




Residential Agent Full Detail Report

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Listings as of 02/10/2022

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Property Type	RESIDENTIAL			Status	Active		CDOM	0		DOM	0		Auction	Yes		
MLS #	202204193	17 Ems T13b		Leesburg	IN	46538	Status	Active					LP	\$0		
	Area	Kosciusko County			Parcel ID	43-08-18-200-266.000-023			Type	Site-Built Home						
	Sub	Du Cu Nee Village			Cross Street				Bedrms	3	F Baths	2	H Baths	0		
	Location	Lake			Style	One Story			REO	No	Short Sale	No				
	School District	WSC	Elem	North Webster			JrH	Wawasee			SrH	Wawasee				
	Legal Description	005-072-011 Lot 2 Du Cu Nee Village On Tippe Lk														
	Directions	From SR 13, head west on 500 North. Continue west onto Armstrong Rd. Turn north onto EMS T13B Ln. Property is on the west side														
	Inside City Limits				City Zoning				County Zoning				Zoning Description	residential		

Remarks Channel Front Home on Tippecanoe Lake selling via Online Only Auction on Wednesday, March 9, 2022 -- Bidding begins closing out at 6 PM! This is Tract 1 which features a 3 Bedroom, 2 Bath Home & Private Dock! Main Floor is Open Concept with Corner Fireplace & 2 Sets of French Doors leading out to the Waterfront Deck! Master Bedroom has French Doors as well & Ensuite! 2-Car Attached Garage has plenty of storage space for your Lake Essentials & vehicles! Steps away from launching your boat off your Dock! Great Opportunity to own a Channel Front Home on Tippecanoe Lake! Bid on this home individually or in combination with Tract 2 for 2 Lake Properties! Open House: Sunday, March 6th 1-2pm

Agent Remarks Online Auction: Wed. 3.9.22 6pm Open House: Sun. 3.6.22 1-2pm TERMS 10% 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 2	Lot Ac/SF/Dim	0.2400	/	10,454	/	150x70	Src Y	Lot Des	Flood Plain, 0-2.9999, Lake, Water View		
Township	Tippecanoe	Abv Gd Fin SqFt	1,585	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,585	Year Built	1978	
Age	44	New No	Date Complete	Ext	Vinyl	Fndtn	Crawl			# Rooms	8	
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material						
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes	
LR	22 x 20	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	12 x 9	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split Firplin	No	
FR	x					Cooling	Attic Fan, Central Air	Disposal	No	Ceiling Fan	Yes	
KT	15 x 7	M	Laundry Rm	Main	8	x 10		Water Soft-Owned	Yes	Skylight	No	
BK	x		AMENITIES	Hot Tub/Spa, 1st Bdrm En Suite, Attic Storage,				Water Soft-Rented	No	ADA Features	No	
DN	x		Breakfast Bar, Cable Available, Ceiling Fan(s), Closet(s) Walk-in				Alarm Sys-Sec	No	Fence	None		
MB	14 x 11	M	, Countertops-Laminate, Deck Open, Deck on Waterfront, Dryer				Alarm Sys-Rent	No	Golf Course	No		
2B	14 x 11	M	Garage	2.0	/ Attached	/ 23	x 20 / 460.00	Garden Tub	No	Nr Wlkg Trails	No	
3B	11 x 11	M	Outbuilding	None	x			Jet Tub	Yes	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, Microwave, Refrigerator, Window			
LF	x		Restrictions					Treatments, Kitchen Exhaust Hood, Oven-Gas, Range-Gas, Water				
EX	x		Water Access	CHFR	Wtr Name	Tippecanoe	Heater Gas, Water Softener-Owned					
WtrType	Lake		Wtr Frtg	70.00	Channel Frtg	70.00	FIREPLACE Living/Great Rm, Fireplace Insert					
Water Features	Pier/Dock, Walk to Lake Access				Lake Type	SKIL						
Auction	Yes	Auctioneer Name	Chad Metzger & Tim Pitts				Auctioneer License #	AC31300015				
Owner Name												
Financing: Existing				Proposed				Excluded Party None				
Annual Taxes	\$1,330.28	Exemptions	Homestead, Mortgage,				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	2/10/2022	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.	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					

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