




Residential Agent Full Detail Report



Listings as of 01/26/2022

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Property Type	RESIDENTIAL	Status	Active	CDOM	2	DOM	2	Auction	Yes
MLS #	202202526	305 S Fosler Avenue	South Whitley	IN	46787	Status	Active	LP	\$0
	Area	Whitley County	Parcel ID	92-08-04-114-017.000-002					
	Type	Site-Built Home							
	Sub	None	Cross Street	Bedrms	2	F Baths	1	H Baths	0
	Location	City/Town/Suburb	Style	One Story	REO	No	Short Sale	No	
	School District	WTK	Elem	South Whitley	JrH	Whitko	SrH	Whitko	
	Legal Description	LOTS 17 & 18 R L PAULL SUBDIVISION							
	Directions	From SR 5, head west on Wayne St. Then turn south on Fosler Ave. Property is on the east side of the road.							
Inside City Limits	Y	City Zoning	R1	County Zoning	Zoning Description				

Remarks Ranch Home with 2-Car Attached Garage selling via Online Only Auction on Friday, February 18, 2022 -- Bidding begins closing out at 6 PM! This home features 2 Bedrooms, 1 Bath & 2-Car Attached Garage! Large Living Room has Beamed Ceiling & Fireplace! Screened-In Back Porch is great for enjoying the backyard! Great Location near schools! Open House: Tuesday, February 8th 5:30-6pm

Agent Remarks Online Auction: Fri. 2.18.22 6pm Open House: Tues. 2.8.22 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 17	Lot Ac/SF/Dim	0.2369	/	10,320	/	120x85	Src N	Lot Des	0-2.9999		
Township	Cleveland	Abv Gd Fin SqFt	1,308	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	840	Ttl Fin SqFt	1,308	Year Built	1955	
Age	67	New	No	Date Complete	Ext	Vinyl	Fndtn	Crawl, Partial Basement, Unfinished		# Rooms	6	
Room Dimensions		Baths	Full	Half	Water	CITY	Basement Material					
	DIM	L	B-Main	1	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	Yes	
LR	x		B-Upper	0	0	Fuel	Hot Water	Dryer Hookup Elec	No	Guest Qtrs	No	
DR	x		B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No	
FR	x					Cooling	None	Disposal	No	Ceiling Fan	Yes	
KT	x		Laundry Rm	Main		x		Water Soft-Owned	No	Skylight	No	
BK	x		AMENITIES Ceiling Fan(s), Ceilings-Beamed, Porch Covered, Porch Screened, Range/Oven Hook Up Elec, Main Floor Laundry, 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 12	M	Garage	2.0	/ Attached	/ 24	x 24	/ 576.00	Garden Tub	No	Nr Wlkg Trails	No
3B	x		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					FIREPLACE	Living/Great Rm, Wood Burning			
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	\$146.60	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	1/24/2022	Exp Date	6/30/2022	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.	1.5%	Vari.Rate	No	Special List Cond.	None	
Virtual Tours:		Unbranded Virtual Tour	Lockbox Type	NONE			Lockbox Location	n/a	Type of Sale			
Pending Date		Closing Date			Selling Price			How Sold		CDOM		2
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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