

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 201946399 5850 N State Road 5 Shipshewana IN 46565 Status Active LP \$0



**Area** LaGrange County **Parcel ID** 44-04-27-200-005.000-017 **Type** Site-Built Home  
**Sub** None **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0  
**Location** Rural **Style** One Story **REO** No **Short Sale** No  
**School District** WEST Elem Westview JrH Westview **SrH** Westview  
**Legal Description** RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES  
**Directions** Go North on State Road 5, Property is on the left beside Shipshewana North Park Amish Log Cabin Lodging and Campground.  
**Inside City Limits** N **City Zoning** **County Zoning** B3 **Zoning Description** Business 3

**Remarks** Country Home going up for ABSOLUTE Auction on November 23, 10 am. Home features 2 bedrooms, 1 bath, large living room, with full basement & attached 1-car garage! Home is partially finished with a large family room and nice room for an office or extra storage! Great flip or rental property, come see for yourself: Open House on Monday November 18, 5:30-6pm.

**Agent Remarks** ABSOLUTE Auction:11.23.19, 10 am at the property. 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.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.4800	20,909	230 ft x 98 ft	/	N	/	<b>Src</b>	<b>Lot Des</b>	Partially Wooded, 0-2.9999
<b>Township</b>	Van Buren	<b>Abv Gd Fin SqFt</b>	840	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	840	<b>Ttl Fin SqFt</b>	840	<b>Year Built</b>	1967
<b>Age</b>	52	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Aluminum	<b>Fndtn</b>	Full Basement, Partially Finished	<b># Rooms</b>	8
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL	<b>Basement Material</b>					
<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>	18 x 10	<b>M</b>	<b>B-Upper</b>	0	0	<b>Fuel</b>	Gas, Forced Air	<b>Dryer Hookup Elec</b>	No	<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>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
<b>KT</b>	12 x 12	<b>M</b>	<b>Laundry Rm</b>	Main			x	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>BK</b>	x		<b>AMENITIES</b>	Patio Open, Main Level Bedroom Suite, Great Room, Main Floor Laundry				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>DN</b>	x							<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	Vinyl, Woven
<b>MB</b>	12 x 12	<b>M</b>						<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
<b>2B</b>	12 x 10	<b>M</b>	<b>Garage</b>	1.0	/ Attached	/ 24 x 18	/ 432.00	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>3B</b>	x		<b>Outbuilding</b>	Garden Shed	10 x 6			<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
<b>4B</b>	x		<b>Outbuilding</b>	Garden Shed	14 x 8	112		<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>	Microwave, Refrigerator, Washer, Dryer-Gas, Kitchen Exhaust Hood, Oven-Built-In, Water Heater Gas		
<b>LF</b>	x		<b>Restrictions</b>								
<b>EX</b>	x		<b>Water Access</b>				<b>Wtr Name</b>				

**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** \$966.42 **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** **Co-List Agent**

**Showing Instr** Showingtime or Mechanical Box  
**List Date** 10/21/2019 **Exp Date** 3/31/2020 **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** back 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

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