

# Residential Agent Full Detail Report

Listings as of 08/18/10 at 2:29pm

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**ML#:** 201010217    **5125 E 620 S Wolcottville, IN 47695**    **Status:** Active    **LP:** \$0(Auc)



**County:** Lagrange    **Parcel ID:** 441025100000019010    **Type:** Site-Built Home    **Area:** LA00  
**Sub:** Eden Gardens    **Cross Street:**    **Bedrms:** 2    **F Baths:** 1    **H Baths:** 0  
**Age:** 40    **Style:** Ranch  
**School District:** Lakeland    **Elem:** Wolcott Mills    **JrH:** Lakeland    **SrH:** Lakeland  
**School Corp:**

**Legal Desc:** Eden Gardens  
**Directions:** Adams Lake 5125 E 520 S Wolcottville

**Remarks:** Auction Date is September 18th at 10:00 a.m. Potential Year Round 2 bedroom, 1 bath cottage with wood burning fireplace in Living room, every open floor plan, ceiling fan, large attic access. Stone firepit in front yard by the lake, rock seawall, shed.

**Agt Remarks:** CALL OFFICE FOR DETAILED BROCHURE AT 260 749-0445 EXT 107. AGENTS MUST REGISTER YOUR CLIENTS WITH KIM BROWN PRIOR TO AUCTION. FORMS NEED TO BE INTO OUR OFFICE 24 HOURS PRIOR TO DAY OF SALE.

**Sec:** 0    **Lot:** Zoning: R1 One Family Res.    **Lot Sz:** 0.125    **Src:** (Assessor)    **Lot Dim:** 42x130    **Lot Des:** Waterfront  
**Township:** Johnson    **Abv Gd SqFt:** 1096    **Below Gd SqFt:**    **Below Gd Fin SqFt:**    **Arch Style:**    **Yr Blt:** 1970  
**Age:** 40    **New:** Not New    **Date Complete:**    **Exterior:** Brick, Vinyl    **Foundation:** Crawl    **Rooms:** 6

Room Dimensions				
DIM	L	F	WT	FP
LR:	24x14	M	C	Y
DR:	0x0	N	N	N
FR:	0x0	N	N	N
KT:	12x9	M	C	Y
BK:	11x9	M	C	Y
DN:	0x0	N	N	N
MB:	11x9	M	C	Y
2B:	10x9	M	C	Y
3B:	0x0	N	N	N
4B:	0x0	N	N	N
5B:	0x0	N	N	N
RR:	0x0	N	N	N
LF:	0x0	N	N	N
EX:	0x0	N	N	N

**Baths:** Full Half  
**B-Main:** 1    **Water:** Well  
**B-Upper:**    **Sewer:** Public  
**B-Lower:**    **Fuel:** Gas  
**B-Bsmt:**    **Heating:** Hot Water  
**Cooling:** None  
**Laundry Area:** Utility Room 13x5  
**Porch:** Open  
**Patio:** Yes 0x0  
**Deck:** No 0x0  
**Garage:** , None, 0x0  
**Outbuilding:** Shed 24x8  
**Outbuilding:**  
**Assn Dues:** Annually,  
**Other Req Fees:** ,  
**Restrictions:**  
**Lake Name:** Adams Lake

**Refrigerator:** No    **Basement:** No  
**Range/Oven:** Yes, Gas    **Fireplace:** Yes  
**Microwave:** No    **Guest Suite:** No  
**Dishwasher:** No    **Split FlrPln:** No  
**Disposal:** No    **Ceiling Fan:** Yes  
**Washer:** No    **Skylight:** No  
**Dryer:** No, Gas    **Foyer Entr:** Yes  
**Hook Up:**    **Nat.** Yes  
**Water Htr:** Gas    **Woodwk:**  
**Water Soft:** No    **Handicap:** No  
**Security:** No    **Gas Grill:** No  
**Sys:**    **Hot Tub:** No  
**Master Bath:** None    **Fenced:** No  
**Jet/Grdn:** None    **Yard:**  
**Tub:**    **Utility Shed:** Yes  
**Pool:** No    **Golf Course:** No  
**Pool Type:** None    **Public:** No  
**Waterfront:** Lake    **Walks:**  
**Streets:** Paved    **Garage:** No  
**Off Street:** Yes    **GD Opener:** No  
**Pk:**  
**Driveway:** None

**Auction:** Y  
**Auctioneer Name/Lic.#:** Jerry W  
 Ehle AU19300123  
**Occupant Type:**  
**Financing:** Existing:Clear  
**Annual Taxes:** 2315.09    **Exemption:**  
**Is Owner/Seller a Real Estate Licensee?:** No    **Possession:** NEG  
**List Office:** Schrader Real Estate and Auction of Fort Wayne (260-749-0445)    **List Agent:** Jerry Ehle (Office:260-749-0445 x104 Cellular:260-410-1996)  
**Fax Number:** 260-749-0913    **Agent:**    **Agent Email:** jwehle1@aol.com

**Owner Name:**    **Owner Phone:**  
**Proposed:** Cash, Conventional    **Excluded Party:** None  
**Year taxes are payable:**    **REO:** No

**Co-Office:**    **Co-Agent:**  
**Showing Inst:**    **Co-Agent:**  
**List Date:** 08/18/10    **Exp Date:** 09/21/10    **Publish to Internet:** Yes  
**Buyers Agent Compensation (BAC):** 2%    **BAC Comments:**    **Variable Rate:** No

*Presented By: Jerry Ehle/ Schrader Real Estate and Auction of Fort Wayne*  
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