


<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes	
<b>MLS #</b> 202044911	5920 W Crystal Lake Road	Warsaw	IN 46580	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-10-09-300-025.000-034	<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> 0
	<b>Location</b> Rural	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> TIP	<b>Elem</b> Mentone	<b>JrH</b> Tippe Valley	<b>SrH</b> Tippe Valley	
	<b>Legal Description</b> 013-050-004 W Pt Sw 9-32-5 5.78A				
<b>Directions</b> From SR 19, Turn East on 100 S. Head North on 600 W, then East on Crystal Lake Rd. Property will be on the North side of the					
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b> Agriculture		

**Remarks** Country Home on 5.78+/- Acres going to Auction on Saturday, December 5, 2020 at 10:00 AM! This home features 3 Bedrooms, 1 Bath, Built-In Garage and Lots of Updates including a Brand New Roof & New Geothermal! Beautifully decorated, this one story home is warm & inviting and even has a full finishable walkout basement! Enjoy relaxing or entertaining friends & family on the Large Deck! The 30 x 48 Outbuilding is a great space for your Workshop, Extra Storage, Hobby Area or 4H projects! Great opportunity to get into the Peaceful Country! Open House: Tuesday, November 24 5:30-6:00 PM

**Agent Remarks** Auction: Saturday, 12.5.20 10:00 AM Open House: Tuesday, 11.24.20 5:30-6 PM Terms: \$3,000.00 down the day of the 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>	5.7800 / 251,777 / 410 x 610	<b>Src</b> N	<b>Lot Des</b> 3-5.9999						
<b>Township</b>	Harrison	<b>Abv Gd Fin SqFt</b>	1,344	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,008	<b>Ttl Fin SqFt</b>	1,344	<b>Year Built</b>	1962
<b>Age</b>	58 New No	<b>Date Complete</b>		<b>Ext</b> Aluminum		<b>Fndtn</b> Walk-Out Basement, Unfinished		<b># Rooms</b>	6		
<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> 1 0	<b>Sewer</b> Septic		<b>Dryer Hookup Gas</b> No		<b>Fireplace</b>	No		
<b>LR</b>	15 x 15	M	<b>B-Upper</b> 0 0	<b>Fuel</b> Geothermal, Heat Pump		<b>Dryer Hookup Elec</b> Yes		<b>Guest Qtrs</b>	No		
<b>DR</b>	12 x 12	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> Geothermal		<b>Disposal</b> No		<b>Ceiling Fan</b>	Yes		
<b>KT</b>	12 x 10	M	<b>Laundry Rm</b> Basement	<b>Ext</b> x		<b>Water Soft-Owned</b> Yes		<b>Skylight</b>	No		
<b>BK</b>	x		<b>AMENITIES</b> Ceiling Fan(s), Deck Open, Dryer Hook Up Electric			<b>Water Soft-Rented</b> No		<b>ADA Features</b>	No		
<b>DN</b>	x		, Garage Door Opener, Open Floor Plan, Porch Open, Range			<b>Alarm Sys-Sec</b> No		<b>Fence</b>			
<b>MB</b>	12 x 12	M	/Oven Hook Up Elec, Main Level Bedroom Suite, Washer Hook			<b>Alarm Sys-Rent</b> No		<b>Golf Course</b>	No		
<b>2B</b>	12 x 12	M	<b>Garage</b> 1.0 / Basement / 28 x 12 / 336.00			<b>Garden Tub</b> No		<b>Nr Wlkg Trails</b>	No		
<b>3B</b>	12 x 12	M	<b>Outbuilding</b> Pole/Post 48 x 30			<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> Dishwasher, Refrigerator, Kitchen Exhaust Hood,					
<b>LF</b>	x		<b>Restrictions</b>			Oven-Electric, Range-Electric, Water Heater Electric, Water Softener					
<b>EX</b>	x		<b>Water Access</b>	<b>Wtr Name</b>		-Owned					
<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> \$753.58	<b>Exemptions</b> Geothermal, Homestead,	<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> 11/5/2020	<b>Exp Date</b> 2/5/2021	<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> 1.0%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None							
<b>Virtual Tours:</b>	<b>Lockbox Type</b> NONE	<b>Lockbox Location</b> none	<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.