

Property Type RESIDENTIAL	Status Active	CDOM 2	DOM 2	Auction Yes
MLS # 201937758	11707 S 850 W.	Akron	IN 46910	Status Active
Area Kosciusko County	Parcel ID 43-17-08-300-016.000-005	Type Site-Built Home		
Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 1
Location Rural	Style One Story	REO No	Short Sale No	
School District TIP	Elem Akron	JrH Tippe Valley	SrH Tippe Valley	
Legal Description	Approximately 2.5 +/- Acres part of 015-135-001.A N 1/2 SW 8-30-5 8.63A PER DEED			
Directions	From St. Rd. 14, turn east onto 1200 S., take angle road, 890 W., property is on corner of 850 W & 1175 S. Look for signs			
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description	



Remarks COUNTRY FARM HOUSE ON 2.5+/- ACRES Going to Auction on September 21, 10 am at the property! Home features 2-3 bedrooms, 1.5 baths, detached garage & multiple outbuildings! Perfect place for a mini farm or 4-H animals! Bid on this tract individually or in combination with tracts 2 & 3!. OPEN HOUSE: Tuesday, September 10, 5:30-6.

Agent Remarks AUCTION: 9.21.19, 10 am at the property. TERMS: \$1,000 down with the balance due at closing. Taxes Prorated. If survey is required, cost will be shared 50/50 between buyer and seller. RE BROKERS: Must register clients 24 hrs in advance & be present with client at any showing they attend and the auction. Client registration form in docs.

Sec	Lot	Lot Ac/SF/Dim	2.5000	108,900	350x305	/	N	/	Src	Lot Des	0-2.9999			
Township	Franklin	Abv Gd Fin SqFt	962	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	456	Ttl Fin SqFt	962	Year Built	1900			
Age	119	New	No	Date Complete		Ext	Vinyl	Fndtn	Partial Basement, Unfinished	# Rooms	7			
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Stone							
DIM	L	B-Main	1	1	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No				
LR	13 x 13	M	B-Upper	0	0	Fuel	Propane, Forced Air, Propane Tank Owned	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	18 x 13	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	x					Cooling	Window	Disposal	No	Ceiling Fan	No			
KT	10 x 11	M	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Eat-In Kitchen, Natural Woodwork, Porch			Water Soft-Rented	No	ADA Features	No				
DN	9 x 12	M	Enclosed, Range/Oven Hook Up Gas, Tub/Shower Combination			Alarm Sys-Sec	No	Fence	Farm					
MB	10 x 14	M	, Washer Hook-Up			Alarm Sys-Rent	No	Golf Course	No					
2B	9 x 10	M	Garage	1.0	/ Detached	/ 16	x 18	/ 288.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	10 x 10	M	Outbuilding	Barn		82	x 54		Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding	Barn		54	x 16	864	Pool	No	Off Street Pk	Yes		
5B	x		Assn Dues	Not Applicable			Pool Type							
RR	x		Other Fees											
LF	x		Restrictions											
EX	x		Water Access											
WtrType		Wtr Frtg			Channel Frtg									
Water Features			Lake Type											
Auction	Yes	Auctioneer Name	Chad Metzger & Gary Spangle			Auctioneer License #	AC31300015							
Owner Name														
Financing: Existing				Proposed				Excluded Party	None					
Annual Taxes	\$1,384.00	Exemptions			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	Metzger Property Services, LLC			Co-List Agent	Gary Spangle - Cell: 574-551-1768									
Showing Instr	Showingtime or Open House													
List Date	8/26/2019	Exp Date	2/19/2020		Publish to Internet	Yes		Show Addr to Public	Yes		Allow AVM	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	door		Type of Sale							
Pending Date	Closing Date			Selling Price	How Sold		CDOM	2						
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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