



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 #	202204195		70 Ems T34d		Leesburg		IN		46538		Status	Active		LP	\$0		
	Area	Kosciusko County			Parcel ID	43-07-01-200-175.000-016			Type	Site-Built Home							
	Sub	Old Mill Place			Cross Street				Bedrms	2		F Baths	2		H Baths	1	
	Location	Lake			Style	One Story			REO	No		Short Sale	No				
	School District	WRS		Elem	Leesburg			JrH	Lakeview			SrH	Warsaw				
	Legal Description	029-004-015 Lot 1 Blk A Old Mill Place SD & 029-004-014 Lot 2 Blk A Old Mill Place SD															
	Directions	Head northeast out of Leesburg on Harper Rd. Turn east onto 700 N then north on 300 E. Turn east on 750 N, then south onto EMS															
	Inside City Limits				City Zoning				County Zoning				Zoning Description	residential			

Remarks Channel Front Home with 2400+SF on Tippecanoe Lake selling via Online Only Auction on Wednesday, March 9, 2022 -- Bidding begins closing out at 6 PM! This is Tract 2 which features a 2 Bedroom, 2.5 Bath Home with Private Dock! The Kitchen has a Large Island with seating & Patio Doors to enjoy the Views! Living Room features a Stone Fireplace, Vaulted Ceilings with Skylights, & more Patio Doors to easily access the Deck! The Spacious Master Bedroom has a Large Walk-In Closet with shelving & Ensuite including Stand-Up Shower & Jetted Tub! There is an additional bedroom & Den perfect for your office! Great Opportunity to own property with Channel Front Views of Tippecanoe Lake! Bid on this home individually or in combination with Tract 1 for 2 lake properties! Open House: Sunday, March 6th 2:30-3:30pm

Agent Remarks Online Auction: Wed. 3.9.22 6pm Open House: Sun. 3.6.22 2:30-3:30pm 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 1	Lot Ac/SF/Dim	0.2200	/	9,583	/	120x100	Src Y	Lot Des	Waterfront, 0-2.9999, Lake										
Township	Plain	Abv Gd Fin SqFt	2,453	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,453	Year Built	1963									
Age	59	New	No	Date Complete	Ext	Wood	Fndtn	Crawl	# Rooms				10							
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material													
	DIM	L	B-Main	2	1	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes									
LR	22 x 12	M	B-Upper	0	0	Fuel	Gas, 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	26 x 19	M				Cooling	Central Air	Disposal	Yes	Ceiling Fan	Yes									
KT	23 x 18	M	Laundry Rm	Main		x		Water Soft-Owned	Yes	Skylight	Yes									
BK	x		AMENITIES				1st Bdrm En Suite, Attic Pull Down Stairs, Attic Storage, Breakfast Bar, Built-In Bookcase, Cable Available, Ceiling-9+, Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in,		Water Soft-Rented	No	ADA Features	No								
DN	12 x 7	M							Alarm Sys-Sec	No	Fence									
MB	15 x 15	M							Alarm Sys-Rent	No	Golf Course	No								
2B	13 x 10	M	Garage	/		/	x	/	Garden Tub	Yes	Nr Wlkg Trails	No								
3B	x		Outbuilding	None		x		Jet Tub	No	Garage Y/N	No									
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 Treatments, Dryer-Electric, Range-Electric, Sump Pump, Water Heater						
LF	x		Restrictions				Gas, Water Softener-Owned, Window Treatment-Blinds													
EX	x		Water Access	CHFR	Wtr Name	Tippecanoe														
WtrType	Lake	Wtr Frtg	100.00	Channel Frtg	100.00	FIREPLACE								Living/Great Rm, Fireplace Screen/Door, Gas Log						
Water Features		Pier/Dock	Lake Type		SKIL															
Auction	Yes	Auctioneer Name		Chad Metzger & Tim Pitts				Auctioneer License #		AC31300015										
Owner Name																				
Financing: Existing				Proposed				Excluded Party		None										
Annual Taxes	\$3,550.99	Exemptions	Homestead, Supplemental				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	French Doors		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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