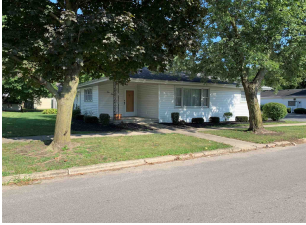


Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes	
MLS # 201937264	315 S Chippewa Street	Roann	IN 46974	Status Active	LP \$0
	Area Wabash County	Parcel ID 85-09-01-101-110.000-011	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 0
	Location City/Town/Suburb	Style One Story	REO No	Short Sale No	
	School District WAC Elem	Metro North/Sharp Creek JrH	Northfield	SrH Northfield	
	Legal Description 2				
	Directions From St. Rd. 16, turn south onto Chippewa St, property will be on east side of the road, look for signs!				
	Inside City Limits Y	City Zoning R2	County Zoning	Zoning Description	

Remarks This Move-In Ready property is going to Auction on Sunday, September 15, 2019 at 1 pm. Ranch style home features 3 bedrooms, 1 bath, large living room & an eat-in kitchen! Home also has a family room with office area. Partially finished basement is great for storage and large deck is a great place to enjoy the outdoors or entertain. Don't miss this well maintained home!! Check it out at our Open House: September 9, 5:30-6pm.

Agent Remarks AUCTION: 9.15.19 - 1 PM TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings, open house & auction to represent client. Client registration form in docs.

Sec Lot 2	Lot Ac/SF/Dim 0.2000 8,712	132x99	/ N / Src	Lot Des 0-2.9999	
Township Paw Paw	Abv Gd Fin SqFt 2,004	Below Gd Fin SqFt 1,503	Ttl Below Gd SqFt 2,004	Ttl Fin SqFt 3,507	Year Built 1940
Age 79	New No	Date Complete	Ext Vinyl	Fndtn Partial Basement, Partially Finished	# Rooms 7
Room Dimensions	Baths Full Half	Water CITY	Basement Material Block		
DIM L	B-Main 1 0	Sewer City	Dryer Hookup Gas No	Fireplace	No
LR 20 x 16 M	B-Upper 0 0	Fuel Electric, Forced Air	Dryer Hookup Elec Yes	Guest Qtrs	No
DR 12 x 12 M	B-Blw G 0 0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln	No
FR 12 x 12 M		Cooling Window	Disposal No	Ceiling Fan	Yes
KT 16 x 10 M	Laundry Rm Main	x	Water Soft-Owned Yes	Skylight	No
BK x	AMENITIES Ceiling Fan(s), Deck Open, Dryer Hook Up Electric		Water Soft-Rented No	ADA Features	No
DN x	, Eat-In Kitchen, Landscaped, Porch Covered, Range/Oven Hook		Alarm Sys-Sec No	Fence	
MB 15 x 15 M	Up Elec, Formal Dining Room, Main Floor Laundry, Washer		Alarm Sys-Rent No	Golf Course	No
2B 12 x 12 M	Garage 2.0 / Attached	/ 26 x 20 / 520.00	Garden Tub No	Nr Wlkg Trails	No
3B 12 x 10 M	Outbuilding None	x	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 Dishwasher, Water Heater Electric, Water Softener		
LF x	Restrictions		-Owned		
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 \$405.26	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 8/26/2019	Exp Date 2/13/2020	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 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.

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