

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes
 MLS # 201826478 455 W 5th Street Peru IN 46970 Status Active LP \$0



Area Miami County Parcel ID 52-08-33-201-055.000-016 Type Site-Built Home
 Sub None Cross Street Bedrms 4 F Baths 2 H Baths 0
 Location City/Town/Suburb Style One and Half Story REO No Short Sale No
 School District PERU Elem Elmwood/Blair Pointe JrH Peru SrH Peru High School

Legal Description 021-21680-00 BROWNELLS AD 00-00-00 .00 LOT 105 41 216 80000
 Directions Off of W. Main St. turn left onto N. Holman St., take a right onto W. 5th Street the house is the second house on the left of the road. Look for the signs!

Remarks Move-In Ready 4 bedroom home with open living, dining & kitchen are and a new 2-car detached garage! Great enclosed back porch and basement for additional storage! The covered front porch is a great place to relax! Open House: Tuesday, July 10, 5:30-6pm. Auction: Wednesday, July 18, 2018 at 6pm at the property.

Agent Remarks TERMS: \$1,000 down the day of the auction with the balance due at closing. Taxes prorated. No survey unless required for clear title. Possession at Closing. RE BROKERS: Must register 24 hrs in advance of the auction and be present at all showings and the auction. Registration form in docs.

Sec	Lot 105	Zoning	Lot Ac/SF/Dim	0.1515 / 6,599 / 48' x 130'	Src N	Lot Des	Level, 0-2.9999				
Township	Peru	Abv Gd Fin SqFt	2,080	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	396	Ttl Fin SqFt	2,080	Year Built	1920
Age	98	New	No	Date Complete	Ext	Vinyl, Masonry	Fndtn	Crawl, Partial Basement, Unfinished	# Rooms	8	
Room Dimensions	Baths	Full	Half	Water	PUBL	Basement Material	Block				
	DIM	L	B-Main	1	0	Sewer	Public	Dryer Hookup Gas	No	Fireplace	No
LR	15 x 12	M	B-Upper	1	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	10 x 12	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	Yes
KT	12 x 12	M	Laundry Rm	Main	x			Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES	Ceiling Fan(s), Deck Open, Dryer Hook Up Electric				Water Soft-Rented	No	ADA Features	No
DN	x			, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Kitchen				Alarm Sys-Sec	No	Fence	None
MB	15 x 12	U		Island, Porch Covered, Porch Enclosed, Range/Oven Hook Up				Alarm Sys-Rent	No	Golf Course	No
2B	12 x 12	U	Garage	2.0 / Detached	/ 23 x 26 / 598.00			Garden Tub	No	Nr Wlkg Trails	No
3B	12 x 12	U	Outbuilding	None	x			Jet Tub	No	Garage Y/N	Yes
4B	10 x 8	U	Outbuilding		x			Pool	No	Off Street Pk	
5B	x		Assn Dues		Not Applicable			Pool Type			
RR	x		Other Fees					SALE INCLUDES	Refrigerator, Freezer, Oven-Electric, Range-Electric		
LF	x		Restrictions					FIREPLACE	None		
EX	x		Water Access			Wtr Name					

WtrType Wtr Frtg Channel Frtg Lake Type
 Auction Yes Auctioneer Name Chad Metzger Auctioneer License # AC31300015

Owner Name
 Financing: Existing Proposed Cash, Conventional, FHA, USDA, VA Excluded Party None
 Annual Taxes \$1,330.02 Exemptions No Exemptions Year Taxes Payable 2018 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 Showingtime or Open House
 List Date 6/19/2018 Exp Date 10/31/2018 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. 1.0% 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

Presented by: Tiffany Reimer / Metzger Property Services, LLC

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