

Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction Yes
 MLS # 201932756 5235 W 700 S South Whitley IN 46787 Status Active LP \$0



Area Whitley County Parcel ID 92-08-14-000-102.000-001 Type Site-Built Home
 Sub None Cross Street Bedrms 4 F Baths 2 H Baths 0
 Location Rural Style One and Half Story REO No Short Sale No
 School District WTK Elem South Whitley JrH Whitko SrH Whitko
 Legal Description Approximately 4.45 Acres +/- Part of E100A NE4 EX 5.35A UND 1/2 INT S14 T30 R8 94.65A
 Directions Go North on Interstate 5, Turn East onto County Road 700 S, Drive will be on the right side of the road, it is the house on the left.

Remarks Move-In Country Home with large open living, kitchen & dining area is going to auction Saturday, September 7, 2019 - 10 am. Living Room features vaulted, beamed ceilings! Home has 3 bedrooms upstairs, master is located downstairs with en suite bath with double vanity! Main floor has a second full bath with stand-up shower. 3-car attached garage and wrap-around porch! 2 Pole Barns with Concrete Floors are perfect for shop equipment or for storage. The home features a newer roof, only 7 years old, and also has a new furnace! Come see this nice, country property at the open house on: Thursday, August 29 from 5:30-6pm

Agent Remarks Estate Auction: 9.7.19, 10 am. REAL ESTATE TERMS: \$3,000 down with the balance due at closing. Taxes prorated. Possession at closing. Survey costs to be shared 50/50 between buyer & seller. Real estate brokers must register clients 24 hrs in advance of the auction and be present at all showings & the auction to receive split. Client registration form in docs. Taxes reflect 95 Acres. Propane tank is leased & not included.

Sec	Lot	Zoning	Lot Ac/SF/Dim	4.4500 / 193,842 / 381 ft x 502 ft	Src N	Lot Des	Level, 3-5.9999				
Township	Cleveland	Abv Gd Fin SqFt	2,479	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	418	Ttl Fin SqFt	2,479	Year Built	1922
Age	97	New No	Date Complete	Ext	Vinyl	Fndtn	Partial Basement, Unfinished	# Rooms	7		
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block, Stone				
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes
LR	15 x 15	M	B-Upper	0	0	Fuel	Propane, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	12 x 10	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes
FR	20 x 15	M				Cooling	Central Air	Disposal	No	Ceiling Fan	No
KT	12 x 10	M	Laundry Rm	Main	10 x 8			Water Soft-Owned	Yes	Skylight	No
BK	x		AMENITIES	1st Bdrm En Suite, Ceiling-9+, Ceilings-Beamed, Ceilings-Vaulted, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Landscaped, Natural Woodwork, Patio				Water Soft-Rented	No	ADA Features	No
DN	x							Alarm Sys-Sec	No	Fence	None
MB	15 x 15	M						Alarm Sys-Rent	No	Golf Course	No
2B	15 x 15	U	Garage	3.0 / Attached	/ 30 x 38 / 1,140.00			Garden Tub	No	Nr Wlkg Trails	No
3B	12 x 12	U	Outbuilding	Pole/Post	40 x 50			Jet Tub	No	Garage Y/N	Yes
4B	10 x 10	U	Outbuilding	Pole/Post	60 x 82 4920			Pool	No	Off Street Pk	Yes
5B	x		Assn Dues		Not Applicable			Pool Type			
RR	x		Other Fees					SALE INCLUDES	No Appliances Included, 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	\$5,408.00	Exemptions	Homestead, Supplemental			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	Showingtime or Open House										
List Date	7/30/2019	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	front porch by	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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