


<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes	
<b>MLS #</b> 201937757	11679 S 850 W.	Akron	IN 46910	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-17-08-300-015.000-005	<b>Type</b> Site-Built Home		
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 2	<b>F Baths</b> 1	<b>H Baths</b> 1
	<b>Location</b> Rural	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> TIP	<b>Elem</b> Akron	<b>JrH</b> Tippe Valley	<b>SrH</b> Tippe Valley	
	<b>Legal Description</b>	015-135-001 N 1/2 Sw 8-30-5 .60A Per Deed			
	<b>Directions</b>	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			
	<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>	

**Remarks** COUNTRY HOME going to Auction on Saturday, September 21, 10 am! Home features 2 Bedrooms, 1.5 baths & detached 2 car garage on .6 Acres! Lots of potential--great starter home, rental or renovate to your liking! Bid on this tract individually or in combination with the other 2 tracts. 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.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.6000	26,136	115x200	/	N	/	<b>Src</b>	<b>Lot Des</b>	Corner, 0-2.9999			
<b>Township</b>	Franklin	<b>Abv Gd Fin SqFt</b>	892	<b>Below Gd Fin SqFt</b>	0				<b>Ttl Below Gd SqFt</b>	892	<b>Ttl Fin SqFt</b>	892	<b>Year Built</b>	1945
<b>Age</b>	74	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Wood	<b>Fndtn</b>	Unfinished		<b># Rooms</b>	5		
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL		<b>Basement Material</b>	Block, Stone						
	<b>DIM</b>	<b>L</b>	<b>B-Main</b>	1	1	<b>Sewer</b>	Septic	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No			
<b>LR</b>	23 x 11	M	<b>B-Upper</b>	0	0	<b>Fuel</b>	Propane, Forced Air	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No			
<b>DR</b>	x		<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>	13 x 8	M	<b>Laundry Rm</b>	Main			x	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No			
<b>BK</b>	x		<b>AMENITIES</b>	Dryer Hook Up Electric, Eat-In Kitchen, Washer Hook-Up				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No			
<b>DN</b>	x							<b>Alarm Sys-Sec</b>	No	<b>Fence</b>				
<b>MB</b>	9 x 11	M						<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No			
<b>2B</b>	9 x 11	M	<b>Garage</b>	2.0	/ Detached	/ 20	x 20	/ 400.00		<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No	
<b>3B</b>	x		<b>Outbuilding</b>	None			x			<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes	
<b>4B</b>	x		<b>Outbuilding</b>				x			<b>Pool</b>	No	<b>Off Street Pk</b>	Yes	
<b>5B</b>	x		<b>Assn Dues</b>			Not Applicable				<b>Pool Type</b>				
<b>RR</b>	x		<b>Other Fees</b>					<b>SALE INCLUDES</b>	Oven-Electric, Range-Electric, Water Heater Electric					
<b>LF</b>	x		<b>Restrictions</b>											
<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 & Gary Spangle		<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>	\$624.90	<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>	Metzger Property Services, LLC			<b>Co-List Agent</b>	Gary Spangle - Cell: 574-551-1768									
<b>Showing Instr</b>	Showingtime or Open House													
<b>List Date</b>	8/27/2019	<b>Exp Date</b>	2/19/2020	<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>	2.0%		<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>CDOM</b>	1					
<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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