




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 03/31/2023

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Property Type		RESIDENTIAL		Status		Active		CDOM		0		DOM		0		Auction		Yes			
MLS #		202309428		14850 N 700 W		Silver Lake		IN		46982		LP		\$0							
		Area		Wabash County		Parcel ID		85-01-23-200-008.000-012		Type		Site-Built Home		Waterfront		Yes					
		Sub		None		Cross Street				Bedrms		3		F Baths		2		H Baths		1	
		Township		Pleasant		Style		Two Story		REO		No		Short Sale		No					
		School District		MCS		Elem		Manchester		JrH		Manchester		SrH		Manchester					
		Legal Description		Approximately 5+/- Acres part of: E1/2 NE1/4 23-30-5 77.89AC DITCH 637																	
		Directions		Turn west off of SR 15 on County Line Rd. Go 3 miles to intersection 1500 N & 700 W and turn south. Property is on the west side of																	
Inside City Limits		N		City				County Zoning		A2		Zoning Description									

Remarks 80+/- Acres with Log Home, Cropland, & Recreational Land offered in 5 Tracts going to Auction on Tuesday, May 2, 2023 at 6:30 pm! Tract 1: Escape to the northwestern part of Wabash County to this beautiful country cabin on 5+/- Acres! This 2,792 Sq Ft cabin with 3 beds and 2.5 baths sits just southwest of Silver Lake, IN. The cabin offers an open living concept area with soaring cathedral ceilings and a floor to ceiling stone fireplace with views of the pond. The spacious country kitchen offers granite counter tops with a beautiful rustic island. 2 beds and 1 bath are on the main floor with their own closets. Upstairs is the master suite with a walk-in closet and own unique master bath area, complete with a pedestal tub. The full walk-out basement provides the perfect area for entertaining with a bar and living room/rec area and walks right out to the patio and lake. The home's decor is truly one of a kind and a must see!! The pole barn offers 1500 sq ft and provides a great workshop/storage area. Bid Live In-Person or Online! Bid on each tract individually, any combination, or for the entirety! Open House: Sunday, April 23rd 1-2pm & Wednesday, April 26th 5:30-6pm

Agent Remarks Auction: Tues. 5.2.23 6:30 pm Open House: 4.23.23 1-2pm & 4.26.23 5:30-6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register Clients 24

Sec	Lot	Lot Ac/SF/Dim	5.0000	/	217,800	/	485x400	Lot Desc	3-5.9999
Above Gd Fin SqFt		1,792	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		1,000	Ttl Below Gd SqFt 1,232
Age 13		New Const	No	Date Complete		Ext Log	Bsmt Walk-Out Basement		Year Built 2010
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material		
RM DIM		LVL	B-Main	1	0	Sewer Septic	Dryer Hookup Gas	No	Fireplace Yes
LR	26 x 22	M	B-Upper	1	0	Fuel / Geothermal	Dryer Hookup Elec	No	Guest Qtrs No
DR	x		B-Blw G	0	1	Heating	Dryer Hookup G/E	No	Split FlrPln No
FR	x					Cooling Geothermal	Disposal	No	Ceiling Fan Yes
KT	x		Laundry Rm	Basement	x		Water Soft-Owned	Yes	Skylight No
BK	x		AMENITIES Bar, Ceiling-Cathedral, Ceiling Fan(s), Closet(s)				Water Soft-Rented	No	ADA Features No
DN	x		Walk-in, Countertops-Stone, Deck Open, Deck on Waterfront,				Alarm Sys-Sec	No	Fence Farm
MB	13 x 11	M	Garage Door Opener, Kitchen Island, Landscaped, Open Floor				Alarm Sys-Rent	No	Golf Course No
2B	14 x 11	M	Plan, Porch Covered, Tub/Shower Combination, Washer Hook				Garden Tub	No	Nr Wlkg Trails No
3B	16 x 13	U	Garage	/	/	x /	Jet Tub	No	Garage Y/N No
4B	x		Outbuilding 1	None		x	Pool	No	Off Street Pk
5B	x		Outbuilding 2			x	Pool Type		
RR	x		Assn Dues		Frequency	Not Applicable	SALE INCLUDES Dishwasher, Refrigerator, Washer, Water Heater		
LF	x		Other Fees				Electric, Water Softener-Owned		
EX	x		Restrictions				FIREPLACE Living/Great Rm		

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type Pond		Lake Type	
Auctioneer Name Chad Metzger		Lic # AC31300015		Auction Date 5/2/2023		Time 6:30 PM Location Akron Community Center 815	
Financing: Existing		Proposed				Excluded Party None	
Annual Taxes \$2,549.46		Exemptions Homestead, Supplemental		Year Taxes Payable 2023		Assessed Value	
Possession 30 days after closing							
List Office Metzger Property Services, LLC - Off: 260-982-0238				List Agent Chad Metzger - Cell: 260-982-9050			
Agent E-mail chad@metzgerauction.com				List Agent - User Code UP388053395		List Team	
Co-List Office				Co-List Agent			
Showing Instr Showingtime or Open House							
List Date 3/31/2023		Start Showing Date		Exp Date 5/30/2023		Owner/Seller a Real Estate Licensee No Agent/Owner Related No	
Contract Type Exclusive Right to Sell		Buyer Broker 1.0%		Variable Rate No		Special List Cond. None	
Virtual Tours:		Lockbox Type None		Lockbox Location n/a		Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks				Conc Paid By	
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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