




## Residential Agent Full Detail Report

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Property Type	RESIDENTIAL	Status	Active	CDO	6	DOM	6	Auction	Yes	
MLS #	202426470	6130 S 100 E	Claypool	IN	46510	LP	\$0			
	Area	Kosciusko County	Parcel ID	43-15-13-400-005.000-001	Type	Site-Built Home	Waterfront	No		
	Sub	None	Cross Street		Bedrms	3	F Baths	2	H Baths	1
	Township	Clay	Style	One Story	REO	No	Short Sale	No		
	School District	WRS	Elem	Claypool	JrH	Edgewood	SrH	Warsaw		
	Legal Description	Approximately 2+/- acres part of: 1-50-1.A W 56A N SIDE NW 13-31-6 49.39A								
Directions	Northeast of Claypool. Head east on 700 S, then north on 100 E. Property is on the east side.									
Inside City	N	City Zoning	County Zoning	A1	Zoning Description					

**Remarks** 49+/- Acres with Beautiful Brick Ranch, Shop, & Recreational Land offered in 3 Tracts selling via Online Only Auction on Thursday, August 15, 2024 -- Bidding begins closing out at 6 pm! Tract 1: Beautiful brick ranch features 3 bedrooms and 2.5 baths, where the allure of the great outdoors seamlessly blends with modern comfort. A spacious living room, featuring a brick wood-burning fireplace and a bay window, offers a cozy haven for relaxation and gatherings. The large master bedroom, complete with an ensuite, provides a serene retreat within this charming abode. There are 2 additional bedrooms, 1 full bath, & a half bath with laundry room that round out the main level. The unfinished basement has the potential for added living space or used as extra storage. The eat-in kitchen, open to the dining room, creates a welcoming space for culinary pursuits and shared meals. Step through the dining room's patio doors and be transported to an outdoor oasis, boasting an ultimate grilling and entertainment setup. The patio with a pergola has room for grills, smokers, a flat top, prep

**Agent Remarks** Online Auction: Thurs. 8.15.24 6pm Open House: Sat. 8.3.24 4-5pm Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot	2.0000	/ 87,120	/ 220x370	Lot Desc	0-2.9999										
Above Gd Fin SqFt		1,579	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		960 <th colspan="2">Ttl Fin SqFt 1,579</th> <th>Year Built</th> <td>1976</td>	Ttl Fin SqFt 1,579		Year Built	1976		
Age	48	New Const	No	Date Complete		Ext	Brick, Vinyl	Bsmt Crawl, Partial Basement, Unfinished					#	8			
Room Dimensions			Baths	Full	Hal	Water	WELL	Basement Material									
	RM DIM	LV	B-Main	2	1	Well Type	Private	Dryer Hookup Gas	No	Fireplace		Yes					
LR	21 x 16		B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs		No					
DR	12 x 13		B-Blw	0	0	Fuel /	Electric, Forced Air	Dryer Hookup G/E	No	Split Firpln		No					
FR	x		Laundry Rm	Main		Heating		Disposal	Yes	Ceiling Fan		Yes					
KT	14 x 13		Laundry L/W	8 x 10		Cooling	Central Air	Water Soft-Owned	Yes	Skylight		No					
BK	x		AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Disposal,										Water Soft-Rented	No	ADA Features	No	
DN	x		Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener,										Alarm Sys-Sec	No	Fence		
1B	19 x 16		Open Floor Plan, Patio Open, Range/Oven Hook Up Elec,										Alarm Sys-Rent	No	Golf Course	No	
2B	16 x 16							Garden Tub	No	Nr Wlkg Trails		No					
3B	15 x 14		Garage	2.0	/ Attached	/ 22 x 25	/ 550.00	Jet Tub	No	Garage Y/N		Yes					
4B	x		Outbuilding 1	Pole/Post Building		30 x 48		Pool	No	Off Street Pk							
5B	x		Outbuilding 2			x		Pool Type									
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES Dishwasher, Kitchen Exhaust Hood, Water Heater									
LF	x		Other Fees											Electric, Water Softener-Owned			
EX	x		Restrictions											FIREPLACE Living/Great Rm, Wood Burning			

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name	Chad Metzger	Lic #	AC31300015
Financing: Existing	Proposed	Auction Date	8/15/2024
Annual Taxes	\$1,513.60	Time	6 pm
Possession	30 days after closing	Location	Online Only: bidmetzger.com
List Office	Metzger Property Services, LLC - Off: 260-982-0238	Excluded Party	None
Agent E-mail	chad@metzgerauction.com	Assessed Value	
Co-List Office		Year Taxes Payable	2024
Showing Instr	Showingtime or Open House	List Agent	Chad Metzger - Cell: 260-982-9050
List Date	7/17/2024	List Agent - User Code	UP388053395
Start Showing Date		Co-List Agent	
Exp Date	11/30/2024	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Agent/Owner Related	No
Contract Type	Exclusive Right to Sell	Seller Concession Amount	\$
Virtual Tours:	Unbranded Virtual Tour	Lockbox Type	Mechanical/Combo
Pending Date		Lockbox Location	garage
Ttl Concessions Paid		Closing Date	
Sell Office		Selling Price	
Co-Sell Office		Sold/Concession Remarks	
Presented	Tiffany Reimer - Cell: 260-571-7910	Sell Agent	
		Co-Sell Agent	
		Sell Team	

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