

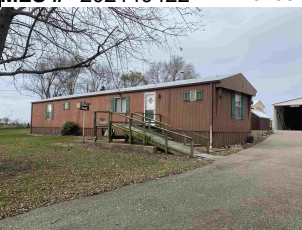


Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 11/30/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes				
MLS #	202149422	10138 E 100 N	Akron	IN	46910	Status	Active	LP	\$0				
	Area	Fulton County	Parcel ID	25-08-02-300-004.000-002						Type	Manuf. Home/Mobile		
	Sub	None	Cross Street		Bedrms	3	F Baths	1	H Baths	0			
	Location	Rural	Style	Single Wide	REO	No	Short Sale	No					
	School District	TIP	Elem	Akron	JrH	Tippe Valley	SrH	Tippe Valley					
	Legal Description	Sw Se Sw Sw 2-30-4 5a											
	Directions	From SR 19, head west on 100 North. Property is on the north side of the road.											
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description						

Remarks Great Potential Building Site in the Country with 5+/- Acres selling via Online Only Auction on Thursday, December 16, 2021 - Bidding begins closing out at 6 PM! Nice potential building site on 5+/- Acres with Pole Barns already in place! There is a modular home with 3 bedrooms & 1 bath. Multiple Outbuildings include a 30x30 Pole Barn with Overhead Door & 16x20 Enclosed Car Shed great for Hobbies, Extra Storage, or your Workshop! Great Opportunity to get into the Peaceful Country with 5+/- Acres! Open House: Thursday, December 9 5:30-6pm

Agent Remarks Online Auction: Thurs. 12.16.21 6pm Open House: Thurs. 12.9.21 5:30-6pm TERMS: \$2,500 down the day of the auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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 compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	5.0000	/	217,800	/	335x635	Src	N	Lot Des	3-5.9999					
Township	Henry	Abv Gd Fin SqFt		924	Below Gd Fin SqFt		0	Ttl	Below Gd	SqFt	0	Ttl	Fin SqFt	924	Year Built	1984
Age	37	New	No	Date Complete		Ext		Aluminum, Wood	Fndtn	Slab					# Rooms	5
Room Dimensions			Baths	Full	Half	Water	WELL		Basement Material							
	DIM	L	B-Main	1	0	Sewer	Septic		Dryer Hookup Gas		No	Fireplace		No		
LR	x		B-Upper	0	0	Fuel	Propane, Forced Air		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					Cooling	Window		Disposal		No	Ceiling Fan		No		
KT	x		Laundry Rm	Main		x		Water Soft-Owned		No	Skylight		No			
BK	x		AMENITIES		Dryer Hook Up Electric, Range/Oven Hook Up				Water Soft-Rented		No	ADA Features		No		
DN	x		Gas, Main Floor Laundry, Washer Hook-Up						Alarm Sys-Sec		No	Fence				
MB	12 x 10	M							Alarm Sys-Rent		No	Golf Course		No		
2B	10 x 10	M	Garage	2.0	/ Detached	/ 30	x 30	/ 900.00	Garden Tub		No	Nr Wlkg Trails		No		
3B	10 x 10	M	Outbuilding	Pole/Post		30 x 16		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		No Appliances Included					
LF	x		Restrictions													
EX	x		Water Access		Wtr Name											
WtrType			Wtr Frtg		Channel Frtg											
Water Features			Lake Type													
Auction	Yes	Auctioneer Name		Chad Metzger				Auctioneer License #		AC31300015						
Owner Name																
Financing:			Existing		Proposed				Excluded Party		None					
Annual Taxes		\$75.00	Exemptions	Homestead, Over 65,				Year Taxes Payable		2021	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	11/30/2021	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.		2.0%	Vari.Rate	No	Special List Cond.		None			
Virtual Tours:			Lockbox Type MECH				Lockbox Location		Front Door		Type of Sale					
Pending Date			Closing Date		Selling Price		How Sold		CDOM 0							
Ttl Concessions Paid			Sold/Concession Remarks													
Sell Off			Sell Agent				Co-Sell Off				Co-Sell Agent					

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2021 Indiana Regional Multiple Listing Service LLC

Featured properties may not be listed by the office/agent presenting this brochure.