

Listings as of 09/28/2020

Property Type LOTS AND LAND **Status** Active **CDOM** 8 **DOM** 8 **Auction** Yes
MLS # 202038012 ****4775 W 350 S** **Albion** **IN 46701** **Status** Active **LP** \$0



Area Noble County **Parcel ID** 57-19-20-400-007.000-009 **Type** Agricultural Land
Sub None **Cross Street**
School District CNC Elem Albion JrH Central Noble **Lot #**
SrH Central Noble
REO No **Short Sale** No
Legal Description Approximately 26 +/- Acres part of: Sw1/4 Nw1/4 Sec 20 40a
Directions From SR 109, Head West on 350 S. Property is on the North side of road.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description**

Remarks Tract 2 Features 26+/- Acres of Productive Tillable Cropland Going to Auction on Saturday, October 17, 2020 at 10:00 AM! This tract has productive soils with an index of 151.5. Great farming opportunity, income potential with cash rent or potential building site for your Country Home! Bid on this Tract individually, in combination or bid on the entire whole farm with 40+/- Acres! Open House: Saturday, October 10 at 4-5 PM.

Agent Remarks Auction 10.17.20 at 10:00 am. Open House 10.10.20, 4-5pm. TRACT 2 TERMS: 10% down the day of auction with the balance at closing. Possession after 2020 Harvest. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	26.0000 /	1,132,560 /	1300 x 788	
Parcel Desc	Corner, Tillable, 15+		Platted Development	No		Platted Y/N	Yes
Township	Noble	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	Available	Other Fees					

Features **DOCUMENTS AVAILABLE** Aerial Photo, Soil Map

Strctr/Bldg Imprv No
Can Property Be Divided? Yes
Water Access
Water Name **Lake Type**
Water Features
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 \$1,409.00 Exemption **Year Taxes Payable** 2020 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** After 2020 Crop Harvest
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
List Date 9/20/2020 **Exp Date** 11/11/2020 **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** 8
Total Concessions Paid **Sold/Concession Remarks**
Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**
 Presented by: Tiffany Reimer / Metzger Property Services, LLC