


|  |  |   |                             |                           |                  |
|--|--|---|-----------------------------|---------------------------|------------------|
| <b>Property Type</b> RESIDENTIAL   | <b>Status</b> Active   | <b>CDOM</b> 1                             | <b>DOM</b> 1                | <b>Auction</b> Yes        |                  |
| <b>MLS #</b> 201937720   | 7967 E 900 N.  | Syracuse                                  | IN 46567                    | <b>Status</b> Active      | <b>LP</b> \$0    |
|  | <b>Area</b> Kosciusko County   | <b>Parcel ID</b> 43-04-34-100-112.000-025 | <b>Type</b> Site-Built Home |                           |                  |
|  | <b>Sub</b> None  | <b>Cross Street</b>                       | <b>Bedrms</b> 5             | <b>F Baths</b> 1          | <b>H Baths</b> 0 |
|  | <b>Location</b> Rural  | <b>Style</b> One and Half Story           | <b>REO</b> No               | <b>Short Sale</b> No      |                  |
|  | <b>School District</b> WSC   | <b>Elem</b> Syracuse                      | <b>JrH</b> Wawasee          | <b>SrH</b> Wawasee        |                  |
|  | <b>Legal Description</b> Approximately 4+/- acres part of 007-133-002 Ne Cor E 1/2 Ne 34-34-7 6.00 Acres & 007-138-001 N End W 1/2 |   |                             |                           |                  |
|  | <b>Directions</b> From St. Rd. 13, turn East on 900 N., property will be on South side of road, look for signs!                    |   |                             |                           |                  |
|  | <b>Inside City Limits</b> N  | <b>City Zoning</b>                        | <b>County Zoning</b> A1     | <b>Zoning Description</b> |                  |

**Remarks** COUNTRY HOME on 4+/- Acres going to Auction on Monday, September 16, 2019 - 6:30 pm. Home features 4-6 bedrooms, with large living areas, split bedroom floor plan, 3 -Car Attached Garage and Outside Wood Burner. Property has 5 Outbuildings & fenced pasture!!! Perfect place for 4-H animals, small farm or just your country homestead you've been waiting on! Could also be a great place for potential boat storage!! This is Tract 1 of the auction, bid on this tract individually, in combination with either of the other 2 tracts or bid on the entirety. OPEN HOUSE: Sept. 11, 5:30 -6pm

**Agent Remarks** Auction: Mon. Sept. 16 6:30 pm. TERMS: 10% down with the balance due at closing. Taxes prorated. Survey costs, if required, to be shared 50/50. RE BROKERS MUST REGISTER CLIENTS 24 hours in advance of the auction & be present with client at any of their showings/open house and the auction. Registration form in docs.

