

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes
 MLS # 201946002 7365 W State Road 16 Roann IN 46974 Status Active LP \$0



Area Wabash County **Parcel ID** 85-09-02-200-024.000-010 **Type** Manuf. Home/Mobile
Sub None **Cross Street**
Location Rural **Style** One Story **Bedrms** 3 **F Baths** 2 **H Baths** 0
School District WAC **Elem** Metro North/Sharp Creek **JrH** Northfield **REO** No **Short Sale** No
Legal Description PINE RIDGE ESTATES LOT 1 1.01AC
Directions Go North on State Road 15, Turn West onto State Road 16, Home will be on south side.
Inside City Limits N **City Zoning** **County Zoning** R1 **Zoning Description**

Remarks Country Home on 1 Acre going to auction on November 17th, 1pm at the property. Home features 3 bedrooms, 2 baths, and an attached 2-car garage. Master has en-suite bath and large walk-in closet! Kitchen with pantry opens to dining room & large living room complete with gas fireplace! Enclosed porch between home & garage is great extra space for storage or just staying dry carrying in groceries! Garage has workshop area with 2nd garage door, perfect for storing lawn equipment. Enjoy the concrete patio area complete with an electric awning! Come see this COUNTRY property on Nov. 12, 5:30-6pm!

Agent Remarks Auction:11.17.19. REAL ESTATE TERMS: \$1,000 down with the balance due at closing. Possession at closing. Taxes prorated. No survey unless required for clear title. 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.

Sec	Lot	Lot Ac/SF/Dim	1.0100	43,996	209 ft x 230 ft	/	N	/	Src	Lot Des	Level, 0-2.9999				
Township	Paw Paw	Abv Gd Fin SqFt	1,680	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,680	Ttl Fin SqFt	1,680	Year Built	1998				
Age	21	New	No	Date Complete		Ext	Vinyl	Fndtn	Crawl	# Rooms	5				
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block								
DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes					
LR	18 x 15	M	B-Upper	0	0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No				
DR	12 x 12	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No				
FR	x		Cooling	Central Air		Disposal	Yes	Ceiling Fan	Yes						
KT	12 x 12	M	Laundry Rm	Main	6 x 6	Water Soft-Owned	Yes	Skylight	No						
BK	x		AMENITIES	1st Bdrm En Suite, Ceiling Fan(s), Closet(s) Walk			Water Soft-Rented	No	ADA Features	No					
DN	x			-in, Deck Covered, Disposal, Eat-In Kitchen, Garage Door			Alarm Sys-Sec	No	Fence	None					
MB	15 x 12	M		Opener, Open Floor Plan, Pantry-Walk In, Porch Enclosed,			Alarm Sys-Rent	No	Golf Course	No					
2B	12 x 12	M	Garage	2.0	/ Attached	/ 40 x 25	/ 1,000.00	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, Microwave, Refrigerator, Kitchen Exhaust Hood, Oven-Gas, Range-Gas, Water Heater Electric, Water Softener-Owned						
LF	x		Restrictions					FIREPLACE	Living/Great Rm, Gas Starter						
EX	x		Water Access			Wtr Name									
WtrType			Wtr Frtg			Channel Frtg									
Water Features	None			Lake Type											
Auction	Yes	Auctioneer Name	Chad Metzger			Auctioneer License #	AC31300015								
Owner Name															
Financing: Existing				Proposed				Excluded Party	None						
Annual Taxes	\$24.00	Exemptions	Disabled Vet, Homestead,			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			List Agent - User Code	UP388053395						
Agent E-mail	chad@metzgerauction.com			Co-List Office											
Showing Instr	Showingtime or Open House														
List Date	10/18/2019	Exp Date	3/1/2020	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	NONE			Lockbox Location	none			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													

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