

Listings as of 11/08/2019

| Property Type | LOTS AND LAND | Status | Active | CDOM | 1 | DOM | 1 | Auction | Yes |
|---------------------------|--|---------------------|--------------------------|----------------------|-------------------|---------------------------|------------|-----------|-----|
| MLS # | 201949092 | ** 500 E. | North Manchester | IN | 46962 | Status | Active | LP | \$0 |
| Area | Wabash County | Parcel ID | 85-07-26-200-004.000-001 | Type | Agricultural Land | Lot # | | | |
| Sub | None | Cross Street | | | | | | | |
| School District | MCS Elem | Manchester | JrH | Manchester | | SrH | Manchester | | |
| REO | No | Short Sale | No | | | | | | |
| Legal Description | Approximately 37+/- Acres part of 29-7 80A | | | | | | | | |
| Directions | From St. Rd. 114 go south onto 500 E. Property is at the corner of 800 N. & 500 E. | | | | | | | | |
| Inside City Limits | N | City Zoning | | County Zoning | A1 | Zoning Description | | | |

Remarks Tract 2 features 37+/- Acres of Quality Tillable Cropland Going to Auction on December 14, 2019, 10 am at the property. This tract has a soil index of 130.71 Bid on this tract on individually, in combination or the whole farm together!

Agent Remarks AUCTION: 12.14.19, 10 am at the property. TERMS: Tract 1: \$1,000 down, Tracts 2-5 10% down with balance due at closing. Seller will pay 2019 due in 2020 taxes with buyer to assume all taxes there after. Survey Costs to be shared 50/50. RE BROKERS: Must register clients 24 hrs in advance and be present at all showings & auction with client. Registration form is in docs. Tax amount listed is for the entire 80 acre parcel.

| | | | | | | | | | |
|---|---|------------------------|----------------------------|---------------------------------|-------------------------|----------------------------|-----------------------------------|------------------------------|------|
| Sec | Lot | Zoning | Lot Ac/SF/Dim | 37.0000 / 1,611,720 / 1220x1350 | | | | | |
| Parcel Desc | Undeveloped, Tillable, 15+ | | Platted Development | No | | Platted Y/N | Yes | | |
| Township | Chester | | 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, Soil Map | | | | | | | | |
| Strctr/Bldg Imprv | No | | | | | | | | |
| Can Property Be Divided? | No | | | | | | | | |
| Water Access | | | | | | | | | |
| Water Name | Lake Type | | | | | | | | |
| Water Features | | | | | | | | | |
| Water Frontage | Channel Frontage | | | | | | | | |
| Auction | Yes | Auctioneer Name | Chad Metzger | Auctioneer License # | AC31300015 | | | | |
| Owner Name | | | | | | | | | |
| Financing: | Existing | Proposed | | Excluded Party | None | | | | |
| Annual Taxes | \$2,120.88 | Exemption | Homestead, Supplemental | Year Taxes Payable | 2019 | Assessed Value | | | |
| Is Owner/Seller a Real Estate Licensee | No | | | | | | | | |
| List Office | Metzger Property Services, LLC - office: 260-982-0238 | | | Possession | at closing | List Agent | Chad Metzger - Cell: 260-982-9050 | | |
| Agent ID | RB14045939 | | | Agent E-mail | chad@metzgerauction.com | Co-List Agent | | | |
| Co-List Office | | | | | | | | | |
| Showing Instr | | | | | | | | | |
| List Date | 11/7/2019 | Exp Date | 3/31/2020 | Publish to Internet | Yes | Show Addr to Public | Yes | Allow AVM | 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.

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