

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction No
MLS # 201750684 4816 N 400 E. Peru IN 46970 **Status** Active **LP** \$90,000

Area Miami County **Parcel ID** 52-06-31-100-001.000-019 **Type** Site-Built Home
Sub None **Cross Street**
Location Rural **Style** One and Half Story **Bedrms** 3 **F Baths** 2 **H Baths** 0
School District NMIC **Elem** North Miami **JrH** North Miami **SrH** North Miami

Legal Description 018-64003-00 Pt Ne1/4; 31-28-05; 80.00 Acres; Da 583; 35 640 00300
Directions Corner of E 450 N and N 400 E. Look for signs on each tract!

Remarks This property is Tract 1 of our upcoming auction, December 7, 6:30 pm at the Denver Lion's Club. Auction Estimate: \$70,000 -\$120,000. Great opportunity for your 12+/- acre country escape with a 3 bedroom, 2 bath home complete with pole barns and a timber-frame barn. Bid on this tract individually or in combination. Open House: Sunday, December 3, 1 -2pm.

Agent Remarks This property is Tract 1 of our upcoming auction, Dec. 7, 6:30 pm at the Denver Lion's Club. Auction Estimate: \$70,000 -\$120,000 TERMS: \$1,000 down the day of the auction with the balance at closing. Survey costs to be split 50/50. RE BROKERS: Must preregister 24 hours in advance of the auction, and be present at all showings & the auction. Registration form in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	12.0000 / 522,720 / 1180 x 415	Src N	Lot Des	Level, Rolling,				
Township	Richland	Abv Gd Fin SqFt	2,406	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	918	Ttl Fin SqFt	2,406	Year Built	1880
Age	137 New No	Date Complete	Ext	Aluminum, Stone	Fndtn	Crawl, Partial Basement, Unfinished		# Rooms	8		
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material	Block, Stone				
DIM	L	B-Main	1	0	Sewer	Private	Dryer Hookup Gas	No	Fireplace	Yes	
LR	x	B-Upper	1	0	Fuel	Gas, Forced Air	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	Central Air	Disposal	No	Ceiling Fan	No	
KT	x	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No	
BK	x	AMENITIES	Eat-In Kitchen, Garage Door Opener				Water Soft-Rented	No	ADA Features	No	
DN	x						Alarm Sys-Sec	No	Fence		
MB	12 x 12	M					Alarm Sys-Rent	No	Golf Course	No	
2B	12 x 10	U	Garage	2.0 / Attached	/ 30 x 25 / 750.00		Garden Tub	No	Nr Wlkg Trails	No	
3B	10 x 10	U	Outbuilding	Pole/Post	40 x 80		Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding	Pole/Post	30 x 90 2700		Pool	No	Off Street Pk	Yes	
5B	x		Assn Dues	Not Applicable				Pool Type			
RR	x		Other Fees					FIREPLACE	Living/Great Rm		
LF	x		Restrictions								
EX	x		Water Access	Wtr Name							
WtrType			Wtr Frtg	Channel Frtg							

Water Features
Auction No **Auctioneer Name** Chad Metzger **Auctioneer License #** AC 31300015
Owner Name Sweeten - Imler
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$1,887.00 **Exemptions** **Year Taxes Payable** 2017 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** at closing
List Office Metzger Property Services, LLC - office: 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 Open House or Showingtime
List Date 11/7/2017 **Exp Date** 2/28/2018 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** No **Show Comments** Yes
IDX Include Y **Contract Type** Exclusive Right to Sell **Buyer Broker Comp.** .5% **Vari.Rate** No **Special List Cond.** None
Virtual Tours: **Lockbox Type** NONE **Lockbox Location** none **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: Tiffany Reimer / Metzger Property Services, LLC
 Information is deemed reliable but not guaranteed.