




Residential Agent Full Detail Report

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Property Type	RESIDENTIAL	Status	Active	CDO	0	DOM	0	Auction	Yes	
MLS #	202441035	250 E 1200 N	Macy		IN	46951	LP \$350,000			
	Area	Miami County	Parcel ID	52-02-22-300-003.000-014	Type	Manuf. Home/Mobile	Waterfront	No		
	Sub	None	Cross Street		Bedrms	2	F Baths	3	H Baths	0
	Township	Perry	Style	One Story	REO	No	Short Sale	No		
	School District	NMICS	Elem	North Miami	JrH	North Miami	SrH	North Miami		
	Legal Description	014-14409-01 PT SW1/4 22-29-4 4.3 ACRES DA 538 27 144 00901								
Directions	From SR 19, head west on 1200 N. Property is on the north side of the road.									

Inside City	City Zoning	County Zoning	Zoning Description
Remarks Country Homestead with Multiple Outbuildings on 4.3+/- Acres selling via Online Only Auction on Wednesday, November 20, 2024 -- Bidding begins closing out at 6 pm! This newly renovated 2-3 bedroom, 3 bath home features a welcoming large front porch, perfect for enjoying the serene surroundings. Step inside to find an open concept kitchen, living area that creates a warm and inviting atmosphere. The newly designed kitchen boasts stainless steel appliances and a stylish subway tile backsplash, ideal for both cooking and entertaining. The home offers 2 bedrooms, each with their own ensuite with all new bathroom fixtures, ensuring privacy and comfort, while an additional office space can easily serve as a 3rd bedroom. A generous laundry/mudroom provides convenience for everyday living. The property includes an impressive 42x40 pole barn equipped with concrete floors, water, electricity, and stalls, making it an excellent space for horses or 4-H projects. Additional outbuildings feature a chicken coop and 2 open livestock shelters, catering to your farming needs. You'll			

Agent Remarks Online Auction: Wed. 11.20.24 6pm Open House: Sat. 11.16.24 2-3pm A 2% buyer's premium will be added to the winning invoice. 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. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	4.3000	/	187,308	/	350x540	Lot Desc	3-5.9999					
Above Gd Fin SqFt		1,760	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,760	Year Built	1998
Age	26	New Const	No	Date Complete		Ext	Vinyl	Bsmt	Crawl			#	5	
<u>Room Dimensions</u>			Baths	Full	Hal	Water	WELL	<u>Basement Material</u>						
	RM DIM	LV	B-Main	3	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No			
LR	20 x 30	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	x		B-Blw	0	0	Fuel /	Propane, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No			
FR	x		Laundry Rm	Main	Heating									
KT	12 x 14	M	Laundry L/W	14 x 27	Cooling	Central Air	Disposal	No	Ceiling Fan	No				
BK	x		AMENITIES 1st Bdrm En Suite, Closet(s) Walk-in, Dryer				Water Soft-Owned	No	Skylight	No				
DN	x		Hook Up Electric, Open Floor Plan, Porch Covered, Range				Water Soft-Rented	No	ADA Features	No				
1B	12 x 14	M	/Oven Hook Up Gas, Stand Up Shower, Tub/Shower				Alarm Sys-Sec	No	Fence					
2B	12 x 12	M					Alarm Sys-Rent	No	Golf Course	No				
3B	x		Garage	/	/	x	/	Garden Tub	No	Nr Wlkg Trails	No			
4B	x		Outbuilding 1	Pole/Post Building	42 x 40	Jet Tub	No	Pool	No	Garage Y/N	No			
5B	x		Outbuilding 2	Pole/Post Building	30 x 44	1320	Pool Type							
RR	x		Assn Dues	Frequency	Not Applicable		SALE INCLUDES	Dishwasher, Refrigerator, Range-Gas, Water						
LF	x		Other Fees					Heater Electric						
EX	14 x 15	M	Restrictions											

Water Access		Wtr Name		Water Frontage			Channel	
Water Features				Water Type			Lake Type	
Auctioneer Name		Chad Metzger	Lic #	AC31300015	Auction Date	11/20/2024	Time	6 pm
Financing:		Existing	Proposed			Location		Online Only: bidmetzger.com
Annual Taxes		\$1,108.00	Exemption	Homestead, Supplemental	Year Taxes Payable		2024	Assessed Value
Possession		at 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	10/23/2024	Start Showing Date		Exp Date	1/31/2025	Owner/Seller a Real Estate Licensee		No
Seller Concessions Offer Y/N		Seller Concession Amount \$						
Contract Type		Exclusive Right to Sell					Special List Cond.	None
Virtual Tours:		Lockbox Type		Mechanical/Combo	Lockbox Location		front door	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 Office		Co-Sell Agent						
Presented		Jen Rice - Cell: 260-982-0238			/ Metzger Property Services, LLC - Off: 260-982-0238			

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