




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 01/21/2022

Page 1 of 1

Property Type		RESIDENTIAL		Status		Active		CDOM		0		DOM		0		Auction		Yes			
MLS #		202202149		4480 E Cider Mill Road		Columbia City		IN		46725		Status		Active		LP		\$0			
		Area		Whitley County		Parcel ID		92-04-31-000-210.000-009		Type		Site-Built Home									
		Sub		None		Cross Street				Bedrms		3		F Baths		1		H Baths		0	
		Location		Rural		Style		One and Half Story		REO		No		Short Sale		No					
		School District		SGC		Elem		Churubusco		JrH		Churubusco		SrH		Churubusco					
		Legal Description		E2 SE4 S31 T32 R10 1.73A																	
		Directions		From SR 205, head east on Cider Mill Rd. Property is on the south side of the road.																	
Inside City Limits		N		City Zoning				County Zoning		A1		Zoning Description									

Remarks Country Home on 1.7+/- Acres selling via Online Only Auction on Wednesday, February 16, 2022 -- Bidding begins closing out at 6 PM! This home features 3 Bedrooms, 1 Bath & 2-Car Attached Garage! Lots of Mature Trees & a Paved Driveway add nice curb appeal! Great Opportunity to get into the Peaceful Country! Open House: Wednesday, February 9th 5:30-6pm

Agent Remarks Online Auction: Wed. 2.16.22 6pm Open House: Wed. 2.9.22 5:30-6pm TERMS: \$3,000 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	1.7300	/	75,359	/	320x240	Src	N	Lot Des	0-2.9999			
Township	Smith	Abv Gd Fin SqFt	1,296	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	960	Ttl Fin SqFt	1,296	Year Built	1960			
Age	62	New	No	Date Complete	Ext	Vinyl	Fndtn	Partial Basement, Unfinished				# Rooms	7	
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	Heat Pump	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split Firpln	No			
FR	x					Cooling	None	Disposal	No	Ceiling Fan	No			
KT	x		Laundry Rm	Basement		x		Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Washer Hook-Up				Water Soft-Rented	No	ADA Features	No			
DN	x							Alarm Sys-Sec	No	Fence				
MB	14 x 14	M						Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 14	M	Garage	2.0	/ Attached	/ 24	x 24 / 576.00	Garden Tub	No	Nr Wlkg Trails	No			
3B	12 x 12	M	Outbuilding	None		x		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											
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		\$224.00	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 - Off: 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	1/21/2022	Exp Date	3/31/2022	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
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