

Listings as of 06/17/2020

Property Type LOTS AND LAND **Status** Active **CDOM** 1 **DOM** 1 **Auction** Yes

MLS # 202022687	** S Whitley Road	South Whitley	IN 46787	Status Active	LP \$0
Area Whitley County	Parcel ID 92-07-27-000-301.903-001	Type Agricultural Land			
Sub None	Cross Street	Lot #			
School District WTK Elem	South Whitley	JrH Whitko	SrH Whitko		
REO No	Short Sale No				
Legal Description Approximately 2.5+/- Acres part of PT SW4 S27 T31 R8 5.071A					
Directions From 205, go North on Whitley Road, property is on West Side, Look for Signs!					
Inside City Limits N	City Zoning	County Zoning A1	Zoning Description		



Remarks Tract 2 of our July 11 Auction features 2.5+/- Acres of Tillable Cropland & Woods Complete with Pole Barn! This Peaceful Setting includes a 24x40' Pole Barn with Porch, 2 Overhead Doors & a Walk-In Door. Floor of pole barn is a combination of cement & gravel! Great place for storage! Tillable acreage can be cash rented for additional income! Come see this one: OPEN HOUSE: July 2, 5:30-6pm! Bid on this tract individually or in combination with Tract 1 being offered for you 5+ Acre Country Oasis!

Agent Remarks REAL ESTATE TERMS: \$5,000 down with the balance due at closing. Taxes Prorated. Survey Costs, if required, to be shared 50/50. Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs. in advance & be present at any showings your client attends including the open house & auction. Client registration form is in docs! Barn possession at closing; cropland after the 2020 harvest. Seller reserves the right to accept offers prior to auction.

Sec	Lot	Zoning	Lot Ac/SF/Dim 2.5000 / 108,900 / 800x243			
Parcel Desc	Partially Wooded, Waterfront, Tillable,	Platted Development	No	Platted Y/N Yes		
Township	Cleveland	Date Lots Available		Price per Acre	\$0.00	
Type Use	Agriculture, Recreational	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, Other
LAND FEATURES Pole Barn

Strctr/Bldg Imprv	Yes					
Can Property Be Divided?	No					
Water Access	Creek					
Water Name		Lake Type				
Water Features						
Water Frontage		Channel Frontage		Water Access		
Auction Yes	Auctioneer Name Chad Metzger		Auctioneer License #	AC31300015		
Owner Name	Owner Occupied					
Financing: Existing		Proposed		Excluded Party	None	
Annual Taxes \$1,330.00	Exemption Homestead, Mortgage,	Year Taxes Payable	2020	Assessed Value		
Is Owner/Seller a Real Estate Licensee	No	Possession	After Harvest, Barn 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	6/16/2020	Exp Date	12/30/2020	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	1.5%	Variable Rate	No	Special Listing Cond.	None		

Virtual Tours:						
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						

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