

Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction Yes
 MLS # 201838016 1754 N 150 W Warsaw IN 46580 Status Active LP \$0



Area Kosciusko County Parcel ID 43-11-06-100-006.000-031 Type Site-Built Home
 Sub None Cross Street Bedrms 3 F Baths 1 H Baths 0
 Location Rural Style One and Half Story REO No Short Sale No
 School District WRS Elem Madison JrH Edgewood SrH Warsaw
 Legal Description approximately 4.947 acres part of, 003-021-001 TR PT NE & PT WILDLIFE HABITAT (29.00A)
 Directions Off US 30, take N 150 W, continue on N 150 W for about 0.7 mi the farm is on the left, if you run into Fox Farm Rd. you have gone to far.

Remarks This one and half story farm house features 3 bedrooms and 1 bath. The home has an unfinished basement, open frame porch, and detached garage. The property also has outbuildings! Come check out the property for yourself! Open House: September 10, 2018 from 5:00 to 6:00 p.m. Auction: September 20, 2018 at 6:00 p.m. at the property.

Agent Remarks TERMS: \$1,000 down the day of auction. Possession at Closing. Taxes prorated. Survey costs to be split 50/50. RE Brokers must be present w/ client at all showings & Auction and register 24 hrs in advance. Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	4.9470	/ 215,491	/ Irregular	Src N	Lot Des	Irregular, 3-5.9999,			
Township	Wayne	Abv Gd Fin SqFt	1,582	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,166	Ttl Fin SqFt	1,582	Year Built	1860	
Age	158 New No	Date Complete	Ext	Asphalt,	Fndtn	Crawl, Partially Finished, Unfinished				# Rooms	7	
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Stone					
	DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No	
LR	12 x 12	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No	
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes	
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No	
KT	12 x 10	M	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES	Eat-In Kitchen, Natural Woodwork, Porch Open, Split Br Floor Plan					Water Soft-Rented	No	ADA Features	No
DN	x							Alarm Sys-Sec	No	Fence		
MB	12 x 12	M						Alarm Sys-Rent	No	Golf Course	No	
2B	12 x 10	U	Garage	1.0	/ Detached	/ 29 x 21	/ 609.00	Garden Tub	No	Nr Wlkg Trails	No	
3B	10 x 10	U	Outbuilding	Barn		80 x 36	2880	Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding	Barn		67 x 34	2278	Pool	No	Off Street Pk	Yes	
5B	x		Assn Dues	Not Applicable								
RR	x		Other Fees									
LF	x		Restrictions									
EX	x		Water Access	Wtr Name								
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	\$3,307.80	Exemptions				Year Taxes Payable	2018		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												
List Date	8/22/2018	Exp Date	12/31/2018	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No	Show Comments	Yes	
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.0%		Vari.Rate	No	Special List Cond.	None	
Virtual Tours:	Lockbox Type MECH			Lockbox Location none			Type of Sale					
Pending Date	Closing Date			Selling Price			How Sold			CDOM 1		
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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