

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes  
 MLS # 201838312 662 W 250 S. Wabash IN 46992 Status Active LP \$0



Area Wabash County Parcel ID 85-14-59-100-004.000-007 Type Site-Built Home  
 Sub None Cross Street Bedrms 2 F Baths 1 H Baths 0  
 Location Rural Style One Story REO No Short Sale No  
 School District WAC Elem Southwood JrH Southwood SrH Southwood

Legal Description PT MID PT N1/2 FR NE1/4 RES 19 27-6 8.36AC  
 Directions Through Wabash, off highway 15 head south, then turn onto Lafontaine Ave, turn right onto W 250 S continue until on W 250 S and the property will be on your left 662 W 250 S

Remarks Don't miss this awesome property!! 8.36 acres featuring a 2 bedroom, 1 bath home in rural Wabash county. The home features a large back porch, eat in kitchen, and 3-car detached garage. Garage has furnace & has been plumbed for a bathroom! The home sits on about 8.3 acres of land and features a pond with gazebo and pier! Auction: September 25, 2018, 6pm! Open House: September 15, 3:00-4pm

Agent Remarks TERMS: \$1,000 down day of auction, balance due at closing. Taxes prorated. No survey. RE BROKERS: Must register 24 hrs in advance and be present at all showings & auction. Registration Form in Docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	8.3600	/ 364,162 / 379.3' X 1125'	Src N	Lot Des	Irregular, Rolling,				
Township	Noble	Abv Gd Fin SqFt	950	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	238	Ttl Fin SqFt	950	Year Built	1920	
Age	98 New No	Date Complete	Ext	Vinyl	Fndtn	Crawl, Partial Basement, Finished	# Rooms	5				
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block					
DIM	L	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes		
LR	20 x 20	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No	
FR	15 x 15	M			Cooling	Central Air		Disposal	No	Ceiling Fan	Yes	
KT	20 x 20	M	Laundry Rm	Main	x			Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES	Breakfast Bar, Built-In Bookcase, Ceiling Fan(s), Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Porch Enclosed, Tub/Shower Combination, Main Level Bedroom					Water Soft-Rented	No	ADA Features	No
DN	x					Alarm Sys-Sec	No	Alarm Sys-Rent	No	Fence		
MB	8 x 15	M				Garden Tub	No	Jet Tub	No	Nr Wlkg Trails	No	
2B	8 x 10	M	Garage	3.0	/ Detached	/ 30 x 40	/ 1,200.00	Pool	No	Off Street Pk	Yes	
3B	x		Outbuilding	Shed		12 x 16		Pool Type				
4B	x		Outbuilding			x		SALE INCLUDES	Oven-Built-In, Range-Gas			
5B	x		Assn Dues			Not Applicable		FIREPLACE	One, Gas Starter			
RR	x		Other Fees									
LF	x		Restrictions									
EX	20 x 12	L	Water Access			Wtr Name						
WtrType	Pond		Wtr Frtg			Channel Frtg						
Water Features		Pier/Dock				Lake Type						
Auction	Yes	Auctioneer Name	Chad Metzger			Auctioneer License #	AC31300015					
Owner Name												
Financing: Existing		Proposed				Excluded Party	None					
Annual Taxes	\$503.50	Exemptions	Homestead, Supplemental			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	8/24/2018	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.	1.5%	Vari.Rate	No	Special List Cond.	None			
Virtual Tours:		Lockbox Type	MECH	Lockbox Location	back door	Type of Sale						
Pending Date		Closing Date		Selling Price		How Sold		CDOM	0			
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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