

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202041187	2829 E Wooster Road	Warsaw	IN 46580	Status Active
Area Kosciusko County	Parcel ID 43-11-23-100-122.000-031	Type Site-Built Home		
Sub None	Cross Street	Bedrms 4	F Baths 2	H Baths 0
Location Rural	Style One and Half Story	REO No	Short Sale No	
School District WRS	Elem Jefferson	JrH Lakeview	SrH Warsaw	
Legal Description 003-113-004 PT E 1/2 NE 23-32-6 10.20A & 003-068-017 SE COR SE 14-32-6 .75A				
Directions From US 30, Head South on 325 East. Turn West onto Wooster Rd. Property will be on South side of Road.				
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description Agriculture	



Remarks Tract 1 features a Gorgeous, Stately Home with Multiple Outbuildings and Fully-Stocked Pond on 10.95 +/- Acres going up for Auction on Saturday, October 24, 2020 at 10:00 AM! This home has 3 Bedrooms upstairs with a Large Master Bedroom & Ensuite with double vanity on the main floor! The Living Room has Beautiful Vaulted Ceilings, Large Windows with Pond Views and a Wood Fireplace! There is an Eat-In Kitchen, Large Den, and a Cedar-lined Closet for Storage! In addition to the 1-Car Attached Garage, there is a 2-Car Detached Garage with Workshop Area! The Gorgeous Pond is Fully-stocked with Blue Gill & Bass and is about 7' deep. Multiple Outbuildings including a Nice Pole Barn with Concrete Floors and a Large Livestock Barn with fenced pasture are perfect spots for your Workshop, Livestock &/or 4H projects! Gorgeous Country Setting close to town just south of US 30! Bid on this tract individually, in combination or the entirety for 60 +/- Acres! Open House: Monday, October 19 at 5:30-6:00 PM

Agent Remarks Auction: Sat., 10.24.20 10am. Open House: Monday, 10.19.20 5:30-6pm. Terms: Tract 1 the home, \$5,000.00 down the day of the auction; Tracts 2&3 - 10% down the day of the auction with the balance 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 showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids

Sec	Lot	Lot Ac/SF/Dim	10.9500 / 476,982 / 900 x 705	Src Y	Lot Des Rolling, Waterfront, 10-14.999, Water View						
Township	Wayne	Abv Gd Fin SqFt	3,344	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	132	Ttl Fin SqFt	3,344	Year Built	1880
Age	140 New	Date Complete		Ext	Aluminum, Brick, Fndtn	Slab, Partial Basement		# Rooms		10	
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block				
DIM	L	B-Main	1	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes		
LR	20 x 20	M	B-Upper	1	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	15 x 15	M	B-Blw G	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes	
FR	x			Cooling	Central Air	Disposal	Yes	Ceiling Fan	No		
KT	20 x 15	M	Laundry Rm	Main	x	Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES	1st Bdrm En Suite, Ceiling-9+, Ceilings-Vaulted, Closet(s) Cedar, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Open Floor Plan,			Water Soft-Rented	No	ADA Features	No	
DN	26 x 15	M					Alarm Sys-Sec	No	Fence	Farm, Wood	
MB	20 x 18	M					Alarm Sys-Rent	No	Golf Course	No	
2B	14 x 14	U	Garage	1.0 / Attached	/ 26 x 14 / 364.00	Garden Tub	No	Nr Wlkg Trails	No		
3B	14 x 12	U	Outbuilding	2nd Detached	53 x 29	Jet Tub	No	Garage Y/N	Yes		
4B	12 x 12	U	Outbuilding	Pole/Post	62 x 54 3348	Pool	No	Off Street Pk	Yes		
5B	x		Assn Dues	Not Applicable			Pool Type				
RR	x		Other Fees				SALE INCLUDES	Dishwasher, Refrigerator, Oven-Electric, Range -Electric, Sump Pump, Water Heater Electric, Water Softener-Owned			
LF	x		Restrictions				FIREPLACE	Living/Great Rm			
EX	x		Water Access	Wtr Name							
WtrType	Pond	Wtr Frtg		Channel Frtg							
Water Features				Lake Type							
Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015						
Owner Name	Snyder										
Financing:	Existing	Proposed									
Annual Taxes	\$2,424.80	Exemptions	Homestead, Supplemental	Year Taxes Payable	2020	Assessed Value					
Is Owner/Seller a Real Estate Licensee	No										
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	Minimum 4 hours notice for showings! Showing time or Open House										
List Date	10/10/2020	Exp Date	3/31/2021	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Vari.Rate	No	Special List Cond.	None		
Virtual Tours:		Lockbox Type	NONE	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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