

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes	
<b>MLS #</b> 202037118	13162 N 500 E.	Roann	IN 46974	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Miami County	<b>Parcel ID</b> 52-03-17-400-002.000-014	<b>Type</b> Site-Built Home		
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3	<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> NMIC	<b>Elem</b> North Miami	<b>JrH</b> North Miami	<b>SrH</b> North Miami	
	<b>Legal Description</b> PT SE 1/4 17-29N-5E 2.2A				
<b>Directions</b> From Hwy 19, head East on 1300 N. Then turn North onto 500 E. Property will be on the West side of the road.					
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> R1	<b>Zoning Description</b>		

**Remarks** Pole Barn House with Garage on 2.2 Acres is going up for Auction on Saturday, October 3, 2020 at 10:00 AM! This home features 3 Bedrooms, 1.5 Baths with 2 Car Attached Garage! Secluded Setting, Enjoy the peaceful country setting on the Large Covered Porch! Come See For Yourself, OPEN HOUSE: September 28, 5:30-6pm!

**Agent Remarks** Estate Auction 10.3.20, 10 am at the property. Open House 9.28.20 5:30-6pm Terms: \$1,000.00 down the day of the auction with the balance at closing. Taxes Prorated. Sellers will provide a Personal Representatives Deed and Owners Title Insurance Policy at closing. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction. Estate

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	2.2000 / 95,832 / 750X265	<b>Src</b> N	<b>Lot Des</b> 0-2.9999					
<b>Township</b> Perry	<b>Abv Gd Fin SqFt</b> 2,560		<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 2,560	<b>Year Built</b> 2003				
<b>Age</b> 17	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Metal	<b>Fndtn</b> Slab	<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> L	<b>B-Main</b> 1	1	<b>Sewer</b> Septic	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> No					
<b>LR</b> 18 x 18 M	<b>B-Upper</b> 0	0	<b>Fuel</b> Forced Air	<b>Dryer Hookup Elec</b> Yes	<b>Guest Qtrs</b> No					
<b>DR</b> 10 x 10 M	<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> 15 x 15 M	<b>Laundry Rm</b>	Main	8 x 6	<b>Water Soft-Owned</b> No	<b>Skylight</b> No					
<b>BK</b> x	<b>AMENITIES</b> Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Open Floor Plan, Porch Covered, Range/Oven Hook Up Elec, Range/Oven Hook Up Gas, Main Level Bedroom					<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> 14 x 14 M						<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No			
<b>2B</b> 12 x 12 M	<b>Garage</b> 2.0 / Attached	/ 38 x 30 / 1,140.00		<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No					
<b>3B</b> 12 x 12 M	<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> No Appliances Included, Water Heater Gas				
<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	<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> \$919.08	<b>Exemptions</b> Homestead, Vet, Supplemental	<b>Year Taxes Payable</b> 2020		<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>					<b>Co-List Agent</b>					
<b>Showing Instr</b> Showing time or Open House.										
<b>List Date</b> 9/14/2020	<b>Exp Date</b> 11/30/2020	<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> 1.5%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None						
<b>Virtual Tours:</b>					<b>Lockbox Type</b> MECH	<b>Lockbox Location</b> Front Door	<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: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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