## **Residential Agent Full Detail Report**

Schedule a Showing

Page 1 of 1

**H** Baths

Property Type RESIDENTIAL Status Active CDOM 1 DOM **Auction** Yes 2497 Southway 31 MLS# 202017730 IN 46975 **LP** \$0

Rochester Status Active Area Fulton County Parcel ID 25-07-93-200-011.010-008 Type Site-Built Home

Sub None **Cross Street** Bedrms 3 F Baths

One Story REO Location Rural Style Short Sale No. SrH Rochester School District ROCH Elem Columbia / Riddle JrH Rochester

Legal Description N Div Ne 33 Mrl 1.44a

Directions From the US 31 & St. Rd. 25 interchange, go east on 30, to north on Southway 31, stay to the left on Southway 31 and property till

**Inside City Limits** City Zoning **County Zoning Zoning Description** 

Remarks This Move-In Ready Ranch style Home with Detached 2-Car Garage is going to Auction on Saturday, June 13 at 10 am. Home features 2-3 Bedrooms, Eat-In Kitchen, Formal Dining Room on 1.44 acres just minutes from Rochester, IN! Home has full basement, partially finished with a kitchenette. Newer Furnace & Central Air Unit and is on Natural Gas! Great starter or downsizing opportunity! Come see for yourself, Open House: June 4, 2020, 5:30--6pm.

Agent Remarks AUCTION: 6.13.20, 10 am at the property. TERMS: \$1,000 down with the balance due at closing. Taxes Prorated. No Survey. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present at all showings & auction to represent client for compensation. Client Registration form is in docs.

| Sec   | Lot         | L ot A                | c/SF/Dim 1.  | 4400 62,7 | 26 529x370x   | 240        |               | N / <b>Sr</b> | c Lot Des                              | Lovo    | I. 0-2.9999   |             |            |       |  |
|---|-------------|-----------------------|--|-----------|---------------|------------|---------------|---------------|--|---------|---------------|-------------|------------|-------|--|
|   |             |                       |  | ,         |               |            | 0             | , -           | ow Gd SqFt                             |         | Ttl Fin SgF   | 1,200       | Year Built | 1950  |  |
| Township Rochester Abv Gd Fin SqFt 1,200 Below Gd Fin SqFt  Age 70 New No Date Complete Ext Aluminum, |             |                       |  |           |               |            |               | ıll Basement, |  | •       | 1,200         | # Rooms     |            |       |  |
| Room Dimensions Baths Full Half Water WELL  |             |                       |  |           |               | riiutii rt | iii basemeni, |               | ,                                      |         | # KUUIIIS     | 5           |            |       |  |
| KOOI  |             | -                     |  |           |               |            |               | Basen         | nent Material                          | Bloc    | k             |             |            |       |  |
|   | DIM         | L                     | B-Main 1   | 0         | Sewer Septi   |            |               | Dryer         | Hookup Gas                             | No      | Fi            | replace     | Yes        |       |  |
| LR  | 15 x 12     | M                     | B-Upper 0  | 0         | •             | Forced Air |               | Dryer         | Hookup Elec                            | No      | Gı            | uest Qtrs   | No         |       |  |
| DR  | 12 x 12     | M                     | <b>B-Blw G</b> 0   | 1         | Heating       |            |               | Dryer         | Hook Up Gas                            | s/Elec  | No Sp         | lit Firpin  | No         |       |  |
| FR  | Х           |                       |  |           | Cooling Centr | ral Air    |               | Dispos        | sal                                    | No      | Ce            | iling Fan   | No         |       |  |
| KT  | 14 x 12     | M                     | Laundry Rm Basement x  |           |               |            |               | Water         | Soft-Owned                             | Yes     | Sk            | ylight      | No         |       |  |
| BK  | Χ           |                       | AMENITIES Eat-In Kitchen, Garage Door Opener, Porch Water Soft-Rented No ADA Features No |           |               |            |               |               |  |         |               |             |            |       |  |
| DN  | 20 x 15     | L                     | Covered, Main Level Bedroom Suite, Formal Dining Room, Washer Hook-Up  Alarm Sys-Sec No  |           |               |            |               |               |  |         |               | ence        |            |       |  |
| MB  | 14 x 12     | M                     | wasner nook-c  | γþ        |               |            |               | Alarm         | Sys-Rent                               | No      | Go            | olf Course  | No         |       |  |
| 2B  | 12 x 12     | M                     | Garage   | 2.0 / De  | etached / 40  | x 26 / 1,  | 040.0         | 00 Garde      | n Tub                                  | No      | Nr            | Wlkg Trail  | s No       |       |  |
| 3B  | 12 x 10     | M                     | Outbuilding Garden Shed 15 x 10  |           |               |            |               | Jet Tu        | b                                      | No      | Ga            | arage Y/N   | Yes        |       |  |
| 4B  | Х           |                       | Outbuilding X  |           |               |            |               | Pool          | No                                     | 0       | Of            | f Street Pk | Yes        |       |  |
| 5B  | Х           |                       | Assn Dues Not Applicable   |           |               |            |               | Pool T        | vpe                                    |         |               |             |            |       |  |
| RR  | Х           |                       | Other Fees   |           |               |            |               | SALE          | INCLUDES                               | Microwa | ave. No Appli | ances Inclu | ded. Sump  | Pump. |  |
| LF  | Х           |                       | Restrictions   |           |               |            |               |               | Water Heater Gas, Water Softener-Owned |         |               |             |            |       |  |
| EX  | Х           |                       | Water Access Wtr Name  |           |               |            |               | FIREP         | FIREPLACE Living/Great Rm              |         |               |             |            |       |  |
| WtrType   |             | Wtr Frtg Channel Frtg |  |           |               |            |               |               |  |         |               |             |            |       |  |
| Water Features  |             | Lake Type             |  |           |               |            |               |               |  |         |               |             |            |       |  |
| Auction Yes   |             | Auctio                | oneer Name   | Chad Me   | zger          |            |               | Auc           | Auctioneer License # AC31300015        |         |               |             |            |       |  |
| Own   | er Name     |                       |  |           |               |            |               |               |  |         |               |             |            |       |  |
| Time.   | naina. Evis | tina                  | Dropped  |           |               |            |               |               | Evaluded Party None                    |         |               |             |            |       |  |

Financing: Existing Proposed **Excluded Party** None

Year Taxes Payable Annual Taxes \$589.00 Exemptions Homestead, Supplemental 2018 Assessed Value

Is Owner/Seller a Real Estate Licensee Possession at closing

List Office Metzger Property Services, LLC - office: 260-982-0238 Chad Metzger - Cell: 260-982-9050 List Agent

Agent E-mail chad@metzgerauction.com List Agent - User Code UP388053395

**Co-List Office Co-List Agent** 

**Showing Instr** Showingtime or Open House

Allow AVM 5/17/2020 Exp Date 9/30/2020 Yes Show Addr to Public Yes Show Comments List Date Publish to Internet Yes Yes

Exclusive Right to Sell **IDX** Include **Contract Type Buyer Broker Comp.** 1.5% Vari.Rate No Special List Cond. None

**Virtual Tours:** Lockbox Type MECH Lockbox Location door 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

> > Information is deemed reliable but not guaranteed.

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