

Property Type RESIDENTIAL Status Active CDOM 1 DOM 1 Auction Yes
 MLS # 201838015 1781 W 600 N Leesburg IN 46538 Status Active LP \$0



Area Kosciusko County **Parcel ID** 43-07-18-400-058.000-016 **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 1.3 acres part of 29-070-002 E 100 A W Pt Nw & N Pt Lot 4 18-33-6 100.00A
Directions Through Leesburg, continue onto S Main St, which is highway 15, to W 600 N. Turn onto W 600 N and continue just pass N 150 W the house in on the left.

Remarks Check out this farmstead featuring 3 bedrooms, 1 bath home is located in Leesburg! Property also features outbuildings including a barn and corn crib. Great location, just minutes from Warsaw! Come check it out! Open House: September 10, 2018 from 5:00 to 6:00 p.m. Auction: September 20, 2018 at 7:00 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 register 24 hrs in advance & be present w/ client at all showings & the auction. Registration form in docs.

Sec	Lot 4	Zoning		Lot Ac/SF/Dim	1.3000 / 56,628 / 189.4' x 229'	Src N Lot Des	0-2.9999
Township	Plain	Abv Gd Fin SqFt	1,760	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	800
Age	118 New No	Date Complete		Ext	Aluminum,	Fndtn	Partial Basement, Unfinished
Room Dimensions		Baths	Full Half	Water	WELL	Basement Material	Stone
DIM	L	B-Main	1 0	Sewer	Other	Dryer Hookup Gas	No
LR	11 x 10 M	B-Upper	0 0	Fuel	Gas, Forced Air	Dryer Hookup Elec	No
DR	x	B-Blw G	0 0	Heating		Dryer Hook Up Gas/Elec	No
FR	x			Cooling	Window, None	Disposal	No
KT	10 x 10 M	Laundry Rm	Main		x	Water Soft-Owned	No
BK	x	AMENITIES	Porch Covered, Porch Enclosed			Water Soft-Rented	No
DN	x					Alarm Sys-Sec	No
MB	12 x 12 M					Alarm Sys-Rent	No
2B	12 x 10 U	Garage	/ / x /			Garden Tub	No
3B	10 x 10 U	Outbuilding	Barn	36 x 24		Jet Tub	No
4B	x	Outbuilding	Outbuilding	60 x 26	1560	Pool	No
5B	x	Assn Dues	Not Applicable			Pool Type	
RR	x	Other Fees				FIREPLACE	None
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	\$1,924.00	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	Showingtime or Open House						
List Date	8/22/2018	Exp Date	12/31/2018	Publish to Internet	Yes	Show Addr to Public	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	Vari.Rate	No
Virtual Tours:		Lockbox Type	MECH	Lockbox Location	none	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks				CDOM	1
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent	

Presented by: Tiffany Reimer / Metzger Property Services, LLC
 Information is deemed reliable but not guaranteed.