


<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>Auction</b> Yes
<b>MLS #</b> 202127924	<b>3080 County Road 37</b>	<b>Waterloo IN 46793</b>
	<b>Area</b> Dekalb County	<b>Parcel ID</b> 17-06-10-176-003.000-007
	<b>Sub</b> None	<b>Cross Street</b>
	<b>Location</b> Rural	<b>Style</b> One Story
	<b>School District</b> DCU	<b>Elem</b> Waterloo
	<b>JrH</b> Dekalb	<b>SrH</b> Dekalb
	<b>Legal Description</b> Pt Se Cor Nw1/4 & Pt S End W1/2 Nw1/4 & Se Cor Nw1/4 & In N Pt Sw1/4 & Se Pt E1/2 Sw1/4	
	<b>Directions</b> From US 6, South on Wayne St., East on Walnut, South on CR 37 to property on right.	
	<b>Inside City Limits</b> N	<b>City Zoning</b> <b>County Zoning</b> R2 <b>Zoning Description</b>

**Remarks** 53.78+/- acres will be sold at public live auction no reserve. Tract 1: 4.46+/- acres offers approx. 383 feet of road frontage on CR 37. Country log home by Winkleman Log Homes w/ 3 bedrooms and 3 full baths, 1920 Sq. Ft. main level, open floor plan also offers a 16 x 16 breeze way between house & 3 car garage w/ a drive thru bay. Full walkout basement w/1920 sq. ft. below that also has a one car garage bay leading out back. 36 x 60 outbuilding with (4) overhead doors, hair salon area w/ a half bath, loft area above w/ an office. Tract 2: 2.41+/- acres offers 60 feet of frontage on CR 37. This could make the perfect building site for your next home or addition to tract 1. Tract 3: 11.21+/- acres offers 60 ft of frontage on CR 37. This tract leads you back to beautiful setting surrounded by a stream & approximately 3 acres of hardwoods and the balance is tillable. Tract 4: (Swing): 5.22+/- acres of hardwoods and trails. This tract could be purchased in combination with tracts 1, 3 or 5. Tract 5: 6.89+/- acres of open tillable ground that offers approx. 286 feet of road frontage on CR 37. This tract could be a building site. Tract 6: 6.89+/- acres of open tillable ground that offers approx. 286 feet of road frontage on CR 37. This tract could be a building site. Tract 7: 7.43+/- acres of open tillable ground that offers approx. 75 feet of road frontage on CR 35 and could make a perfect building site. Tract 8: 9.27+/- acres of open tillable ground that offers approx. 75 feet of road frontage on CR 35 and could make a building site. OPEN HOUSE will be July 25, Aug. 1st, and 8th from 1-3. Auction will be held @ 11595 E. State Road 205, Laotto IN 46763.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	53.7800 / 2,342,657 0x0	<b>Src</b> N	<b>Lot Des</b> Partially Wooded, 15+, Pasture
<b>Township</b>	Grant	<b>Abv Gd Fin SqFt</b>	1,920	<b>Below Gd Fin SqFt</b>	0
<b>Age</b>	35	<b>New</b>	No	<b>Date Complete</b>	
<b>Room Dimensions</b>	<b>Inside City Limits</b>	N	<b>City Zoning</b>	<b>County</b>	R2
<b>DIM</b>	<b>L</b>			<b>Zoning Description</b>	
<b>LR</b>	19 x 19	M	<b>Baths</b> Full Half	<b>Water</b> WELL	<b>Dryer Hookup</b> Gas No
<b>DR</b>	0 x 0	N	<b>B-Main</b> 2 1	<b>Sewer</b> Septic	<b>Dryer Hookup Elec</b> Yes
<b>FR</b>	0 x 0	N	<b>B-Upper</b> 0 0	<b>Fuel /</b> Propane, Forced Air	<b>Dryer Hook Up Gas/Elec</b> No
<b>KT</b>	12 x 11	M	<b>B-Blw G</b> 1 0	<b>Heating</b>	<b>Disposal</b> No
<b>BK</b>	11 x 10	M		<b>Cooling</b> Central Air	<b>Water Soft-Owned</b> No
<b>DN</b>	0 x 0		<b>Laundry Rm</b> Main	13 x 8	<b>Water Soft-Rented</b> No
<b>MB</b>	16 x 14	M	<b>AMENITIES</b> Attic Pull Down Stairs, Attic-Walk-up, Deck Open,		<b>Alarm Sys-Sec</b> No
<b>2B</b>	14 x 12	M	Dryer Hook Up Electric, Garage Door Opener, Patio Open,		<b>Alarm Sys-Rent</b> No
<b>3B</b>	13 x 12	M	Porch Covered, Range/Oven Hook Up Elec, Stand Up Shower,		<b>Jet/Grdn Tub</b> No
<b>4B</b>	x		<b>Garage</b> 4.0 / Attached / 39 x 23 / 897.00		<b>Pool</b> No
<b>5B</b>	x		<b>Outbuilding</b> Outbuilding 60 x 35		<b>Pool Type</b>
<b>RR</b>	x		<b>Outbuilding</b> Garden Shed 16 x 6 96		<b>Off Street Pk</b> Yes
<b>LF</b>	x		<b>Assn Dues</b> Not Applicable		<b>SALE INCLUDES</b> Dishwasher, Microwave, Range-Electric, Water Heater Electric
<b>EX</b>	x		<b>Other Fees</b>		<b>FIREPLACE</b> None
<b>WtrType</b>			<b>Restrictions</b> No		
<b>Water Features</b>	<b>Water Access</b>		<b>Wtr Name</b>		
	<b>Wtr Frtg</b>		<b>Channel Frtg</b>		
	None		<b>Lake Type</b>		

Virtual Tours: Unbranded Virtual Tour

<b>Auction</b> Yes	<b>Auction Reserve Price \$</b>	<b>Auction Date</b> 8/12/2021	<b>Auction Time</b> 6:00
<b>Auctioneer Name</b> Steve Bartkus		<b>Auctioneer License #</b> AU11100072	
<b>Financing: Proposed</b> Cash, Conventional		<b>Exemptions</b> Homestead, Supplemental	<b>Year Taxes Payable</b> 2020
<b>Annual Taxes</b> \$3,249.62	<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> closing	
<b>List Office</b> CENTURY 21 Bradley Realty, Inc - Offc.: 260-399-1177			

**Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 4 Yes

**Ttl Concessions Paid** **Sold/Concession Remarks**  
 Presented by: Jody M Bartkus - Cell: 260-715-9797 / CENTURY 21 Bradley Realty, Inc - Offc.: 260-399-1177

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