

Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction Yes
 MLS # 201929087 2322 E 250 S Road Warsaw IN 46580 Status Active LP \$0



Area Kosciusko County Parcel ID 43-11-26-400-324.000-031 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 WRS Elem Claypool JrH Edgewood SrH Warsaw
 Legal Description 003-126-033 TRACT IN E 1/2 NW 26-32-6 3.00A
 Directions North on State Road 15, turn east onto E 300 S, north onto S Packerton Road, east onto E 250 S, turn north into the property

Remarks This property is going for ABSOLUTE AUCTION on Monday, July 29, 6 pm at the property. ABSOLUTE AUCTION means this property will sell regardless of price!! Home on 3+/- Acres will be Tract 1! Home features 2 bedrooms, 1 bath with large back yard and fenced patio area and full basement! Great opportunity & potential! Bid on this home individually or in combination with Tract 2. Open House: July 22, 5:30-6pm.

Agent Remarks ABSOLUTE AUCTION: 7.29.19 - 6 pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No survey. BROKERS Must register clients 24 hrs in advance and be present at the auction and all showings. Client registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	3.0000	/ 130,680	/ 1308 ft x 100 ft	Src N	Lot Des	Level, Partially					
Township	Wayne	Abv Gd Fin SqFt	1,050	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,050	Ttl Fin SqFt	1,050	Year Built	1971			
Age	48	New	No	Date Complete	Ext	Brick	Fndtn	Full Basement, Unfinished	# Rooms	5				
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block	Dryer Hookup Gas	No	Fireplace	Yes			
DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No				
LR	20 x 12	M	B-Upper	0	Fuel	Wood	Dryer Hook Up Gas/Elec	No	Split FlrPln	No				
DR	10 x 10	M	B-Blw G	0	Heating	Cooling	Window, None	Disposal	No	Ceiling Fan	No			
FR	x		Laundry Rm	Main	x	Water Soft-Owned	No	Water Soft-Rented	No	Skylight	No			
KT	12 x 12	M	AMENITIES	Patio Open, Range/Oven Hook Up Gas, Main Level Bedroom Suite	Alarm Sys-Sec	No	Alarm Sys-Rent	No	Fence					
BK	x		Garage	1.0 / Attached / 23 x 15 / 345.00	Garden Tub	No	Jet Tub	No	Golf Course	No				
DN	x		Outbuilding	None	Pool	No	Pool Type	Living/Great Rm, Wood Burning	Nr Wlkg Trails	No				
MB	12 x 12	M	Outbuilding		Assn Dues	Not Applicable	Restrictions		Off Street Pk	Yes				
2B	12 x 10	M	Other Fees		Water Access	Wtr Name								
3B	x		Water Access		Wtr Frtg	Channel Frtg								
4B	x		Water Features		Lake Type									
5B	x		Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015						
RR	x		Owner Name											
LF	x		Financing: Existing		Proposed		Excluded Party	None						
EX	x		Annual Taxes	\$248.70	Exemptions	Homestead, Mortgage, Over 65	Year Taxes Payable	2019	Assessed Value					
			Is Owner/Seller a Real Estate Licensee	No	Possession	At Closing	List Agent	Chad Metzger - Cell: 260-982-9050	List Agent - User Code	UP388053395				
			List Office	Metzger Property Services, LLC - office: 260-982-0238	Co-List Office		Co-List Agent							
			Agent E-mail	chad@metzgerauction.com	Showing Instr	Showingtime or Open House								
			List Date	7/9/2019	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.	2.0%	Vari.Rate	No	Special List Cond.	None		
			Virtual Tours:		Lockbox Type	MECH	Lockbox Location	front door	Type of Sale					
			Pending Date		Closing Date		Selling Price		How Sold		CDOM	1		
			Ttl Concessions Paid		Sold/Concession Remarks		Sell Agent		Co-Sell Off		Co-Sell Agent			
			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.
 MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC
 Featured properties may not be listed by the office/agent presenting this brochure.