|   |   |                        |   |                              |                    |                               |                                   |                               |                                     |                           |                     |                |                   |                       |      |
|---|---|------------------------|---|------------------------------|--------------------|-------------------------------|-----------------------------------|-------------------------------|-------------------------------------|---------------------------|---------------------|----------------|-------------------|-----------------------|------|
| <b>Sec</b>                                    | <b>Lot</b>  | <b>Lot Ac/SF/Dim</b>   | 4.0000  | 174,240                      | 515x360            | /                             | N                                 | /                             | <b>Src</b>                          | <b>Lot Des</b>            | 3-5.9999            |                |                   |                       |      |
| <b>Township</b>                               | Turkey Creek  | <b>Abv Gd Fin SqFt</b> | 2,371   | <b>Below Gd Fin SqFt</b>     | 0                  |                               |                                   |                               | <b>Ttl Below Gd SqFt</b>            | 626                       | <b>Ttl Fin SqFt</b> | 2,371          | <b>Year Built</b> | 1900                  |      |
| <b>Age</b>                                    | 119 New No  | <b>Date Complete</b>   |   | <b>Ext</b>                   | Vinyl              |                               |                                   | <b>Fndtn</b>                  | Partial Basement                    |                           |                     | <b># Rooms</b> | 9                 |                       |      |
| <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>                                    | <b>L</b>  | <b>B-Main</b>          | 1   | 0                            | <b>Sewer</b>       | Septic                        |                                   | <b>Dryer Hookup Gas</b>       | No                                  | <b>Fireplace</b>          | No                  |                |                   |                       |      |
| <b>LR</b>                                     | 12 x 12 M   | <b>B-Upper</b>         | 0   | 0                            | <b>Fuel</b>        | Wood, Forced Air              |                                   | <b>Dryer Hookup Elec</b>      | No                                  | <b>Guest Qtrs</b>         | No                  |                |                   |                       |      |
| <b>DR</b>                                     | 10 x 10 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>     | Window                        |                                   | <b>Disposal</b>               | No                                  | <b>Ceiling Fan</b>        | No                  |                |                   |                       |      |
| <b>KT</b>                                     | 12 x 10 M   | <b>Laundry Rm</b>      | Main  |                              |                    | x                             |                                   | <b>Water Soft-Owned</b>       | No                                  | <b>Skylight</b>           | No                  |                |                   |                       |      |
| <b>BK</b>                                     | x   | <b>AMENITIES</b>       | Deck Open, Eat-In Kitchen, Garage Door Opener |                              |                    |                               |                                   | <b>Water Soft-Rented</b>      | No                                  | <b>ADA Features</b>       | No                  |                |                   |                       |      |
| <b>DN</b>                                     | x   |                        |   |                              |                    |                               |                                   | <b>Alarm Sys-Sec</b>          | No                                  | <b>Fence</b>              | Farm                |                |                   |                       |      |
| <b>MB</b>                                     | 12 x 12 M   |                        |   |                              |                    |                               |                                   | <b>Alarm Sys-Rent</b>         | No                                  | <b>Golf Course</b>        | No                  |                |                   |                       |      |
| <b>2B</b>                                     | 12 x 10 M   | <b>Garage</b>          | 1.0   | / Attached                   | / 18 x 16          | / 288.00                      |                                   | <b>Garden Tub</b>             | No                                  | <b>Nr Wlkg Trails</b>     | No                  |                |                   |                       |      |
| <b>3B</b>                                     | 12 x 12 U   | <b>Outbuilding</b>     | Pole/Post                                     |                              | 105 x 38           |                               |                                   | <b>Jet Tub</b>                | No                                  | <b>Garage Y/N</b>         | Yes                 |                |                   |                       |      |
| <b>4B</b>                                     | 12 x 10 U   | <b>Outbuilding</b>     | Pole/Post                                     |                              | 68 x 36            | 2448                          |                                   | <b>Pool</b>                   | No                                  | <b>Off Street Pk</b>      | Yes                 |                |                   |                       |      |
| <b>5B</b>                                     | 10 x 10 U   | <b>Assn Dues</b>       | Not Applicable                                |                              |                    |                               |                                   | <b>Pool Type</b>              |                                     |                           |                     |                |                   |                       |      |
| <b>RR</b>                                     | x   | <b>Other Fees</b>      |   |                              |                    |                               |                                   | <b>SALE INCLUDES</b>          | Dishwasher, Water Heater Gas        |                           |                     |                |                   |                       |      |
| <b>LF</b>                                     | x   | <b>Restrictions</b>    |   |                              |                    |                               |                                   | <b>FIREPLACE</b>              | Living/Great Rm, Wood Burning Stove |                           |                     |                |                   |                       |      |
| <b>EX</b>                                     | x   | <b>Water Access</b>    |   |                              |                    |                               | <b>Wtr Name</b>                   |                               |                                     |                           |                     |                |                   |                       |      |
| <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  | <b>Proposed</b>        |   |                              |                    |                               |                                   |                               |                                     |                           |                     |                |                   | <b>Excluded Party</b> | None |
| <b>Annual Taxes</b>                           | \$1,299.32  | <b>Exemptions</b>      | Homestead, Supplemental                       |                              |                    |                               | <b>Year Taxes Payable</b>         | 2019                          | <b>Assessed Value</b>               |                           |                     |                |                   |                       |      |
| <b>Is Owner/Seller a Real Estate Licensee</b> | No  |                        |   |                              |                    | <b>Possession</b>             | at closing                        |                               |                                     |                           |                     |                |                   |                       |      |
| <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>Showing Instr</b>                          | Showingtime or Open House                             |                        |   |                              |                    |                               |                                   |                               |                                     |                           |                     |                |                   |                       |      |
| <b>List Date</b>                              | 8/27/2019   | <b>Exp Date</b>        | 2/14/2020                                     | <b>Publish to Internet</b>   | Yes                | <b>Show Addr to Public</b>    | Yes                               | <b>Allow AVM</b>              | Yes                                 | <b>Show Comments</b>      | Yes                 |                |                   |                       |      |
| <b>IDX Include</b>                            | Y   | <b>Contract Type</b>   | Exclusive Right to Sell                       |                              |                    | <b>Buyer Broker Comp.</b>     | 1.0%                              | <b>Vari.Rate</b>              | No                                  | <b>Special List Cond.</b> | None                |                |                   |                       |      |
| <b>Virtual Tours:</b>                         | <b>Lockbox Type</b> NONE                              |                        |   | <b>Lockbox Location</b> none |                    |                               | <b>Type of Sale</b>               |                               |                                     |                           |                     |                |                   |                       |      |
| <b>Pending Date</b>                           |   | <b>Closing Date</b>    |   |                              |                    | <b>Selling Price</b>          |                                   |                               |                                     | <b>How Sold</b>           |                     |                |                   |                       |      |
| <b>Ttl Concessions Paid</b>                   | <b>Sold/Concession Remarks</b>                        |                        |   |                              |                    |                               |                                   |                               |                                     |                           |                     |                |                   |                       |      |
| <b>Sell Off</b>                               | <b>Sell Agent</b>                                     |                        |   |                              | <b>Co-Sell Off</b> |                               |                                   |                               | <b>Co-Sell Agent</b>                |                           |                     |                |                   |                       |      |

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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