

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	0	<b>DOM</b>	0	<b>Auction</b>	Yes		
<b>MLS #</b>	202037440	<b>2255 W State Road 205</b>	<b>Columbia City</b>	<b>IN</b>	<b>46725</b>	<b>Status</b>	Active	<b>LP</b>	\$0		
<b>Area</b>	Whitley County	<b>Parcel ID</b>	92-06-29-000-204.000-003							<b>Type</b>	Manuf. Home/Mobile
<b>Sub</b>	None	<b>Cross Street</b>								<b>Bedrms</b>	3
<b>Location</b>	Rural	<b>Style</b>	One Story							<b>F Baths</b>	2
<b>School District</b>	WHIT Elem	<b>Coesse</b>	JrH	Indian Springs				<b>SrH</b>	Columbia City		
<b>Legal Description</b>	SW Cor E2 SE4 S29 T31 R9 2.45A & PT NW COR E2 NE4 S32 T31 R9 .743A										
<b>Directions</b>	Go North on 275 W., to 205, go east property will be on east side of the road.										
<b>Inside City Limits</b>	N	<b>City Zoning</b>		<b>County Zoning</b>	A1	<b>Zoning Description</b>					



**Remarks** Country Home on 3.19 +/- Acres is going up for Auction on Monday, October 5, 2020 at 6:00 PM! This home features 3 Bedrooms, 2 Baths, and an Open-Concept Living, Dining and Kitchen Area complete with a Fireplace. There are 2 Wood Decks to sit out and enjoy the Peaceful Setting! 20x24 Shed with Lean-To provide plenty of Storage/Workshop Spaces! Great Potential! Open House: Thursday, October 1 5:30-6:00 PM.

**Agent Remarks** Auction 10.5.20 at 6pm. Open House 10.1.20 at 5:30-6pm. TERMS: \$1,000.00 down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	3.1900 / 138,956 / 377x440	<b>Src</b>	N	<b>Lot Des</b>	Partially Wooded, 0-2.9999		
<b>Township</b>	Columbia	<b>Abv Gd Fin SqFt</b>	1,248	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,248	<b>Ttl Fin SqFt</b>	1,248
<b>Age</b>	36	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Fndtn</b>	Crawl
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL	<b>Basement Material</b>	Block		
<b>DIM</b>	<b>L</b>	<b>B-Main</b>	2	<b>Sewer</b>	Septic	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes
<b>LR</b>	15 x 15	<b>M</b>	<b>B-Upper</b>	0	<b>Fuel</b>	Forced Air	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>
<b>DR</b>	12 x 12	<b>M</b>	<b>B-Blw G</b>	0	<b>Heating</b>		<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split FlrPln</b>
<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>	Deck Open, Eat-In Kitchen, Open Floor Plan, Tub /Shower Combination, Main Floor Laundry, Washer Hook-Up			<b>Water Soft-Rented</b>	No	<b>ADA Features</b>
<b>DN</b>	x					<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	
<b>MB</b>	14 x 12	<b>M</b>				<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
<b>2B</b>	12 x 12	<b>M</b>	<b>Garage</b>	/	/	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>3B</b>	12 x 10	<b>M</b>	<b>Outbuilding</b>	Outbuilding	24 x 20	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No
<b>4B</b>	x		<b>Outbuilding</b>	Outbuilding	24 x 12	<b>Pool</b>	No	<b>Off Street Pk</b>	
<b>5B</b>	x		<b>Assn Dues</b>	Not Applicable			<b>Pool Type</b>		
<b>RR</b>	x		<b>Other Fees</b>				<b>FIREPLACE</b>	Family Rm, One	
<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: Existing</b>		<b>Proposed</b>		<b>Excluded Party</b>	None				
<b>Annual Taxes</b>	\$227.40	<b>Exemptions</b>	Homestead, Mortgage, Over 65,	<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>	9/17/2020	<b>Exp Date</b>	12/9/2020	<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes	<b>Allow AVM</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>	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>	0
<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

Information is deemed reliable but not guaranteed.

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