

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 1      **DOM** 1      **Auction** Yes  
**MLS #** 201937711      \*\*\* E 900 N.      Syracuse      IN 46567      **Status** Active      **LP** \$0



**Area** Kosciusko County      **Parcel ID** 43-04-35-400-011.000-025      **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** WSC Elem Syracuse      **JrH** Wawasee      **Lot #** SrH Wawasee  
**REO** No      **Short Sale** No  
**Legal Description** Approximately 4+/- Acres part of 007-138-001 N End W 1/2 Nw Nw 35-34-7 22.24a  
**Directions** From St. Rd. 13, turn East on 900 N., property will be on South side of road, look for signs!  
**Inside City Limits** N      **City Zoning**      **County Zoning** A1      **Zoning Description**

**Remarks** 4+/- ACRES going to Auction on September 16, 2019 - 6:30pm. Great potential building site or additional acreage to purchase in combination with tract 1 or 2 of this auction.

**Agent Remarks** Auction: Mon. Sept. 16 6:30 pm. TERMS: 10% down on Tract 1 with balance due at closing. Taxes prorated. Survey costs, if required, to be shared 50/50. RE BROKERS MUST REGISTER CLIENTS 24 hours in advance of the auction & be present with client at any of their showings/open house and the auction. Registration form in docs.

**Sec** Lot      **Zoning**      **Lot Ac/SF/Dim** 4.0000 / 174,240 / 300x500  
**Parcel Desc** Pasture, Undeveloped, 3-5.9999      **Platted Development** No      **Platted Y/N** Yes  
**Township** Turkey      **Date Lots Available**      **Price per Acre** \$0.00  
**Type Use** Agriculture      **Road Access** County      **Road Surface** Tar and Stone      **Road Frontage** County  
**Type Water** None      **Easements** Yes  
**Type Sewer** None      **Water Frontage**  
**Type Fuel** None      **Assn Dues** Not Applicable  
**Electricity** None      **Other Fees**

**Features**      **DOCUMENTS AVAILABLE** Aerial Photo

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** No

**Water Access**  
**Water Name**      **Lake Type**

**Water Features** None  
**Water Frontage**      **Channel Frontage**      **Water Access**  
**Auction** Yes      **Auctioneer Name** Chad Metzger      **Auctioneer License #** AC31300015

**Owner Name**  
**Financing:** Existing      Proposed      Excluded Party None

**Annual Taxes** \$264.76      **Exemption**      **Year Taxes Payable** 2019      **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 ID** RB14045939      **Agent E-mail** chad@metzgerauction.com

**Co-List Office**      **Co-List Agent**  
**Showing Instr** Showingtime or Open House

**List Date** 8/27/2019      **Exp Date** 2/14/2020      **Publish to Internet** Yes      **Show Addr to Public** Yes      **Allow AVM** Yes      **Show Comments** Yes  
**IDX Include** Y      **Contract Type** Exclusive Right to Sell      **BBC** 1.0%      **Variable Rate** No      **Special Listing Cond.** None

**Virtual Tours:**      **Type of Sale**  
**Pending Date**      **Closing Date**      **Selling Price**      **How Sold**      **CDOM** 1

**Total 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.