suburb	Style One Story	REO No	Short Sale No	
	School District WRS Elem	Madison	JrH Edgewood	SrH Warsaw	
	Legal Description 004-038-086 LOT 93 BROOKWOOD 3RD ADD				
	Directions From Lake St, Head South on Hepler Drive. Then Head East on Green Hill Drive. Property is on the NorthWest Corner of Rieder				
	Inside City Limits Y	City Zoning R2	County Zoning	Zoning Description	

Remarks 3 Bedroom, 1 Bath Ranch Home with Attached 2-Car Garage is going to Auction on Wednesday, October 14 at 6:30 pm! This home features an Open Kitchen & Dining Room, Nice for Entertaining. Home is situated on a double lot and has a large fenced yard, perfect for your pet! Home has newer a Furnace & Central Air Unit and has a Yard Barn for more Storage! This is a nice starter home, downsizing option, rental or flip! Come see for yourself at the Open House, Wednesday October 7 from 5:30-6pm!

Agent Remarks AUCTION: Wednesday, October 14, 6:30pm. OPEN HOUSE: Wednesday, October 7, 5:30-6pm. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No survey unless required for clear title. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings & the open house with your client to receive compensation. Client registration form in docs. Seller reserves the right to accept bids prior to auction.

Sec Lot 93	Lot Ac/SF/Dim 0.2880 / 12,545 / 90 x 140	Src N	Lot Des Corner, 0-2.9999		
Township Wayne	Abv Gd Fin SqFt 1,044	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,044	Year Built 1971
Age 49	New No	Date Complete	Ext Brick	Fndtn Slab	# Rooms 7
Room Dimensions	Baths Full Half	Water CITY	Basement Material		
DIM L	B-Main 1 0	Sewer City	Dryer Hookup Gas No	Fireplace	No
LR 16 x 14 M	B-Upper 0 0	Fuel Gas, Forced Air	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 Central Air	Disposal No	Ceiling Fan	Yes
KT 14 x 12 M	Laundry Rm Main	6 x 6	Water Soft-Owned No	Skylight	No
BK x	AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Foyer Entry, Garage Door Opener, Open Floor Plan, Patio Open, Porch Enclosed, Main Level Bedroom Suite, Formal Dining		Water Soft-Rented No	ADA Features	No
DN x			Alarm Sys-Sec No	Fence	Chain Link
MB 14 x 12 M			Alarm Sys-Rent No	Golf Course	No
2B 12 x 12 M	Garage 2.0 / Attached	/ 21 x 20 / 420.00	Garden Tub No	Nr Wlkg Trails	No
3B 12 x 10 M	Outbuilding Shed	10 x 8	Jet Tub No	Garage Y/N	Yes
4B x	Outbuilding	x	Pool No	Off Street Pk	Yes
5B x	Assn Dues	Not Applicable	Pool Type		
RR x	Other Fees		SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Water Heater Gas		
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 \$493.24	Exemptions Homestead, Mortgage,	Year Taxes Payable 2020	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 Showing time or Open House					
List Date 9/21/2020	Exp Date 12/31/2020	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. 1.5%	Vari.Rate No	Special List Cond. None	
Virtual Tours:	Lockbox Type MECH	Lockbox Location door	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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