

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 201846683	301 W Van Buren St.	Leesburg	IN 46538	Status Active
Area Kosciusko County	Parcel ID 43-07-08-100-113.000-018	Type Site-Built Home		
Sub None	Cross Street	Bedrms 3	F Baths 1	H Baths 1
Location City/Town/Suburb	Style Two Story	REO No	Short Sale No	
School District WRS Elem	Leesburg	JrH Lakeview	SrH Warsaw	
Legal Description 022-029-090 LOT 77 LESS TRI TR NW COR COMSTOCK ADD				
Directions From 15, turn east onto Van Buren St., Property is at Corner of 15 and Van Buren.				



Remarks Move-in Ready 3 bedroom, 1.5 bath home with lots of charm including natural woodwork, hardwood floors, leaded glass windows, claw foot tub, stone fireplace & double staircase. Home has large bedrooms with big closets! Office area downstairs could act as a bedroom. The large Front Porch is a great place to sit & relax! Come see for yourself: Open House: November 6, 5:30-6pm, Auction date: November 13, 6 pm at the property.

Agent Remarks TERMS: \$1,000 down with balance due at closing. Not contingent upon financing or inspection. RE BROKERS Must register client 24 hrs in advance of the auction and be present at all showings with client and auction. Registration form in docs.

Sec Lot 77	Zoning	Lot Ac/SF/Dim 0.2000 / 8,712 / 113 x 84	Src N Lot Des Corner, 0-2.9999
Township Plain	Abv Gd Fin SqFt 2,044	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 1,022
Age 110	New No	Date Complete	Ext Vinyl
Room Dimensions	Baths Full Half	Water WELL	Basement Material Stone
LR 15 x 15	M	B-Main 0 1	Sewer City
DR 12 x 12	M	B-Upper 1 0	Fuel Gas, Forced Air
FR x		B-Blw G 0 0	Heating
KT 10 x 10	M	Laundry Rm Main	Cooling Central Air
BK x		AMENITIES Attic Storage, Closet(s) Walk-in, Crown Molding,	Disposal No
DN 10 x 10	M	Eat-In Kitchen, Foyer Entry, Landscaped, Natural Woodwork,	Dryer Hookup Gas No
MB 18 x 15	U	Porch Covered, Range/Oven Hook Up Elec, Split Br Floor Plan,	Dryer Hookup Elec No
2B 15 x 15	U	Garage / / x /	Dryer Hook Up Gas/Elec No
3B 12 x 12	U	Outbuilding Garden Shed 12 x 8	Water Soft-Owned Yes
4B x		Outbuilding x	Water Soft-Rented No
5B x		Assn Dues Not Applicable	Alarm Sys-Sec No
RR x		Other Fees	Alarm Sys-Rent No
LF x		Restrictions	Garden Tub No
EX x		Water Access	Jet Tub No
WtrType	Wtr Frtg	Wtr Name	Pool No
Water Features		Channel Frtg	Pool Type
Auction Yes	Auctioneer Name Chad Metzger	Lake Type	SALE INCLUDES Refrigerator, Washer, Dryer-Electric, Freezer, Oven
Owner Name			-Electric, Sump Pump, Water Heater Gas, Water Softener-Owned
Financing: Existing	Proposed		FIREPLACE Living/Great Rm, Wood Burning
Annual Taxes \$445.89	Exemptions Homestead, Mortgage,	Year Taxes Payable 2018	Excluded Party None
Is Owner/Seller a Real Estate Licensee No		Possession at closing	Assessed Value
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 24 hr notice required			
List Date 10/15/2018	Exp Date 3/1/2019	Publish to Internet Yes	Show Addr to Public Yes
IDX Include Y	Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%	Vari.Rate No
Virtual Tours:	Lockbox Type NONE	Lockbox Location none	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
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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