


<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes	
<b>MLS #</b> 202040236	402 S Jefferson Street	Silver Lake	IN 46982	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-18-07-100-062.000-014	<b>Type</b> Site-Built Home		
	<b>Sub</b> Sells	<b>Cross Street</b>	<b>Bedrms</b> 4	<b>F Baths</b> 1	<b>H Baths</b> 1
	<b>Location</b> City/Town/Suburb	<b>Style</b> Two Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> WRS Elem	<b>Claypool</b>	<b>JrH</b> Edgewood	<b>SrH</b> Warsaw	
	<b>Legal Description</b> 018-069-006 Lots 9 & 10 Sells S Add to Silver Lake & 018-069-008 Lots 11 & 12 Sells S Add to Silver Lake				
	<b>Directions</b> From SR 14, Head South on Jefferson Street. Property will be on West side of road.				
	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b> R1	<b>Zoning Description</b>	Residential

**Remarks** 4 Bedroom, 1.5 Bath Home and 2-Car Detached Garage going up for Auction on November 2, 2020 at 5:30pm! This home features a Main Level Laundry and Master Bedroom with 3 Bedrooms upstairs! It is situated on 2 double lots allowing a Large Yard perfect for a garden and entertaining! The 2-Car Detached Garage has plenty of room for a workshop and storage space! Backyard is surrounded by trees allowing peaceful views and privacy! New Roof just 3 years ago! Great location off of State Road 15 at Silver Lake, close to Warsaw, Akron, North Manchester, Claypool & Wabash! Come see for yourself, Open House: Wednesday, October 28 at 5:30-6:30pm!

**Agent Remarks** Auction: Monday, 11.2.20 at 5:30pm. Open House: Wednesday, 10.28.20 at 5:30-6:30pm. Terms: \$1,000.00 down the day of the auction with the balance due at closing. 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 showings they attend including the auction to receive compensation. Client Registration form is in docs.

<b>Sec</b> Lot 9	<b>Lot Ac/SF/Dim</b> 1.6700 / 72,745	/ 260 x 275	<b>Src</b> N	<b>Lot Des</b> Partially Wooded, 0-2.9999	
<b>Township</b> Lake	<b>Abv Gd Fin SqFt</b> 1,680	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 630	<b>Ttl Fin SqFt</b> 1,680	<b>Year Built</b> 1909
<b>Age</b> 111 New No	<b>Date Complete</b>	<b>Ext</b> Vinyl	<b>Fndtn</b> Partial Basement	<b># Rooms</b> 10	
<b>Room Dimensions</b>	<b>Baths</b> Full Half	<b>Water</b> CITY	<b>Basement Material</b> Block, Stone		
<b>DIM</b> L	<b>B-Main</b> 1 0	<b>Sewer</b> City	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> No	
<b>LR</b> 15 x 15 M	<b>B-Upper</b> 0 1	<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> 15 x 12 M		<b>Cooling</b> Window	<b>Disposal</b> No	<b>Ceiling Fan</b> Yes	
<b>KT</b> 19 x 7 M	<b>Laundry Rm</b> Main	15 x 8	<b>Water Soft-Owned</b> No	<b>Skylight</b> No	
<b>BK</b> x	<b>AMENITIES</b> Ceiling Fan(s), Porch Enclosed, Stand Up Shower, Main Level Bedroom Suite, Main Floor Laundry, Sump Pump		<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> 10 x 10 U			<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No	
<b>2B</b> 12 x 11 U	<b>Garage</b> 2.0 / Detached	/ 28 x 26 / 728.00	<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No	
<b>3B</b> 17 x 11 U	<b>Outbuilding</b> None	x	<b>Jet Tub</b> No	<b>Garage Y/N</b> Yes	
<b>4B</b> 11 x 8 M	<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> Dishwasher, Washer, Dryer-Gas, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Sump Pump, 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 & 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> \$984.04	<b>Exemptions</b> Homestead, 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> Metzger Property Services, LLC		<b>Co-List Agent</b> Gary Spangle - Cell: 574-551-1768			
<b>Showing Instr</b> Showing time or Open House					
<b>List Date</b> 10/4/2020	<b>Exp Date</b> 3/31/2021	<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> Side Door -- garage	<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				

Information is deemed reliable but not guaranteed.