


Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes	
MLS # 201929138	2757 E 250 S. Road	Wabash	IN 46992	Status Active	LP \$0
	Area Wabash County	Parcel ID 85-15-16-400-026.000-003	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 2.5 +/- acres part of PT NE1/4 SE1/4 16-27-7 10AC				
	Directions From Wabash, Take Lafontaine Ave, to 250 S. (Dora Rd.), property will be on the south side.				

Remarks COUNTRY HOME on 2.5+/- Acres is going to Auction on August 8, 2019 at 6 pm. Home features 3 bedrooms, 2 baths, attached 2-car garage and pole barn complete with tack or workshop area! Full Basement would be a great place to finish for more living space or just to use as storage! Home has newer roof & geothermal! Great opportunity for a peaceful country property! This is tract 1 of the auction, combine with tract 2 for your 10 acre property that would be great for a mini farm, acreage to cash rent or just the place to call home in the country! Open House: July 31, 2019, 5:30pm.

Agent Remarks Auction: Thursday, August 8, 2019 - 6pm. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. Survey costs split 50/50. RE BROKERS: Must register clients 24 hrs in advance & be present at the auction and all showings to represent client. Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim 2.5000 / 108,900 / 1329 ft x 325 ft	Src N	Lot Des	Level 0-2.9999
Township Lagro	Abv Gd Fin SqFt 1,800	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 1,800	Ttl Fin SqFt 1,800	Year Built 1979	
Age 40	New No	Date Complete	Ext Brick	Fndtn Full Basement, Unfinished	# 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 Yes
LR 20 x 16	B-Upper 0	0		Fuel Geothermal	Dryer Hookup Elec Yes	Guest Qtrs No
DR 12 x 12	B-Blw G 0	0		Heating	Dryer Hook Up Gas/Elec No	Split FlrPln No
FR 15 x 15				Cooling Geothermal	Disposal No	Ceiling Fan No
KT 20 x 20	Laundry Rm	Main	x		Water Soft-Owned Yes	Skylight No
BK x	AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Open Floor Plan, Patio Covered, Range/Oven Hook Up Elec, Tub/Shower				Water Soft-Rented No	ADA Features No
DN x					Alarm Sys-Sec No	Fence
MB 16 x 16					Alarm Sys-Rent No	Golf Course No
2B 12 x 12	Garage 2.0	/ Attached	/ 25 x 26	/ 650.00	Garden Tub No	Nr Wlkg Trails No
3B 12 x 12	Outbuilding Pole/Post		40 x 80		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 Cooktop-Electric, Oven-Built-In, Water Heater Gas, Water Softener-Owned	
LF x	Restrictions				FIREPLACE Living/Great Rm, Wood Burning	
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 \$1,901.27	Exemptions Geothermal, Homestead		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 Showing Time or Open House						
List Date 7/10/2019	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. 1.5%	Vari.Rate No	Special List Cond. None		
Virtual Tours:	Lockbox Type MECH	Lockbox Location garage door	Type of Sale			
Pending Date	Closing Date	Selling Price	How Sold	CDOM 0		
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.