




# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 11/19/2021

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Property Type	RESIDENTIAL	Status	Active	CDOM	3	DOM	3	Auction	Yes
MLS #	202148208	1421 Glacier Ridge Road	Fort Wayne	IN	46845	Status	Active	LP	\$0
	Area	Allen County	Parcel ID	02-02-10-200-015.000-057Type Site-Built Home					
	Sub	None	Cross Street	Bedrms	3	F Baths	1	H Baths	1
	Location		Style	One Story	REO	No	Short Sale	No	
	School District	NWA	Elem	Cedar Canyon	JrH	Maple Creek	SrH	Carroll	
	Legal Description	2.50a Irr Tr Of W 221.8 Ft Ne 1/4 & Of E 40 Ft Nw1/4 S Of Ced Crk & N Of S 189.3 Ft Sec 10							
Directions	From Coldwater Rd, head east on Cedar Canyons Rd. Turn north onto T Tarn Trl. Turn north onto Glacier Ridge Rd. Property is								
Inside City Limits	N	City Zoning	County Zoning	A3	Zoning Description				

**Remarks** 3.9+/- Acres with Ranch Home & Building Site in Northwest Allen County is being offered via Online Only Auction on Wednesday, December 15, 2021 - Bidding begins closing out at 6 pm! This is Tract 1 which features a Ranch Home with 2-Car Attached Garage & Barn on 2.5+/- Acres! Main Floor has 3 Bedrooms, 1.5 Baths & Back Deck to take in the peaceful views of beautiful Cedar Creek! The basement is partially finished including a Game Room, Family Room with Wood Fireplace, Storage Room & Office! Great location in a quiet neighborhood but only minutes from restaurants & shopping in Northwest Allen County! Great opportunity and location! Bid on this tract individually or in combination with the vacant lot / building site next door. Open Houses: Sunday, December 5, 1 - 2 pm or Wed. December 8, 5:30-6pm

**Agent Remarks** Online Auction: December 15 at 6 pm! Open Houses: Sunday, December 5, 1 - 2 pm or Wed. December 8, 5:30-6pm TERMS: \$5,000 down the day of the auction. The Sellers will provide a Trustee's 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 the Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive

Sec	Lot	Lot Ac/SF/Dim	2.5000	/	108,900	/	175x450	Src Y	Lot Des	Partially Wooded, 0-2.9999, Pasture, Water View			
Township	Perry		Abv Gd Fin SqFt	1,548	Below Gd Fin SqFt	1,548	Ttl Below Gd SqFt	1,548	Ttl Fin SqFt	3,096	Year Built	1972	
Age	49	New	No	Date Complete		Ext	Brick, Vinyl	Fndtn	Daylight, Full Basement, Walk-Out Basement,	# Rooms	6		
Room	Dimensions		Baths	Full	Half	Water	WELL		Basement Material				
	DIM	L	B-Main	1	1	Sewer	City		Dryer Hookup Gas	No	Fireplace	Yes	
LR	x	M	B-Upper	0	0	Fuel	Radiant		Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	x		B-Blw G	0	0	Heating			Dryer Hook Up Gas/Elec	No	Split Firpln	No	
FR	x	B				Cooling	Window		Disposal	Yes	Ceiling Fan	No	
KT	x	M	Laundry Rm		Main		x		Water Soft-Owned	Yes	Skylight	No	
BK	x		AMENITIES Deck Open, Disposal, Dryer Hook Up Electric, Porch Covered, Porch Open, Range/Oven Hook Up Elec, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up					Water Soft-Rented	No	ADA Features	No		
DN	x								Alarm Sys-Sec	No	Fence		
MB	16 x 14	M							Alarm Sys-Rent	No	Golf Course	No	
2B	14 x 12	M	Garage	2.0	/ Attached	/ 34	x 24	/ 816.00	Garden Tub	No	Nr Wlkg Trails	No	
3B	14 x 12	M	Outbuilding	Barn		24 x 14			Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding			x			Pool	No	Off Street Pk		
5B	x		Assn Dues			Not Applicable			Pool Type				
RR	x		Other Fees						SALE INCLUDES	Dishwasher, Refrigerator, Washer, Kitchen Exhaust Hood, Water Heater Electric, Water Softener-Owned			
LF	x		Restrictions						FIREPLACE	Wood Burning			
EX	x		Water Access	FRNT		Wtr Name	Other						
WtrType	Creek		Wtr Frtg	170.00		Channel Frtg							
Water Features			Lake Type										
Auction	Yes	Auctioneer Name	Chad Metzger & Tim Holmes					Auctioneer License #	AC31300015				
Owner Name													
Financing: Existing			Proposed					Excluded Party		None			
Annual Taxes	\$1,768.08	Exemptions	Homestead, Supplemental					Year Taxes Payable	2020	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	Showing time or Open House							Start Showing Date					
List Date	11/16/2021	Exp Date	1/31/2022	Publish to Internet		Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes	
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.	1.0%	Vari.Rate	No	Special List Cond.	None			
Virtual Tours: Unbranded Virtual Tour			Lockbox Type	MECH			Lockbox Location	Door		Type of Sale			
Pending Date			Closing Date			Selling Price		How Sold		CDOM 3			
Ttl Concessions Paid			Sold/Concession Remarks										
Sell Off			Sell Agent			Co-Sell Off			Co-Sell Agent				
			Presented by:			Chad Metzger / Metzger Property Services, LLC							

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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