

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction No</b>
<b>MLS #</b> 201743125	74 S 2nd Street	Liberty Mills	IN 46946	<b>Status</b> Active <b>LP</b> \$15,000



<b>Area</b> Wabash County	<b>Parcel ID</b> 85-03-22-304-045.000-001	<b>Type</b> Site-Built Home
<b>Sub</b> Liberty Mills	<b>Cross Street</b>	<b>Bedrms</b> 4 <b>F Baths</b> 1 <b>H Baths</b> 0
<b>Location</b> City/Town/Suburb	<b>Style</b> One and Half Story	<b>REO</b> No <b>Short Sale</b> No
<b>School District</b> MCS Elem	Manchester	<b>JrH</b> Manchester <b>SrH</b> Manchester

**Legal Description** OP (LIBERTY MILLS) LOTS 13 & 14  
**Directions** take Hwy 13 to E 1425 N (at stine tire) turn right, follow road and it turns into Main St. Turn South onto Second Street, look for signs.

**Remarks** This property is going for ABSOLUTE Auction: October 12, 2017, 6pm at the property. Auction estimate: \$15,000 - \$70,000. Absolute Auction, property will sell regardless of price!! Victorian Home featuring 4 bedrooms, 1 bath, wrap-around covered porch and a 1-car detached garage. Victorian details include formal dining room, pocket doors and woodwork throughout! New roof 4 years ago!! Home has a large yard, come see for yourself: Open house: Oct. 9, 5:30-6pm.

**Agent Remarks** ABSOLUTE Auction: October 12, 2017, 6pm at the property. Auction estimate: \$15,000 - \$70,000. Absolute Auction, property will sell regardless of price!! TERMS: \$500 down the day of the auction, balance due at closing. Taxes prorated. No Survey. RE BROKERS: Must preregister 24 hrs in advance, be present at all showings & auction, form in docs.

<b>Sec</b> Lot 13	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 0.4000 / 17,424 / 132 x 132	<b>Src N Lot Des</b> Level, 0-2.9999
<b>Township</b> Chester	<b>Abv Gd Fin SqFt</b> 2,163	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 1,150
<b>Age</b> 87	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Wood
<b>Room Dimensions</b>	<b>Baths</b> Full Half	<b>Water</b> WELL	<b>Basement Material</b> Block, Stone
<b>DIM</b> L	<b>B-Main</b> 1 0	<b>Sewer</b> Septic	<b>Dryer Hookup Gas</b> No
<b>LR</b> 15 x 15	<b>B-Upper</b> 0 0	<b>Fuel</b> Gas, Forced Air	<b>Fireplace</b> No
<b>DR</b> 12 x 15	<b>B-Blw G</b> 0 0	<b>Heating</b>	<b>Dryer Hookup Elec</b> No
<b>FR</b> 12 x 12		<b>Cooling</b> Window, Other	<b>Dryer Hook Up Gas/Elec</b> No
<b>KT</b> 12 x 12	<b>Laundry Rm</b> N/A	<b>Disposal</b> No	<b>Split FlrPln</b> Yes
<b>BK</b> x	<b>AMENITIES</b> Attic Storage, Eat-In Kitchen, Foyer Entry, Natural Woodwork, Pocket Doors, Porch Covered, Split Br Floor Plan, Workshop, Formal Dining Room, Sump Pump	<b>Water Soft-Owned</b> No	<b>Ceiling Fan</b> No
<b>DN</b> x		<b>Water Soft-Rented</b> No	<b>Skylight</b> No
<b>MB</b> 15 x 13	<b>Garage</b> 1.0 / Detached / 20 x 12 / 240.00	<b>Alarm Sys-Sec</b> No	<b>ADA Features</b> No
<b>2B</b> 12 x 12	<b>Outbuilding</b> Shed 20 x 12	<b>Alarm Sys-Rent</b> No	<b>Fence</b>
<b>3B</b> 12 x 10	<b>Outbuilding</b> x	<b>Garden Tub</b> No	<b>Golf Course</b> No
<b>4B</b> 10 x 10	<b>Outbuilding</b> x	<b>Jet Tub</b> No	<b>Nr Wlkg Trails</b> No
<b>5B</b> x	<b>Assn Dues</b> Not Applicable	<b>Pool</b> No	<b>Garage Y/N</b> Yes
<b>RR</b> x	<b>Other Fees</b>	<b>Pool Type</b>	<b>Off Street Pk</b> Yes
<b>LF</b> x	<b>Restrictions</b>	<b>SALE INCLUDES</b> Sump Pump, Water Heater Gas	
<b>EX</b> x	<b>Water Access</b>	<b>Wtr Name</b>	
<b>WtrType</b>	<b>Wtr Frtg</b>	<b>Channel Frtg</b>	

<b>Auction</b> No	<b>Auctioneer Name</b> Chad Metzger	<b>Auctioneer License #</b> AC 31300015
<b>Owner Name</b> Block		
<b>Financing: Existing</b>	<b>Proposed</b> Cash, Conventional	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$119.74	<b>Exemptions</b> Homestead, Supplemental	<b>Year Taxes Payable</b> 2017
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> DOC	<b>Assessed Value</b> \$57,300.00
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050	
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395	
<b>Co-List Office</b>	<b>Co-List Agent</b>	

<b>Showing Instr</b> Showingtime or Open House		
<b>List Date</b> 9/16/2017	<b>Exp Date</b> 1/1/2018	<b>Publish to Internet</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 2.5%
<b>Virtual Tours:</b>	<b>Lockbox Type</b> MECH	<b>Lockbox Location</b> door
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>How Sold</b>
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Agent</b>

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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