

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 2	<b>DOM</b> 2	<b>Auction</b> Yes
<b>MLS #</b> 202041444	359 E 200 N	Wabash	IN 46992	<b>Status</b> Active
				<b>LP</b> \$0



<b>Area</b> Wabash County	<b>Parcel ID</b> 85-11-30-200-004.000-003	<b>Type</b> Site-Built Home
<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 4
<b>Location</b> Rural	<b>Style</b> One and Half Story	<b>F Baths</b> 1
<b>School District</b> WAC	<b>Elem</b> Metro North/Sharp Creek	<b>JrH</b> Northfield
<b>Legal Description</b>	Approximately 2 acres part of PT W1/2 NE1/4 30-28-7 7.42AC DITCH 636 & 664	
<b>Directions</b>	From SR 13, Turn East onto 200 N. Property will be on South side of road.	
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1
	<b>Zoning Description</b>	Agriculture

**Remarks** Country Home with 2-Car Detached Garage on 2 Acres is to Auction on Sunday, November 8, 2020 at 12 Noon! Tract 1 features a 3-4+ Bedroom Home with an Open Concept Living Area, and Rooms that would be perfect as a home office or craft areas! The 2-Car Detached Garage has a Loft Area for Extra Storage or Work Area for all your projects! Property has multiple outbuildings ideal for a Shop, Hobby Area, Livestock or 4-H projects! Bid on this Tract Individually or in Combination with Tract 2 which features 5.42+/- Acres of tillable land that could be a nice addition for income or to utilize as fenced pasture! OPEN HOUSE: Wednesday, Oct. 28, 5:30-6pm

**Agent Remarks** Auction: Sunday, 11.8.20 at 12PM. Open House: Wednesday, 10.28.20 at 5:30-6PM Estate Property, No Residential Disclosure. TERMS: \$1,000 down with the balance due at closing. Possession 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.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	2.0000	/	87,120	/	300X240	<b>Src</b> N	<b>Lot Des</b>	Level, 0-2.9999	
<b>Township</b>	Lagro	<b>Abv Gd Fin SqFt</b>	2,124	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	912	<b>Ttl Fin SqFt</b>	2,124	<b>Year Built</b>	1920
<b>Age</b>	100 New No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Fndtn</b>	Crawl, Partial Basement, Unfinished	<b># Rooms</b>	8		
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL	<b>Basement Material</b>	Block				
<b>DIM</b>	L	<b>B-Main</b>	1	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No	
<b>LR</b>	14 x 14	M	<b>B-Upper</b>	0	0	<b>Fuel</b>	Geothermal	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No
<b>DR</b>	12 x 12	M	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split FlrPln</b>	No
<b>FR</b>	x				<b>Cooling</b>	Geothermal	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No	
<b>KT</b>	12 x 10	M	<b>Laundry Rm</b>	Lower	x	<b>Water Soft-Owned</b>	No	<b>Water Soft-Rented</b>	No	<b>Skylight</b>	No
<b>BK</b>	x		<b>AMENITIES</b>	Breakfast Bar, Dryer Hook Up Electric, Garage Door Opener, Landscaped, Open Floor Plan, Porch Enclosed, Range/Oven Hook Up Elec, Tub/Shower Combination, Washer			<b>Alarm Sys-Sec</b>	No	<b>Fence</b>		
<b>DN</b>	x					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
<b>MB</b>	12 x 12	M	<b>Garage</b>	2.0	/ Detached	/ 30 x 24	/ 720.00	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>2B</b>	12 x 12	U	<b>Outbuilding</b>	Barn	50 x 36	<b>Jet Tub</b>	No	<b>Pool</b>	No	<b>Off Street Pk</b>	Yes
<b>3B</b>	12 x 12	U	<b>Outbuilding</b>	Outbuilding	36 x 10	360	<b>Pool Type</b>				
<b>4B</b>	12 x 10	U	<b>Assn Dues</b>	Not Applicable			<b>SALE INCLUDES</b>	Water Heater Electric			
<b>5B</b>	x		<b>Other Fees</b>								
<b>RR</b>	x		<b>Restrictions</b>								
<b>LF</b>	x		<b>Water Access</b>	<b>Wtr Name</b>							
<b>EX</b>	10 x 8	M	<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>						
			<b>Water Features</b>	<b>Lake Type</b>							
<b>Auction</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger			<b>Auctioneer License #</b>	AC31300015				

<b>Owner Name</b>	
<b>Financing:</b> Existing	Proposed
<b>Annual Taxes</b> \$1,055.54	<b>Exemptions</b> Disabled Vet, Geothermal,
<b>Is Owner/Seller a Real Estate Licensee</b>	No
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395
<b>Co-List Office</b>	<b>Co-List Agent</b>
<b>Showing Instr</b> Showing time or Open House	
<b>List Date</b> 10/11/2020	<b>Exp Date</b> 12/31/2020
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell
<b>Virtual Tours:</b>	<b>Lockbox Type</b> MECH
<b>Pending Date</b>	<b>Closing Date</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>
<b>Sell Off</b>	<b>Sell Agent</b>

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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