

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 2      **DOM** 2      **Auction** Yes  
**MLS #** 202035111      **\*\*1278 W Lake Street**      **Warsaw**      **IN 46580**      **Status** Active      **LP** \$0



**Area** Kosciusko County      **Parcel ID** 43-11-06-300-001.000-031      **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** WRS Elem      **Madison**      **JrH** Edgewood      **Lot #**      **SrH** Warsaw  
**REO** No      **Short Sale** No  
**Legal Description** Approximately 18.33 +/- acres part of 003-023-007 S PT E RIVER SW 6-32-6 22.33A  
**Directions** Head East on Old Rd 30, continue through the round-about to Lake Street. Property will be on the North side of the  
**Inside City Limits**      **City Zoning**      **County Zoning** A1      **Zoning Description** Agriculture

**Remarks** DEVELOPMENT POTENTIAL! Property offering 22 +/- Acres in 4 Tracts is going up for a Sealed Bid Auction! Bids are due on Wednesday, September 30, 2020 at 5:00 pm. Tract 2 offers 18.33+/- Acres with Commercial or Residential Development Potential! Highly Visible Location on Old Rd 30 just west of the round -about! This lot features scenic trails and a beautiful creek along the edge of the property! Bid on this Tract individually or in combination with the other Tracts! Sealed Bid Information in Docs.

**Agent Remarks** Sealed Bid Auction. Bids due on 9.30.20 at 5:00 pm. Sealed Bid Information in Docs. TERMS: 10% on Land and \$5,000 on Commercial Building down day of the auction with the balance due at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must register clients 24 hrs in advance of the auction to receive

**Sec**      **Lot**      **Zoning**      **Lot Ac/SF/Dim** 18.3300 / 798,455 / 850 x 1130  
**Parcel Desc** Heavily Wooded, Undeveloped, 15+,      **Platted Development** No      **Platted Y/N** Yes  
**Township** Wayne      **Date Lots Available**      **Price per Acre** \$ \$0.00  
**Type Use** Agriculture, Commercial,      **Road Access** City      **Road Surface** Paved      **Road Frontage** City  
**Type Water** None      **Easements** Yes  
**Type Sewer** None      **Water Frontage** 10.00  
**Type Fuel** Available      **Assn Dues** Not Applicable  
**Electricity** Available      **Other Fees**

**Features**      **DOCUMENTS AVAILABLE** Aerial Photo, Agency

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** No  
**Water Access** Creek  
**Water Name**      **Lake Type**  
**Water Features**  
**Water Frontage** 10.00      **Channel Frontage**      **Water Access** NONE  
**Auction** Yes      **Auctioneer Name** Chad Metzger      **Auctioneer License #** AC313000015  
**Owner Name**

**Financing:**      **Existing**      **Proposed**      **Excluded Party** None  
**Annual Taxes** \$840.05      **Exemption**      **Year Taxes Payable** 2020      **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** Showing time by appointment only.  
**List Date** 8/31/2020      **Exp Date** 12/31/2020      **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** 2  
**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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